

**BOROUGH OF SEVEN FIELDS
BUTLER COUNTY, PENNSYLVANIA**

ZONING ORDINANCE - NO. 32

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PLANNED RESIDENTIAL DEVELOPMENT (PRD)	44
701 GENERAL PROVISIONS.....	44
702 ELIGIBILITY REQUIREMENTS	45
703 PERMITTED USES.....	45
704 DESIGN STANDARDS.....	46
705 STANDARDS FOR LOCATION AND MAINTENANCE OF COMMON OPEN SPACE.....	50
706 APPLICATION PROCEDURES	52
707 GUARANTEE OF COMPLETION OF IMPROVEMENTS	59
ARTICLE VIII	60
SIGN REGULATIONS	60
800 PURPOSE.....	60
801 DEFINITIONS.....	60
802 GENERAL PROVISIONS.....	61
803 SIGNS IN RESIDENTIAL AND CONSERVATION DISTRICTS	64
804 SIGNS IN OTHER DISTRICTS.....	66
805 PROHIBITED SIGNS	67
806 PERMITS. INSPECTIONS. MAINTENANCE, PROCEEDINGS AND PENALTIES.....	68
ARTICLE IX	70
PARKING REGULATIONS	70
901 GENERAL STANDARDS	70
902 DESIGN AND MAINTENANCE.....	71
903 ACCESS CONTROL	75
904 LOCATION OF PARKING.....	75
905 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS.....	76
906 OFF-STREET LOADING REQUIREMENTS	78
ARTICLE X	79
SUPPLEMENTARY REGULATIONS	79
1001 TEMPORARY STRUCTURES	79
1002 LOT ACCESS.....	79
1003 TRAFFIC IMPACT ANALYSIS	80
1004 LIGHTING STANDARDS.....	80
1005 LANDSCAPING.....	81
1006 HEIGHT EXCLUSIONS	81
1007 SWIMMING POOLS	81
1008 FENCES AND SCREENING.....	81
1009 PATIOS, PORCHES AND CHIMNEYS.....	82
1010 INFILL OF BUILDINGS.....	83
1011 SIGHT DISTANCES	83
1012 GAS STATION CANOPIES	83
1013 STORM WATER MANAGEMENT.....	83
1014 CONSTRUCTION IN UTILITY EASEMENTS	84
1015 EXTERIOR ATTACHMENTS.....	84
1016 INCOMPLETE STRUCTURES.....	84
1017 GARAGE SPACE	84
1018 STORAGE AND PARKING OF VEHICLES	84
1019 COMMUNICATION TOWERS.....	84
ARTICLE XI	85

1614 DAY CARE CENTERS	111
1615 ADULT ENTERTAINMENT CENTERS.....	112
1616 PUBLIC AND SEMI-PUBLIC USES	113
1617 AUTO SALES.....	113
1618 GASOLINE SERVICE AND MINOR REPAIR.....	114
1619 APARTMENT IN COMBINATION WITH OFFICE OR RETAIL	114
APPENDIX A.....	1
CRITERIA FOR EARNING DENSITY BONUS.....	2

ARTICLE I
PRELIMINARY PROVISIONS

101	TITLE
102	EFFECTIVE DATE
103	COMMUNITY DEVELOPMENT OBJECTIVES
104	ZONING MAP
105	INTERPRETATION OF ZONING DISTRICT BOUNDARIES
106	COMPLIANCE
107	GENERAL PROVISIONS
108	SEVERABILITY
109	REPEALER
110	FILING

101 TITLE

This Ordinance shall be cited as the "Borough of Seven Fields Zoning Ordinance."

102 EFFECTIVE DATE

This Ordinance shall take effect immediately upon enactment.

