

ARTICLE 10

SUPPLEMENTAL REGULATIONS

1000 Purpose

The purpose of this Article is to identify certain regulations and standards which are generally either common to all zoning districts or applicable to more than one district.

1001 Overall Requirements

1. No building or structure, or part thereof, shall hereafter be erected, constructed or altered, and no new use or change shall be made or maintained of any building, structure or land, or part thereof, except in this Ordinance.
2. Every principal building shall hereafter be built on a lot with frontage on a public or private street.
3. No lot or premises shall hereafter be subdivided or reduced in area or size in any manner so as to violate the provisions of this Ordinance.

1002 Projections into Required Yards

No principal building, or part thereof, shall be erected within, or shall project into, any required yard in any district, except for unenclosed porches, decks, one-story bay windows, eaves, chimneys, balconies, fire escapes, buttresses, cornices or steps, and none of these, except unenclosed decks or similar projects, shall encroach more than three (3) feet into any required yard. In residential districts, such unenclosed decks may extend not more than seven (7) feet into required rear yards. Unenclosed decks in residential districts may also be extended into required side yards for not more than three (3) feet, provided that the edge of such decks is not less than twenty (20) feet from the nearest adjacent dwelling.

1003 Visibility at Corner Lots

1. On any corner lot, no wall, fence or other structure shall be erected or maintained, and no hedge, tree, shrub or other growth shall be planted, grown or maintained which may cause danger to vehicular traffic by obscuring the view or in any other way be a source of danger.

2. Where a lot is located at the intersection of two streets, no obstruction of any kind whatsoever of a height greater than twenty-four (24) inches shall be maintained or permitted within a sight triangle, the legs of which shall be twenty-five (25) feet measured from the intersection of the curb lines at the corner.
3. The Borough shall have the right to declare any obstruction to vision within the line of the sight triangle a safety hazard and shall direct the owner of the property to have it removed. If the owner fails to do so within thirty (30) days after written notice, the Borough shall remove the obstruction and bill the owner and lien the property for the expense involved.

1004

Accessory Uses and Structures

1. No accessory structures may be placed in front of the principal building.
2. On corner lots, accessory structures shall be placed no closer to the side street than the principal building.
3. Except for decks, there shall be a distance of not less than three (3) feet between an accessory structure and a side or rear lot line and a distance of not less than six (6) feet between an accessory structure and the principal building.
4. Accessory structures shall not exceed fifteen (15) feet in height.
5. Not more than one (1) storage shed shall be placed on a lot. No storage shed shall exceed one hundred fifty (150) square feet.
6. Accessory structures shall not be used for permanent or temporary human habitation.

1005

Refuse

1. Unless specifically stated otherwise for a particular district, all refuse shall be placed in closed, vermin-proof containers.
2. In the case of multi-family buildings, all refuse receptacles shall be effectively screened from the view of residents and from public streets and sidewalks by means of a fence, wall or plantings. All

such receptacles shall be placed on the property responsible for the refuse.

1006

Lighting

1. In the case of multi-family dwellings and nonresidential buildings, lighting facilities shall be provided and arranged in a manner that will protect the street and neighboring properties from excessive glare and hazardous interference.
2. All driveways and parking areas must be properly lighted to assure safe driving conditions at night as well as the security and safety for residents and patrons.
3. The maximum height of light poles shall be twenty-five (25) feet in the LI - Limited Industrial district and twenty (20) feet in all other districts.

1007

Condominiums

In the event that multi-family dwellings are converted or developed as condominiums, such condominiums shall be owned and operated in accordance with the Pennsylvania "Uniform Condominium Act" of 1980.

1008

RESERVED

1009

Community Residence Facilities (CRF), Family-Based

Family-based community residence facilities shall be permitted by right in the R-3 Residence district only, subject to the following requirements:

1. Supervision, on a 24-hour basis, shall be available by adults qualified in the field for which the facility is intended.
2. Parking shall be provided in accordance with Article 8.
3. Any alterations or additions to the exterior of a family-based facility shall be compatible with the existing structure and in keeping with the neighborhood character, excluding safety required modifications. Upon the closing of a facility, all required safety modifications shall be removed.
4. The total number of residents in a facility shall not exceed four (4).
5. Each facility must receive all pertinent approvals and/or licenses from the appropriate state agencies prior to final approval of the application.
6. There shall not be more than one (1) facility in any square block. For purposes of locating CRFs, a square block shall be bounded by public streets, not by alleys.
7. All other applicable requirements of the Zoning Ordinance, building code, fire code and all other applicable Borough codes and state regulations and statutes shall be met.
8. All facilities will be available for reasonable periodic inspections by the Zoning Officer.
9. A record of all facilities and their locations shall be maintained by the Zoning Officer.

