

ARTICLE V
SUPPLEMENTARY DISTRICT REGULATIONS

SECTION 5.1 **ACCESSORY BUILDING AND STRUCTURE REGULATIONS**

- A. An accessory building in a residential district and not attached to the principal structure may be located in any required side or rear yard provided:
 - 1. Such a building shall not exceed the height of the principal structure and a maximum of fifteen feet (15').
 - 2. Such buildings shall be set back five feet (5') from any side or rear lot line.
 - 3. All such buildings in the aggregate shall not occupy more than thirty percent (30%) of the area of the required rear or side yard.
 - 4. It is not erected within five feet (5') of any other building.
- B. Accessory buildings constructed at the same time may be located in pairs or groups on continuous lots in the required rear or side yard along the common side lot line or rear lot line.
- C. Accessory buildings for principal uses other than residential uses shall not be located closer than ten feet (10') to any side or rear property line abutting a residential district or lot used for residential purposes.
- D. When an accessory structure is attached to the principal building, it shall comply in all respects with the requirements of this Ordinance applicable to the principal building.
- E. No accessory building shall project nearer to the street on which the principal building fronts the minimum building set-back distance for the principal building.
- F. No portion of any accessory building or structure shall be inhabited.

SECTION 5.2 **HEIGHT REGULATIONS**

- A. Where a lot has frontage on two (2) or more streets or other public rights-of-way, the height limitation shall apply only as measured from the curb level along the street or way with a higher elevation above sea level.
- B. Chimneys, flues, towers, belfries, water tanks, ventilators, spires, cupola domes, pole masts, antennas (not including satellite dish antennas), barns and silos shall be exempt from the height limitations of this Ordinance. Any appurtenant structure usually required to be placed above the roof level and not intended for human occupancy, shall be exempt.

SECTION 5.3 **YARD AND LOT REGULATIONS**

A. **On Corner Lots:**

Front yards are required on both street frontages, and one (1) yard other than the front yard shall be deemed to be a rear yard, and the other (or others) side yards.

No obstructions to vision exceeding thirty inches (30") in height above curb level shall be erected or maintained within a seventy-five foot (75') clear sight triangle formed by the centerline of intersecting streets.

B. **Front-Yard Exception:**

No proposed dwelling need have a set-back greater than the average of the two (2) existing dwellings with the greatest set-backs located within one hundred feet (100') on each side of the said proposed dwelling, on the same side of the street, within the same block, and the same district. However, in no event shall the front yard be less than ten feet (10').

C. **Projections Into Required Yards:**

Open patios may be located in side and rear yards provided, if located closer than five feet (5') to any adjacent property line, they shall be screened in accordance with the provisions of this Ordinance. In case of a corner lot, no patios or porches shall extend into the required yard adjoining each street frontage.

D. **Existing Small Lots:**

A lot owned individually and in separate ownership from any adjoining tracts of land on the effective date of this Ordinance, which has a total lot area or dimension(s) less than prescribed in this Ordinance, may be used provided such lot shall be developed in conformity with all applicable district regulations other than the minimum lot area, and setback requirements. Existing small lots meeting the above stipulations shall comply with the following:

1. Side yards shall be minimum of five feet (5').
2. Rear yards shall be a minimum of ten feet (10').
3. Front yards shall be in accordance with Section 5.3.B.

E. **Through Lots:**

Where a lot extends through from street to street, the applicable front yard regulations shall apply on both street frontages. However, in the event of a complete system of through lots which are designed for reversed frontage, the front yard need only be along the more minor street of the subdivision.

F. **Waiver Of Yards:**

No side yard or rear yard shall be required where such yard abuts an abandoned railroad right-of-way.

SECTION 5.4 **PRIVATE OUTDOOR SWIMMING POOLS**

A land use permit shall be required for the installation or construction of a private outdoor swimming pool (including above ground pools) on the same lot as the principal residence subject to the following conditions:

- A. Such pool may be constructed in the rear yard, but not in the required side yard or front yard.
- B. The water edge of such pool shall be located fifteen feet (15') from all property lines.
- C. Any such pool with a surface of one hundred and fifty square feet (150 Sq. Ft.) or more or a depth in excess of two feet (2') shall be completely surrounded by a fence or wall that is not less than four feet (4') in height. All gates or doors opening through said fence shall be erected, maintained, and provided with a self-closing, self-locking gate to prevent unauthorized use of the pool and to prevent accidents. However, if said pool is located more than three and one-half feet (3 1/2') above the ground level, then a fence is not required, provided that all points of access to said pool are adequately protected by a self-closing, self-locking gate.