103 COMMUNITY DEVELOPMENT OBJECTIVES

The community development objectives which are the basis for the provisions of this Ordinance are:

- A. To create a pattern of land uses which are compatible and harmonious, where a suitable environment may be created for residential, commercial, and light industrial growth;
- B. To maintain a density of population which can feasibly be served by the streets and other public facilities which presently exist or can reasonable be provided by the Borough;
- C. To direct the types of development and the intensity of development in such a manner as will not place an unreasonable burden on the capacity of local streets and other public facilities;
- D. To preserve the character, appearance and integrity of the Borough in keeping with the present pattern and character of development;
- E. To encourage the growth and development of the Borough including the expansion of commercial and light industrial activities;
- F. To conserve open space for light and air, and for the enjoyment of future generations; and

contests the Zoning Officer's determination of the boundary, the Zoning Hearing Board, upon appeal, shall determine and establish the location of said boundary.

106 COMPLIANCE

No structure shall hereafter be located, erected, constructed, reconstructed, moved, altered, converted or enlarged; nor shall any structure or land be used or be designed to be used, except in full compliance with all provisions of this Ordinance and all other applicable Commonwealth of Pennsylvania and Federal laws, rules and regulations, and after the lawful issuance of all permits and certificates required by this Ordinance.

107 GENERAL PROVISIONS

The regulations set by this Ordinance within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land and particularly, except as hereinafter provided:

- A. No building, structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with all of the regulations herein specified for the district in which it is located, unless a variance has been properly granted.
- B. No building or other structure shall hereafter be erected or altered to exceed the height, to accommodate or house a greater number of families, to occupy a greater percentage of lot area, to have narrower or smaller rear yards, front yards, side yards, or other open spaces than are herein required, or in any other way contrary to the provisions of this Ordinance.
- C. No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this Ordinance shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building;
- D. No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance; and
- E. All territory which may hereafter be annexed to the Borough shall be placed in the R-1, Residential District until Borough Council has made a thorough study of the newly annexed area to determine a final zoning district classification. This determination by Borough Council shall be made within three (3) months of the time of annexation.

ARTICLE II

RULES AND DEFINITIONS

201 **RULES OF INTERPRETATION**
202 **DEFINITIONS**

201 RULES OF INTERPRETATION

The following rules shall apply to this Ordinance.

- A. The particular shall govern the general.
- B. In case of any difference of meaning or implication between the text of this Ordinance and any caption or illustration, the text shall control.
- C. The word "shall" is mandatory and not discretionary. The word "may" is permissive..
- D. Words used in the present tense shall include the future; the singular shall include the plural; the plural shall include the singular; unless the context clearly indicates the contrary.
- E. The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," and/or "occupied for."
- F. The word "person" shall include individuals, corporations, or partnerships or any other legal entities which would be responsible for compliance with the provisions of this Ordinance.
- G. In interpreting the language of this Ordinance to determine the extent of the restriction upon the use of property, the language shall be interpreted, where doubt exists as to the intended meaning of the language written and enacted by the Borough, in favor of the property owner and against any implied extension of the restriction. Where provisions of this Ordinance conflict, the most restrictive provisions shall govern unless such an interpretation would cause this Ordinance, or portions thereof, to be invalid.
- H. Where any provision of this Ordinance could be interpreted in such a manner to be invalid, then the interpreter should utilize an interpretation which would maintain the validity of the provision rather than discard the provision on the basis that it may be invalid given certain interpretations.
- I. This Ordinance shall be interpreted in accordance with the rules of construction set forth in Title 1 of the Pennsylvania Consolidated Statutes, Chapter 19 (1 Pa.

AUTO SALES – The sale or rental of new or used motor vehicles or trailers including minor automotive repairs.

AUTOMOBILE REPAIR, MAJOR – Engine rebuilding or major reconditioning of worn or damaged motor vehicles or trailers; collision service, including body, frame or fender straightening or repair; and overall painting of vehicles.

AUTOMOBILE REPAIR, MINOR – Incidental repairs, replacement of parts, motor service to automobiles and state inspection, but not including any operation specified under "automobile repair, major" above.