1010

Recycling Facilities

Three types of recycling facilities are permitted in the Borough: small collection facilities, standard collection facilities and processing facilities. Small collection facilities shall be permitted as accessory uses in all districts. Standard facilities shall be permitted by right in the C-Commer-

cial and the LI - Limited Industrial districts. Processing facilities shall be permitted by special exception in the LI - Limited Industrial district. The following requirements shall apply:

1. No collection or processing facility shall be located less than thirty (30) feet from a public street to ensure safety.
2. Small collection facilities may be placed on surplus parking spaces.
3. Parking shall be provided in accordance with Article 8.
4. Standard collection and processing facilities shall be placed not less than one hundred fifty (150) feet from a residential property.
5. Trash and debris shall be cleaned up on a daily basis.
6. The name and phone number of the person responsible for the collection facility will be displayed on the containers.
7. Overnight collection areas shall be adequately lighted, well kept and secure from unauthorized entry.
8. Collection facilities and processing facilities shall provide sufficient room to accommodate customers and business traffic.
9. Collection facilities and processing facilities will operate in an enclosed building or be screened from public view by a planted visual screen or opaque fence.
10. Certification and permits shall be obtained as required from the appropriate local, state or federal agencies.

1011

Standards for Apartment Buildings Permitted by Section 601

Apartment buildings containing not more than eight (8) units shall be permitted by right in the C - Commercial district, subject to the following requirements:

1. Lot area - Two thousand (2,000) square feet per unit with a minimum of twelve thousand (12,000) square feet.

- 2. Lot width - Sixty (60) feet.
- 3. Yards
 - a. Front yard - Thirty (30) feet.
 - b. Side yards - Twenty-five (25) feet aggregate and ten (10) feet minimum.
 - c. Rear yard - Thirty (30) feet.
- 4. Building coverage - Forty-five (45) percent, maximum.
- 5. Height - Thirty-five (35) feet, maximum.

1012

Screening

- 1. A planted visual screen, as defined in Article 2, shall be provided and maintained under the following circumstances. In case of conflict between a regulation in this Article and that in any individual district, the regulation in the individual district shall prevail.
 - a. When a commercial or industrial use is developed or improved adjacent to an existing residential use or district.
 - b. When a multi-family or townhouse use is proposed to abut an existing single-family detached dwelling.
 - c. Any other instance where screening is required by this Ordinance, by the Borough or by the Zoning Hearing Board.
- 2. Screening shall comply with the following requirements:
 - a. The planted visual screen shall consist of species indigenous to the area so as to provide a year-round visual barrier.
 - b. Such screens shall incorporate earthen mounds or berms, where possible, to improve sound as well as visual buffering.

- c. Plants shall be at least six (6) feet high when planted, and no plantings shall be placed closer than five (5) feet to the property line.
 - d. Placement of screening material shall not obscure sight lines at intersections.
 - e. All mechanical equipment not enclosed in a structure shall be fully and completely screened and landscaped in a manner compatible with the style of the buildings on the site.
3. Upon a recommendation of the Planning Commission, an opaque privacy fence or wall may be substituted for the planted screen required above. Such alternate screening must be constructed and placed so as to clearly provide an effective visual barrier.

Landscaping

1. General Regulations
 - a. Any part or portion of a site which is not used for buildings or other structures, loading and parking spaces and aisles, sidewalks and designated storage areas shall be planted and maintained with landscaping. Maximum advantage shall be taken of existing trees and shrubs in landscaping.
 - b. All landscaped planting areas shall be planted with grass seed, sod or other ground cover and shall be maintained and kept clean of all debris, rubbish, weeds and tall grass, provided, however, that if such land is naturally wooded, it may continue in its natural state.
 - c. Unless otherwise specified, landscaped planting areas may be part of the required front, side and rear yards.
 - d. Except for single-family and two-family dwellings, any part or portion of a site which is not used for loading and parking spaces, aisles, sidewalks and designated storage areas shall be landscaped according to an overall plan prepared and approved as part of the development plan or shall be left in its natural state. A replacement program for non-surviving plant material should be included.