SECTION 5.5 **PARKING REGULATIONS**

A. **Schedule of Parking Requirements:**

Accessory off-street parking spaces shall be provided for any use as specified below. Any land which is developed as a unit under single ownership and control shall be considered a single lot for the purpose of these parking regulations. Reasonable and appropriate off-street parking requirements for structures and uses which do not fall within the categories listed shall be determined by the Planning Commission, if applicable, upon consideration of all factors entering into the parking needs of each such use. Except in case of residential dwellings, no parking area shall contain less than three (3) spaces.

USAGE FOR:	MINIMUM PARKING SPACES
Supermarkets, Furniture or Appliance Stores, Offices, Retail Businesses, and Service Establishments	One (1) space per 300 square feet of floor area.
Restaurants, Taverns and Night Clubs	One (1) space for every 2.5 seats.
Professional Offices and Clinics	Five (5) spaces for each professional person unless the applicant can satisfactorily demonstrate a need for fewer spaces, but in no case less than Five (5) spaces.
Motels, Hotels, Boarding Houses, Rooming Houses and Dormitories	One (1) space for each sleeping room and One (1) space for each employee.
Theaters and Auditoriums	One (1) space for every 3.5 seats.
Social Halls, Clubs and Lodges	One (1) space per 3.5 seats.
Automobile Sales and Service Garages	One (1) space per 400 square feet of floor area.
Schools	Three (3) spaces per classroom plus One (1) space for each five (5) seats in any place of assembly.
Hospitals and Nursing Homes	One (1) space for each three (3) beds plus One (1) space for each employee.
Bowling Alleys	Three (3) spaces for each alley.
Residential Dwellings	Two (2) per dwelling unit.
Funeral Homes and Mortuaries	One (1) space for each five (5) seats.
Warehouses, Manufacturing Plants and Laboratories	One (1) space for each 1,000 square feet of floor area plus One (1) space for every three (3) employees on the maximum shift.
Churches, Libraries and Places of Public Assembly	One (1) space per 200 square feet of floor area but not less than One (1) space for every 3.5 seats.
Barber and Beauty Shops	Two (2) spaces for each service chair, and One (1) space for each employee.
Service Stations	Two (2) spaces per each bay.

B. **Areas Computed As Parking Spaces:**

1. When computing the space available for required parking, all land within the street right-of-way shall be excluded.
2. Areas which may be computed as open or enclosed off-street parking spaces include any private garage, carport, or other area available for parking, other than a street or driveway. However, a driveway within a required front yard for a one (1) family or two (2) family residence may count as two (2) parking spaces.

C. **Size Of Spaces:**

Minimum parking stall width shall be nine feet (9') and minimum length shall be eighteen feet (18'). All parking aisles shall have a minimum width of twenty-five feet (25') for 90° degree parking, and a minimum width of twenty feet (20') for two-way angle parking. One-way angle parking shall have a minimum aisle width of fifteen feet (15').

D. **Circulation for Dead End Parking Lots:**

All dead end parking lots shall be designed to provide sufficient back up area for the end stalls. Parking areas shall be designed so that each vehicle may proceed without requiring the moving of any other vehicle. In no case shall parking areas be designed to require or encourage vehicles to back onto a public street.

E. **Drainage And Surfacing**

All parking areas shall be surfaced with an asphaltic or Portland Cement excepting single family residential uses and duplex units which shall have a similar durable and dustless surface and shall be so graded and drained to dispose of all surface water anticipated within the area. Surface materials shall be subject to Borough approval.

F. **Minimum Distances:**

No off-street parking shall be closer than ten feet (10') to the principal structure or closer than ten feet (10') to any side or rear lot line.

G. **Screening:**

Parking areas shall be physically separated from any public cartway by a minimum of a five foot (5') planting strip.

SECTION 5.6 **STORAGE OF DISMANTLED OR NON-OPERABLE VEHICLES**

The storage of dismantled or non-operable vehicles as defined in this Ordinance shall be only in enclosed buildings on residential lots and shall be adequately screened when stored on commercial or industrial lots.

