

ARTICLE X

Supplemental Use Standards

Section 1000 Requirement of Specific Standards

It is the intent of this Article to provide special controls and regulations for particular uses that may be permitted by right within the various zoning districts established in this Ordinance. Where applicable, the following sets forth standards that shall be applied to each individual use. These standards must be satisfied prior to approval of any development application and/or issuance of a zoning permit. The applicant shall be required to demonstrate compliance with these standards and must furnish whatever evidence is necessary to demonstrate such compliance. All uses must comply with the standards expressed within the underlying zone, unless those standards expressed for the selected use specify different standards; in such cases, the supplemental use standards shall apply.

Section 1001 Business Conversion

- a. Permitted Uses. Conversion of an existing residential structure to a non-residential use or an existing non-residential use to another non-residential use. The conversion can be a total conversion from residential use or a conversion of a portion of the premises, with the retention of one or more dwelling units. (As in the case of a first-floor retail or office use with apartment(s) on the second and higher floors.)
- b. Area and Bulk Regulations. All area and bulk regulations of the prevailing zoning district shall apply.
- c. Parking Requirements. Off-street parking spaces shall be provided on said lot for each distinct use located on it, in accordance with Article XI.

Section 1002 Cemetery

- a. All burial plots or facilities shall be located at least 10 feet from all property or street lines.
- b. No burial plots or facilities are permitted in flood plain.
- c. Buffers and screens shall be provided as necessary to adequately protect neighboring properties.

- d. Pet cemeteries must meet all of the above applicable requirements.

Section 1003 Convalescent Home, Nursing Home, or Hospital

- a. All buildings shall be located at least 50 feet from all property or street lines.
- b. Public sewer approved by the Pennsylvania Department of Environmental Protection must be utilized.
- c. Buffers and screens shall be provided as necessary to adequately protect neighboring properties.

Section 1004 Conversion Apartments

- a. Permitted Uses
 - 1) Conversion of an existing single family detached dwelling to provide one or more additional dwelling units.
- b. Supplemental Regulations
 - 1) Each apartment shall be provided with off-street parking in accordance with Article XI.
 - 2) Each apartment shall be provided with complete kitchen and bathroom facilities.
 - 3) There shall be no evidence of change in the building.
 - 4) Fire escapes shall be provided for each unit and shall be located at the rear or an interior side of the building.

Section 1005 Day Care Facility or Nursery School

- a. The use shall meet all requirements for certification by the State of Pennsylvania where required.
- b. Outdoor play areas shall be sufficiently screened so as to protect the neighborhood from inappropriate noise and other disturbances.

- c. At least one parking space for each person employed plus one space for every 2 children to be served by the facility shall be provided.

Section 1006 Family Day Care Home

- a. All family day care homes shall be conducted within a detached single-family dwelling.
- b. All family day care homes with enrollment of more than three (3) minors shall furnish a valid Registration Certificate for the proposed use, issued by the PA Department of Public Welfare.
- c. Passenger "drop-off" and "pick-up" areas shall be provided on site and arranged so that passengers do not have to cross traffic lanes on or adjacent to the site.

Section 1007 Funeral Homes

- a. The applicant shall demonstrate that sufficient off-street parking is being provided so that no traffic back-ups occur onto adjoining roadways.

Section 1008 Greenhouse or Nursery

- a. All driveways, parking ares, and loading zones shall be surfaced and maintained in a manner prescribed by the Zoning Hearing Board. Adequate parking and loading areas shall be provided and shall not be permitted on or along any public road.
- b. The display and sale of items not grown on the premises shall be incidental to the nursery operation. The display area for these items shall not exceed 50 percent of the total gross display and sales area on the subject property. The display, sale, or repair of motorized nursery or garden equipment shall not be permitted.
- c. All outdoor display areas shall be setback at least 25 feet from the street right-of-way.

Section 1009 Heavy Storage Service

- a. The area shall be enclosed by a wall or fence, screened from view of adjoining properties whenever outdoor storage is required.

- b. Satisfactory provision shall be made to minimize harmful unpleasant effects (noise, odors, fumes, glare, vibration, and smoke).
- c. No known or suspected toxic or hazardous materials may be stored on any property.
- d. A buffer yard 25 feet wide must be located on the site in all instances where the site adjoins a residential use or zone. The buffer yard shall be naturally landscaped, have no impervious cover and shall not be used for building, parking, loading or storage.

Section 1010 kennel, Animal Hospital

- a. All buildings, animal runs, fenced enclosures and similar structures shall be located at least thirty (30) feet from all property and street lines.
- b. All animals must be housed within a structure.
- c. The facility shall be properly licensed by the Pennsylvania Department of Agriculture. A copy of applicable licenses and inspection reports shall be forwarded to the Borough.

Section 1011 Laundry and Dry Cleaning Establishment

- a. Satisfactory evidence must be presented to show that adequate disposal of toxic materials will be provided in a manner that will not be a public health hazard or a public nuisance.
- b. All activities shall be within completely enclosed buildings
- c. Exhaust and ventilation equipment shall discharge away from any adjoining residential properties.

Section 1012 Medical or Dental Clinic, or Professional Business Office

- a. The applicant shall demonstrate that access to and the design of the parking facilities shall not create vehicle back-ups onto existing abutting streets.