2. Landscaping Plans

- a. Landscaping shall be installed and maintained in accordance with a landscape plan approved by the Borough Council. The landscape plan shall depict all proposed plantings which relate to, complement, screen or accentuate buildings, roads, parking areas, sidewalks, walkways, sitting areas, service or maintenance structures, courtyards and other site features.
- b. The landscaping plan shall be coordinated with the development plan and shall show the location, type, size, height and other characteristics of the proposed landscaping.
- c. The plan shall be accompanied or shall include information regarding the continued maintenance of plantings indicating that all plantings will be replaced, if damaged, diseased or dead, in locations shown on the approved plan.

3. Specific Requirements

- a. For every new building or substantial alteration or expansion erected after the effective date of this Ordinance, landscaping shall be provided as noted in Section 1013.3.b below:
- b. Not less than one (1) evergreen and/or deciduous tree or shrub shall be planted for every eight (8) feet of building or road frontage as required below:

<u>Zoning District or Use</u>	<u>Minimum Landscaping Requirements</u>
In the C - Commerical district	Shrubs shall be placed in front of the principal building as per subsection 3a above. Such shrubs may be placed in the ground or in planters.
In the LI - Limited Industrial district, for apartment buildings and for nonresidential buildings in residential districts	Four (4) feet wide along the road frontage or adjacent to at least two (2) sides of a principal building, one of which shall be the front.
Parking areas	See Article 8

1014 Decks and Rear Porches

1. Decks shall be considered accessory structures and shall comply with Section 1004.
2. Decks or porches located at the rear or side of a dwelling shall be placed not less than seven (7) feet from the lot line or from the line of a common driveway or alley at the side or rear of the dwelling, which line is closest to the principal building.
3. The deck shall be placed not less than one (1) foot from the party wall of a twin or row dwelling. This setback is needed for access and maintenance.
4. Decks or porches more than three (3) feet above ground level shall adhere to the following requirements:
 - a. Must have a hand railing not less than thirty-six (36) inches high around the entire deck or porch with spindles not more than four (4) inches apart.
 - b. Must have a hand railing on any stairway.
5. In the construction of a deck, the spindles must be fastened with galvanized screws.
6. When a deck is connected to any building as an addition, a ledger board must be bolted firmly to the building and have two (2) four-by-four support posts.
7. In an area where motor vehicles may park or drive, decks or porches shall have support posts constructed of concrete filled steel columns which shall be at least four (4) inches wide and are fastened into footings not less than six (6) inches wide.
8. Prior to constructing a deck or porch, a building permit must be obtained from the Zoning Officer.
9. All materials used in the construction of a deck or porch shall comply with the most recently adopted BOCA Building Code.

10. All decks and porches shall be inspected by the Zoning Officer or other appropriate local official at any time during and after construction. Such local official may at any time require the builder or homeowner to delay or close construction, if he determines that the materials or building methods used are unsafe or questionable.
11. After a building permit is issued for a deck or porch, no change in plans regarding setbacks, dimensions or heights is permissible without first receiving written permission from the Zoning Officer.

1015

Compatibility Standards for Unlisted Uses

In determining if a proposed use is of the same general character as the listed uses, Borough Council shall consider the compatibility standards listed below:

1. Type and volume of sales, retail or wholesale activity, size and type of items sold and nature of inventory on the premises.
2. Extent of processing, assembly, warehousing, shipping and distribution done on the premises of any dangerous, hazardous, toxic or explosive materials.
3. The nature and location of storage and outdoor display of merchandise and the predominant items stored.
4. The type, size and nature of buildings and structures supporting the use.
5. The number of employees and customers in relation to business hours and employment shifts.
6. The business hours the use is in operation or open for business, ranging from seven days a week, 24 hours a day to several times a year, such as sport stadiums or fairgrounds.
7. The transportation requirements for people and freight, by volume, type and characteristics of traffic generation to and from the site, trip purposes and whether trip purposes can be shared with other uses on the site.

8. Parking characteristics, turnover and generation, ratio of the number of spaces required per unit area or activity and potential for shared parking with other uses.
9. The tendency for attracting or repelling criminal activities to and from or on the premises.
10. The amount and nature of nuisances generated on the premises, such as noise, smoke, odor, glare, vibration, radiation and fumes.
11. Any special public utility requirements for serving the use, such as water supply, wastewater output, pre-treatment of wastes and emissions recommended or required and any significant power structures and communication towers or facilities.

1016

Airport Zoning

No structure shall exceed the maximum height as calculated by reference to the Height Limitation and Zoning District Map for Sharon Hill Borough and the Model Airport Zoning Ordinance to Limit the Height of Objects Around Airports. The calculation of maximum heights for municipalities in airport hazard areas is required by Pennsylvania Act 164 of 1984. Sharon Hill Borough falls within the airport hazard area affected by the Philadelphia International Airport.