BILLBOARD – A structure, building wall or other outdoor surface used to display lettered, pictorial, sculptured or other matter which directs attention to any product, announcement, commodity or service offered only elsewhere than on the premises or as a minor and incidental service on the premises.

BOARD – The Zoning Hearing Board of the Borough of Seven Fields.

BUFFER AREA – A landscaped area of a certain depth specified by this Ordinance which shall be planted and maintained in trees, shrubs, bushes, grass, ground cover or other natural landscaping material and shall consist of a mix of types and sizes of plant material which, within three (3) years of planting, meets the standard of providing a compact, year-round visual screen at least six (6) feet in height, or an approved natural physical barrier, such as existing vegetation or topography, which duplicates the effect of the required buffer area. Unless otherwise stated within this Ordinance, said buffer area shall be located entirely within the required yard, unless the width of the buffer area exceeds the width of the required yard.

BUILDING – Any structure having a roof, supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals or any other property. Separation by party and fire walls shall not constitute separate buildings.

BUILDING HEIGHT – Unless otherwise specified under a specific section of the zoning ordinance, building height shall be the vertical distance measured from the average elevation of the proposed finished grade (at the front) adjacent to the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and to the mean height between eave and ridge for gable and hip roofs.

BUILDING LINE – An established line within a property defining the minimum required distance between the face of any structure to be erected and an adjacent street line.

BUSINESS SERVICES – Establishment engaged in providing services to business offices on a fee or contract basis, including, but not limited to, advertising and public relations; management and consulting services; employment services; building security and maintenance services; equipment servicing; rental/leasing and sales; computer and data

DAY CARE CENTER – A building, or portion thereof, designed to provide daytime care or instruction for seven (7) or more children, at any one time, where the child care areas are not being used as a family residence.

DEVELOPMENT AGREEMENT – A written agreement between the developer or applicant and the Borough of Seven Fields which guarantees the completion of site improvements and specifies the requirements for the posting of security.

DISTRICT, ZONING – A section of the Borough of Seven Fields for which uniform regulations governing the use, height, area and intensity of use of buildings and land and open spaces about buildings are herein established.

DISTURBED CHILD – A child who, because of dysfunction in emotions, behavior or social relationships is unable to successfully continue his developmental progress utilizing only the ordinary community influences and supports.

DWELLING – A building designed or used exclusively as the living quarters for one (1) or more families.

DWELLING TYPE:

GROUP – A group of two (2) or more one-family, two-family or townhouse dwellings, multiple-family dwellings of multistory multiple-family dwellings occupying a lot in one (1) ownership and having common yards.

LOW RISE OR GARDEN APARTMENT – A building containing two or more floors with each floor containing a series of individual dwelling units served by a common stairwell(s) or elevator. Access to the individual units is provided by a common interior corridor or hallway on each floor, and access to the building is provided by one or more common entrances. They are limited to three (3) stories in height by this Ordinance.

MULTIPLE-FAMILY – A building containing three (3) or more dwelling units and designed to be used or occupied as a residence by three (3) or more families living independently of each other and each unit having its own exterior door or entrance door from an interior hall, but which may have joint services or facilities, or both.

SINGLE FAMILY – DETACHED – A detached building designed for or occupied exclusively by one (1) family.

TOWNHOUSE – A building developed for or occupied by not less than three (3) families living independently of each other in dwelling units that are attached side by side by an unpierced party wall, each with a separate and distinct entrance, and separate services or facilities, or both; and which may have side yards adjacent to

FLOOD – A temporary inundation of normally dry areas.

GARAGE, PRIVATE – An accessory building housing only motor-driven vehicles, the property of and for the use of the occupants of the lot on which the private garage is located.

GARAGE, PUBLIC – A public building or structure where motor vehicles can be temporarily stored or parked for a fee.