SECTION 5.7 **HOMEOWNERS ASSOCIATION**

Whenever a developer or owner proposes to provide land or structures for the exclusive benefit of the particular homeowners of a project such as common open space and active play areas, a Homeowners Association shall be established and the Borough Council shall retain the right to review the Articles of Incorporation and all Declarations of Covenants, Conditions, and Restrictions of the Home Association.

SECTION 5.8 **SIGN REGULATIONS**

Signs may be erected and maintained only when in compliance with the following provisions.

A. **General Regulations Applying To All Business Signs:**

1. No sign shall be located in the established right-of-way of any street.
2. No sign shall exceed twenty feet (20') in height.
3. Only one (1) outdoor sign per street frontage shall be permitted. For purposes of advertising, a customary home occupation, professional office or studio used in conjunction with a dwelling, such sign area shall not exceed four square feet (4 Sq. Ft.) in area.
4. Signs shall not project beyond property lines.
5. All signs shall be removed within thirty (30) days after the circumstances leading to their erection no longer apply. After the thirty (30) day period, the Borough may remove any such signs and charge the property owner for the costs incurred.
6. Signs erected in violation of these provisions shall be removed upon written notice by the Borough. Failure to remove such signs shall constitute a violation of this Ordinance and in addition to the penalties contained herein, the Borough may charge the owner for the cost of Borough removal of such signs.

B. Signs Permitted As An Accessory To Commercial And Industrial Uses:

1. Size of Signs - No sign shall have a sign area of more than forty square feet (40 Sq. Ft.), except that where only one (1) surface of such sign is visible, the sign area may be increased by fifty percent (50%).
2. Number And Location - Signs shall be parallel to the face of the building and shall not project more than eighteen inches (18") beyond the face of the building. Provided, however, that whenever a building is located more than thirty-five feet (35') from the right-of-way, one (1) free standing sign shall not be located closer than ten feet (10') to any right-of-way.

C. Prohibited Signs:

1. Signs, advertisements, etc., which simulate official directional or warning signs erected by a Municipality or public utility.
2. Signs erected within a seventy-five foot (75') clear sight triangle of intersecting streets.
3. Signs which use a series of two (2) or more free standing signs placed parallel to the roadway carrying a single advertising message, part of which is contained on each sign.
4. Signs illuminated by flashing, intermittent, rotating light which beams upon a public street or adjacent premises so as to cause a traffic hazard or nuisance. Signs illuminated by neon shall also be prohibited.
5. Signs placed upon the roof of a building.
6. Billboards or similar outdoor advertising signs which advertise products or businesses not connected with the site or building shall be prohibited in all districts except the Commercial-Industrial District.

D. Permits For Erection Of A Sign:

All business identification signs as permitted in the Commercial and Industrial Districts and all commercial advertising signs, as permitted in the Commercial-Industrial District, shall obtain a land use permit and a building permit prior to erection.

E. Regulations Applying To All Commercial Advertising Signs:

1. Size of Signs – No commercial advertising sign shall exceed a total maximum surface area of 150 square feet (SF).
2. Maximum Number of Signs – One sign per property.

3. Maximum Height – No commercial advertising sign shall exceed 35 feet in height.
4. Spacing – Any commercial advertising sign that exceeds 40 square feet (SF) in area shall be located a minimum of 200 linear feet (LF) from any other commercial advertising sign.
5. Illumination – Any illumination or floodlighting shall be designed so that there will be no glare of lights upon a residence, street or residential district.

SECTION 5.9 **FENCES, WALLS, AND HEDGES**

Notwithstanding other provisions of this Ordinance, screening may be permitted in any required yard, or along the edge of any yard, provided that no fence, wall or hedge along the sides or frontage of the front yard shall be more than two and one-half feet (2 1/2') in height.

SECTION 5.10 **ERECTION OF MORE THAN ONE PRINCIPAL STRUCTURE ON A LOT**

In any district, more than one (1) structure housing a permitted or permissible principal use, may be erected on a single lot, provided that all other requirements of this Ordinance shall be met for each structure as though it were on an individual lot.

SECTION 5.11 **STRUCTURES TO HAVE ACCESS**

Every building hereafter erected or moved shall be on a lot adjacent to a public street, or be accessible to an approved private street. All structures shall be so located on-lot in such a way as to provide safe and convenient access for servicing, fire protection, and required off-street parking.

