

ARTICLE 16

HEIGHT, BULK, AREA AND DENSITY PROVISIONS

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Section 1600 Intent

- A. Except as provided in this Ordinance, no building or structure shall be erected, enlarged, altered, changed or otherwise modified, on a lot unless such building, structure or modification conforms to the height, bulk, area and density regulations of the zone in which it is located.
- B. The conditions, standards, requirements and notes set forth in each district and otherwise prescribed by this Ordinance are established as the basic height, bulk, area and density regulations for the Borough.

Section 1601 General Exceptions to Height, Bulk, Area and Density Regulations

A. Height Exceptions

In all districts, spires, church steeples, chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances. Standard antenna and similar appurtenances may not exceed the maximum building height by more than 25 feet.

B. Orientation

All residential structures shall be required to have a front door facing the street unless the applicant proves to the satisfaction of the Zoning Officer that the prevailing condition of the developed lots fronting the same street would warrant a different orientation.

C. Front Setback Exception

- 1. All new construction will conform to the clearly prevailing setback pattern

of developed lots within the block fronting on the same street, even when the prevailing front yard setbacks differ from those required in the zoning district. When an unimproved lot is situated between two lots with existing front yard setbacks that differ from those required in the zoning district, then the front yard setback may be adjusted to a depth equal to the average of the front yard setbacks of the two adjacent lots.

2. A setback greater than or equal to the minimum required front yard setback shall be provided along all portions of a corner lot, except where the applicant proves to the satisfaction of the Zoning Officer that the provision of a smaller setback will conform with the clearly prevailing yard pattern on numerous existing developed lots fronting on the same street.

D. Projections into Required Setbacks

1. Cornices, eaves, sills or other similar architectural features, or other required means of egress, rain leads or chimneys or other similar structures that do not include space usable by persons may extend or project into a required yard not more than three (3) feet. Unenclosed and uncovered exterior stairways and fire escapes may extend or project into a required side or rear yard not more than three (3) feet. In no case shall any of the above architectural features or means of egress be constructed less than three (3) feet from the property line.
2. Front porches or decks may extend into the required front yard. In no case shall a front porch or deck extend more than eight (8) feet into the required front yard.
3. Fences, walls, concrete pads or patios, and brick pavers may extend or project into a required setback.
4. Uncovered ramps designed in accordance with the American with Disabilities Act (ADA) standards may extend or project into a required setback. In no case shall a ramp be constructed less than three (3) feet from the property line.
5. Uncovered decks less than five (5) feet in height above grade may extend fifty (50) percent into the rear setback.

E. Yard, Building Setbacks, and Open Space Exceptions

1. No yard, open space or lot area required for a building or structure shall, during its life, be occupied by or counted as open space for any other building or structure.
2. For adjoining lots under single ownership, setback requirements may be determined from the perimeter of the adjoining lots, ignoring interior lot lines, provided that only one main structure and its accessory structures shall be allowed within the perimeter of such adjoining lots.

F. Side and Rear Setback Exceptions

1. One-half of an alley abutting a side or rear yard may be included in the required setback. The required side yard may be reduced where the applicant proves to the satisfaction of the Zoning Officer that the provision of a smaller side yard setback will conform to the prevailing side yard pattern of the developed lots fronting the same street. In no case shall the required side yard be reduced to less than 3 feet.
2. In all residential districts rear additions may be constructed onto the principal residence even when the existing footprint of the principal residence extends into the side setbacks. The rear addition may be constructed as a permitted use, provided that the footprint of the proposed addition will not further extend into the side setbacks.

Section 1602 Safety and Vision

A. Streets

On any corner lot, a wall, fence, sign, structure, display of merchandise or any plant growth which obstructs sight lines at elevations between 3 feet and 8 feet above the crown of the adjacent roadway shall not be placed or maintained within a clear vision triangle of the area of the lot 20 feet along the property line from the street right-of-way at intersections or from the edge of paving.

B. Curb Cuts, Alleys and Driveways

On any corner lot, a wall, fence, sign, structure, display of merchandise or any plant growth which obstructs sight lines at elevations between 3 feet and 8 feet above the crown of the adjacent roadway shall not be placed or maintained within a clear vision triangle of the area of the lot 10 feet along the property line from the street right-of-way at intersections or from the edge of paving.

Section 1603 Special Requirements

A. Structures on a Lot

In a residential district, only one principal building and its accessory structures may be located on a lot unless development is approved as a planned unit development or as a group housing development. All subdivision and land development requests require approval from the Armstrong County Planning Commission.

B. Permanent Outdoor Display of Goods

For nonresidential uses in nonresidential zones, a permanent outdoor display of goods shall conform to the required building setback. No display shall be permitted within a clear vision triangle.

C. Temporary Outdoor Display of Goods

Temporary outdoor display of merchandise may encroach ten (10) feet on the required building setback. No display shall be permitted within a clear vision triangle or within parking spaces necessary to meet the parking requirement.

Section 1604 Exterior Architectural Standards for All Single Family Residential Structures

All single family residential structures shall conform to the following standards for exterior architectural features.

- A. Roofs shall have a pitch greater than 3:12 for the principal structure, exclusive of porches, additions or similar elements that are subordinate in area to the main form of the principal structure.
- B. Dwellings, excluding porches, decks or other similar elements that are subordinate in area to the main form of the structure, shall be either:
 - 1. Affixed to a permanent masonry foundation, or
 - 2. Affixed to a pier foundation with a perimeter masonry wall placed on a concrete footer.