GASOLINE SERVICES FACILITIES – An area of land, together with any structure thereon, used for the retail sale of motor fuel and lubricants and incidental services, such as the lubrication and hand washing of motor vehicles, and the sale, installation or minor repair of tires, batteries or other automobile accessories, but not including major repairs, such as spray painting; body, fender, clutch, transmission, differential, axle, spring and frame repairs; major overhauling of engine requiring removal therefrom of cylinder head or crankcase pan; repairs of radiator requiring removal thereof, complete recapping or re-treading of tires.

GROSS FLOOR AREA – The total area of all floors of a structure computed by using the outside walls of the unit, excluding any space where the floor-to-ceiling height is less than seven (7) feet and excluding all areas used for underground parking.

GROUP DAY CARE HOME – A facility in which area is provided for more than six (6) but less than twelve (12) children, at any one time, where the child care areas are being used as a family residence.

HEAVY MANUFACTURING – Any manufacturing not classified as light manufacturing. This definition includes animal slaughtering; curing and rendering of fats; chemical and steel production; and welding and burning.

HIGH TECHNOLOGY INDUSTRIES – A building or group of buildings devoted to the production or repair of electronic equipment.

HOME OCCUPATION – An accessory use of a service character, conducted within a dwelling by a resident(s) thereof. Such use shall clearly be secondary to the residential use of the dwelling and not in any way change the character of the dwelling. A home occupation must meet the following additional conditions:

- A. The occupation or activity, including the storage of materials, must be carried on wholly within the principal building.
- B. In addition to the resident(s) of the dwelling where the home occupation is located, only one (1) paid individual may be employed at said home occupation who is not a resident of the dwelling.

LANDFILL – A construction/demolition waste landfill or a municipal waste landfill as defined herein.

LANDFILL, CONSTRUCTION/DEMOLITION WASTE – A facility using land exclusively for the disposal of construction/demolition waste. The term includes land affected during the lifetime of the operations, including, but not limited to, areas where disposal activities actually occur, support facilities, borrow pits, offices, equipment sheds, air and water pollution control and treatment systems, access roads, associated on-site or contiguous collection, transportation and storage facilities, closure and post-closure care and maintenance activities and other activities in which the natural land surface has been disturbed as a result of or incidental to the operation of the facility.

LANDFILL, MUNICIPAL WASTE – A facility using land for disposing of municipal waste. The facility includes land affected during the lifetime operations including, but not limited to, areas where disposal or processing activities actually occur, support facilities, borrow areas, offices, equipment sheds, air and water pollution control and treatment systems, access roads, associated on-site and contiguous collection, transportation and storage facilities, closure and post-closure care and maintenance activities and other activities in which the natural land surface has been disturbed as a result of or incidental to operation of the facility. This term does not include a construction/demolition waste landfill.

LIGHT MANUFACTURING – The processing and assembly of certain materials and products where no process involved will produce noise, vibration, air pollution, fire hazard or noxious emission which will disturb or endanger neighboring properties. Light manufacturing includes the production of the following goods: home appliances; electronic instruments; office machines; precision instruments; electronic devices; timepieces; jewelry; optical goods; musical instruments; novelties; wood products; printed materials; lithographic plates; type composition; machine tools; dies and gages; ceramics; apparel; lightweight non-ferrous metal castings; film processing; light sheet metal products; plastic goods; pharmaceutical goods; and food products. This definition does not include animal slaughtering; curing and rendering of fats; chemical and steel production; and welding and burning.

LOADING SPACE – A space within the main building or on the same lot therewith providing for the standing, loading or unloading of vehicles.

LOT, CORNER – A lot at the junction of two (2) or more intersecting streets and having frontage on two (2) or more such streets.

LOT COVERAGE – That percentage of the lot covered by the principal and accessory buildings.

LOT, DEPTH OF – The horizontal distance between the front lot line and the rear lot line, measured midway between the side lot lines.

LOT, INTERIOR – A lot other than a corner lot or a through lot.