SECTION 5.12 **PARKING, STORAGE, OR USE OF RECREATIONAL VEHICLES**

No recreational vehicle shall be parked or stored on any lot in any residential district except in a carport or enclosed building, or behind the nearest portion of a building to a street, provided, however, that such equipment may be parked anywhere on residential premises for a time not to exceed 24 hours during loading or unloading. No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location not improved for such use. Visitors are allowed for five (5) calendar days per year in a recreational vehicle.

SECTION 5.13 **INDIVIDUAL MOBILEHOMES**

- A. All individual mobilehomes shall erect an enclosure of compatible design and material around the entire base of the mobilehome. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.
- B. All individual mobilehomes shall be in accordance with the anchoring requirements of Section 512 of the Borough's Subdivision and Land Development Ordinance.

SECTION 5.14 **ACCESS DRIVES**

The following requirements are applicable to all Borough developments being provided access.

- A. Within ten (10) feet of the street right-of-way line, access drives may not exceed twenty (20) feet in width or be less than ten (10) feet in width. However, in no case shall an access drive be less than ten (10) feet or greater than twenty (20) feet in width for a residential use and no less than twenty (20) feet or greater than thirty (30) feet in width for commercial, industrial and institutional uses.
- B. The number of access drives may not exceed two (2) per residential lot or use on any one street frontage. The Zoning Hearing Board may grant permission, through a variance, for additional access drives where required to meet exceptional circumstances and where frontage of unusual length exists.
- C. An access drive shall be located in safe relationship to sight distance and barriers to vision. The drive may not exceed a slope of five (5) percent within twenty-five (25) feet of the street right-of-way line.
- D. Access drives shall be constructed as follows:
 - 1. Entrance to the street shall be at an angle of eighty (80) to one-hundred (100) degrees with the intersecting street.
 - 2. All curb cuts shall be properly constructed to the satisfaction of the Borough Engineer when curbing is provided; if curbing is not provided, an adequate drainpipe shall be installed under a driveway where it crosses a street gutter or drainage ditch, as determined by the Borough Engineer.
 - 3. Each driveway shall be constructed with adequate provisions for drainage and in accordance with Figure 1.

SECTION 5.15 **OUTDOOR STORAGE**

Outdoor storage shall be permitted in the C-R, C-I and the INST Districts subject to the following requirements:

- A. Outdoor storage shall not be allowed in the required front yard.
- B. In the C-R and INST Districts, any outdoor storage area must be an accessory to a principal permitted use and shall not occupy more than ten (10) percent of the entire lot area.
- C. All outdoor storage shall be fully screened to ensure that the area is not visible from the public right-of-way, public view, or adjacent residential districts or residential uses.
- D. All screening shall be maintained in such a manner as to present a neat and orderly appearance at all times.

SECTION 5.16 **KEEPING OF PETS**

- A. This section does not pertain to the keeping of livestock. The keeping of livestock is permitted only in areas in which agricultural operations are permitted.
- B. No use shall involve the keeping of animals in such a manner that it creates a nuisance, including noise or odors, or a health or safety hazard.
- C. In any residential district, no more than three (3) dogs and no more than three (3) cats may be kept.
- D. Keeping of more than the specified number of dogs or cats, or any number of dog or cats for commercial purposes, shall be considered a kennel.

SECTION 5.17 **SELF-STORAGE DEVELOPMENT**

- A. Self-storage developments shall be permitted in the C-R and C-I Districts.
- B. Outdoor storage shall be limited to recreational vehicles, campers, and boats on trailers parked on paved areas. All items stored outdoors must be licensed and inspected, if applicable, and in operational condition.
- C. Trash, radioactive or highly toxic substances, garbage, refuse, explosive or flammable materials, hazardous substances, animals, animal carcasses or similar items shall not be stored.

- D. Nothing shall be stored in interior traffic aisles, off-street parking areas, loading areas or access ways.
- E. Repairs of boats, vehicles, trailers, lawn mowers or any similar equipment shall not be permitted.
- F. Adequate lighting shall be provided to illuminate the area and all such lighting shall be designed and arranged so that there will be no glare of lights upon a residence, street or residential district.
- G. All outdoor storage area shall comply with the requirements set forth in Section 5.15 of this Ordinance.
- H. No building shall be longer than 200 linear feet (LF) and all buildings shall be separate from each other by a minimum distance of 15 linear feet (LF).

[See Figure 1 DRIVEWAY CONSTRUCTION SPECIFICATION LINK](#)