Section 1013 Miniwarehouse or Ministorage

- a. Parking shall be provided by parking/driving lanes adjacent to the buildings. These lanes shall be at least twenty-six (26) feet wide when cubicles open onto one side of the lane only and at least thirty (30) feet wide when cubicles open onto both sides of the lane.
- b. Required parking spaces may not be rented as, or used for, vehicular storage or the storage of partially dismantled, wrecked, or inoperable vehicles. However, additional external storage area may be provided for the storage of privately-owned travel trailers and/or boats, so long as such external storage area is screened from adjoining residentially occupied or residentially-zoned land and adjoining roads, and is located behind the minimum front yard setback line. This provision shall not be interpreted to permit the storage of partially dismantled, wrecked, or inoperative vehicles;
- c. All storage shall be kept within an enclosed building except that the storage of flammable, highly combustible, explosive or hazardous chemicals shall be prohibited. Any fuel tanks and/or machinery or other apparatuses relying upon such fuels shall be stored only in an external storage area as described above;
- d. Because of the danger from fire or explosion caused by the accumulation of vapors from gasoline, diesel fuel, paint, paint remover, and other flammable materials, the repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture is prohibited;
- e. No door openings for any mini-warehouse storage unit shall be constructed facing any residentially occupied or residentially-zoned property;
- f. Miniwarehouses shall be used solely for the storage of property. The following lists examples of uses expressly prohibited upon the site:
 - 1) Auctions, commercial wholesale or retail sales, or garage sales;
 - 2) The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment;
 - 3) The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment;

- 4) Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.
- 5) The applicant shall adequately demonstrate that all mini-warehouses rental and/or use contracts shall specifically prohibit these uses.

Section 1014 Mixed Uses

When two (2) or more principal uses occupy the same building on the same lot, all parking, lot area and building area requirements pertaining to each use shall be met in full.

Section 1015 Multiple Dwelling Structures

a. Permitted Uses

- 1) Apartment Dwellings
- 2) Row or Attached Dwellings
- 3) Townhouse Dwellings

b. In the case of a multi-dwelling or group of townhouses where individual dwelling units are located on a single lot and share with other units a common yard area (e.g., garden apartments, rental townhouses), the following requirements shall apply:

- 1) Density - the maximum density shall be eight (8) dwelling units per acre of lot area.
- 2) Public sewer must be utilized.
- 3) Distance between buildings - where two or more multi-family dwellings are located on a single lot or parcel, the minimum distance between principal buildings shall be 40 feet.
- 4) All parking areas shall be located at least ten (10) feet from any property line or street line.
- 5) Buffers and screens shall be provided as necessary to adequately protect neighboring properties. This includes, but is not limited to fences, walls, planting and open spaces.

- c. In the case of a townhouse (single family attached dwelling) development where individual dwelling units are located on separate lots, the following requirements shall apply:
 - 1) There shall not be more than six (6) dwelling units in any one row.
 - 2) Public sewer must be utilized.
 - 3) Density - the maximum density shall be twelve (12) dwelling units per acre for the tract.

Section 1016 No Impact Home Based Business

- a. The business activity shall be compatible with the residential use of the property and surrounding residential uses
- b. The business shall employ no employees other than family members residing in the dwelling.
- c. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
- d. There shall be no outside appearance of a business use, including, but not limited to parking, signs, or lights.
- e. The business activity may not use any equipment or process that creates noise, vibration, glare, fumes, odors or electrical interference, including interference with radio or television reception, which is detectable in the neighborhood.
- f. The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.
- g. The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area.
- h. The business may not involve any illegal activity.

Section 1017 Park, Playground, or Recreation Area

- a. The Zoning Hearing Board shall decide the appropriateness of the design of parking, lighting, and similar features of the proposed use to minimize adverse impacts on adjacent properties.

Section 1018 Places of Worship

- a. Permitted Uses
 - 1) Places of worship include churches, synagogues, temples, chapels, and similar uses as determined by the Zoning Officer.
 - 2) Recreation buildings when accessory to worship activity.
 - 3) Parish house, manor, convent, and similar uses as determined by the Zoning Officer.
- b. Area and Bulk Regulations
 - 1) The following area and bulk regulations shall apply:
 - a) The minimum lot area shall be in accordance with the prevailing zoning district.
 - b) The following building setbacks shall apply:
 1. Front - Fifteen (15) feet
 2. Side - Twenty (20) Feet
 3. Rear - Twenty-five (25) feet

Section 1019 Public Building

- a. Setbacks- All buildings and facilities shall be set back at least 25 feet from any property line and 50 feet from a street line.

Section 1020 Public Utility Building

- a. The permitted building shall not include the storage of vehicles or equipment used in the maintenance of any utility and no equipment causing unreasonable noise, vibration, smoke, odor, or hazardous effect shall be installed.
- b. Unhoused equipment shall be enclosed with a fence or wall not less than six feet in height that shall be so constructed as not to have openings, holes or gaps larger than six inches in any dimension.
- c. When the equipment is totally enclosed within a building, no fence or screen planting shall be required and the yard shall be maintained in conformity with the zone in which the building is located.