

ARTICLE VII

SUPPLEMENTARY DIMENSIONAL REQUIREMENTS

s. 701

YARD REGULATIONS:

s. 701.1

Minimum Front Yard Setbacks: Where the street or private road right-of-way upon which the lot abuts is less than fifty (50) feet in width, the front yard depth and the width of the side yard abutting the street or private road shall be measured from a line parallel to and not less than sixteen and one-half (16 h) feet from the centerline of the street or private road.

s. 701.2

Adjustments to Front Yard Setbacks:

- a. When an unimproved lot is situated between two (2) improved lots, each having a principal building which extends into the required front yard and has been so maintained since the effective date of this Ordinance, the setback in the front yard of such unimproved lot may be the same depth as the front yards of such two (2) adjacent improved lots, notwithstanding the yard requirements of the zone in which it is located, provided the proposed building is within two hundred (200) feet of each of the principal buildings on the adjacent improved lots.
- b. Where an unimproved lot adjoins only one (1) improved lot having thereon a principal building, within twenty-five (25) feet of the common side lot line, which extends into the required front yard of such improved lot and which extension existed at the effective date of this Ordinance, the setback in the front yard of such unimproved lot may be the average depth of the front yard of such adjacent improved lot and the front yard required for the zone in which such unimproved lot is located, notwithstanding the yard requirements for such zone.

s. 701.3

Accessory Building Location:

- a. An accessory building shall not be erected within the front yard; provided, however, this regulation shall not apply to the agricultural zone if the accessory building is going to be located at least five hundred (500) feet from any dwelling other than one owned by the owner of the accessory building or is going to be located on a farm containing at least fifty (50) acres excepting that any building to be used to place livestock must be at least one hundred (100) feet from an RA or R zone boundary and at least one hundred (100) feet from an existing dwelling not owned by the owner of the accessory building,
- b. The minimum distance between the main building and an accessory building at any point shall be ten (10) feet except where no windows are located in the opposite wall the minimum distance can be reduced to five (5) feet

s. 701.4

Expansion of Buildings: Expansion of buildings existing as of July 14, 1975, shall be permitted without regard to the yard requirements set forth in this Ordinance provided such Expansion does not project further into the required yard area than does the building before expansion.

s. 702 **BUFFER YARDS, AND SCREEN PLANTING**

s.702.1 **Screens:** Where an industrial or commercial use in any zone abuts a residential use, except for street frontage, a solid fence, a minimum of six (6) feet in height, or vegetative screen a minimum of six (6) feet in height acceptable to the Borough shall be erected to screen from view (of the residential use) the industrial or commercial use. Where a vegetative screen is used, it shall consist of evergreen plantings of a minimum height of four (4) feet when planted. Such plants shall achieve a minimum mature height of six (6) feet. Vegetative screens shall receive continuing maintenance, which shall include the replacement of any dead or diseased plantings.

s. 702.2 **Buffer yards** shall be provided in accordance with the following standards:

- a. A buffer yard of fifty (50) feet shall be required in all cases where the CI zones boundaries abut R or RA zones boundaries and in all cases where CI structures abut lots used for R and/or RA purposes.
- b. However, when said zone boundary is a public street no buffer yard shall be required.
- c. The required yard space for the zone in which the use is located shall be considered as part of the buffer yard.
- d. That portion of the buffer which is the required setback shall be planted with grass seed, sod, or ground cover, and where specified, dense screen planting. Buffer yards shall be maintained and kept free of all debris and rubbish,
- e. structure, manufacturing or processing activity, parking, or storage of materials shall be permitted in buffer yards; however, access drives may cross the buffer yards.
- f. At locations determined by the Council or Zoning Hearing Board as may be applicable, a dense screen planting shall be required in a buffer yard and shall consist of trees, shrubs and other plant material arranged in a manner to serve as a barrier to visibility, air borne particles, glare and noise.

s. 703 **FENCES AND WALLS**

Fences and walls (including retaining walls) may be erected, altered, and/or maintained within the yards and open spaces. A fence may be installed on top of a retaining wall. Maximum height of a fence for commercial or industrial use shall be eight (8) feet. All other uses shall have a maximum height of six (6) feet.

s. 704 **HABITABLE FLOOR AREA**

The minimum habitable floor area of a dwelling unit or any building or structure hereafter erected or used for living purposes, shall be five hundred (500) square feet. In case of multi-family dwellings and conversion apartments, the minimum habitable floor area shall be not less than three hundred (300) square feet per apartment, except those apartments designed for and occupied exclusively by one (1) person, which apartment shall each contain not less than two hundred fifty (250) square feet of habitable floor area. Habitable floor area shall include the aggregate of the horizontal areas of rooms used for habitation, such as living room, dining room, kitchen, bed rooms, and bathrooms, but not including hallways, stairways, cellars, basements, attics, service rooms, utility rooms, or closets. At least one-half (1/2) of the floor area of every habitable room shall have a ceiling height of not less than seven (7) feet and the floor area of that part of any room where the ceiling height is less than five (5) feet shall not be considered as part of the habitable floor area. There shall be at least one window per room.