MOTEL – A building in which lodging is provided and offered to the transient public for compensation and in which egress and ingress to and from rooms may be made either through an inside lobby or office supervised by a person in charge at all times or directly from the exterior.

OFFICE – Any building or portion thereof, devoted to office purposes, of which no part is used for manufacturing, retail trade or dwelling other than a sleeping quarter for a watchman or custodian. A major office is considered an office building in excess of 10,000 square feet of gross floor area.

ONE-HUNDRED YEAR FLOOD – A flood that, on the average, is likely to occur every hundred years and has a one percent (1%) chance of occurring each year, although the flood may occur in any year.

OVERLAY ZONE – A special zoning district with a set of requirements that are described in the Ordinance text, is mapped, and is imposed in addition to those of the underlying district.

PARKING SPACE – An off-street parking area available for the parking of one (1) motor vehicle and having passageways and driveways appurtenant thereto and giving access thereto and having a direct access to a street or alley.

PAVING – Concrete or bituminous wearing surfaces with appropriate base consistent with sound engineering practices. "Paving" shall not include tar and chip and other similar practices.

PERSONAL CARE BOARDING HOME – A State licensed residential facility for adults in which food, shelter and personal assistance or supervision are provided for a period exceeding forty-eight (48) consecutive hours and for three (3) or more adults who are not relatives of the operator, and who require assistance or supervision in such matters as dressing, bathing, diet or medication prescribed for self-administration. Residents shall consist primarily of elderly people defined as fifty-five (55) years of age or older. Residency shall be limited to those persons who need such assistance due to physical disability resulting from old age, injuries, or illness not caused by alcohol or drug dependency, but do not require hospitalization or care in a skilled or intermediate nursing care facility.

PLACE OF WORSHIP – A building or group of buildings including customary accessory buildings designated or intended for public worship within the confines of a building(s).

PLANNED OFFICE AND RESEARCH PARK – A parcel of ground developed for offices and research facilities.

PLANNING COMMISSION – The Planning Commission of the Borough of Seven Fields.

PRIVATE RECREATION DEVELOPMENT – A facility which provides for active recreation for an established fee to the public or private membership. Included are tennis courts, playgrounds, swimming pools, golf driving ranges and similar facilities.

SEMIPUBLIC USES — Churches, Sunday schools, synagogues, parochial schools, private schools, parsonages, colleges and other similar institutions of an educational, religious, charitable or philanthropic nature.

SEXUAL ENCOUNTER OR MEDITATION CENTER — Any business, agency or person who, for any form of consideration or gratuity, provides a place where two or more persons, not all members of the same family, may congregate, assemble or associate for the purpose of engaging in specified sexual activities or exposing specified anatomical areas as defined herein.

SIGN — Any surface, fabric or device bearing lettered, pictorial, sculptured or other matter designed to convey information visually and exposed to public view; any structure designed to carry the above visual information; any structure or device designed or installed principally to direct or attract attention, except traffic signs or devices.

SIGN AREA — That portion of a sign designed to include the graphics and lettering.

SIGN, BUSINESS IDENTIFICATION — A sign whose purpose is to attract attention to a business establishment or its wares including decorative and ornamental signs or those bearing script except for informational signs.

SIGN, DIRECTIONAL — A sign, located on premises, providing information of traffic circulation pattern within a parking facility.

SIGN, FREE STANDING — Any sign not attached or part of any building, but separate and permanently affixed by any other means, in or upon the ground including without, limitations, pole signs, pylon signs and wall type signs.

SIGN, PRICING AND INFORMATIONAL — A sign permanently fixed and located on premises providing a description of prices and services at that location. Included are menu boards, price listings and similar signs.

SPECIFIED ANATOMICAL AREAS — Shall mean:

- A. Areas of the human body that are less than completely opaquely covered and limited to:
 - 1. Human genitals or pubic region;
 - 2. Buttock; and
 - 3. Female breast below a point immediately above the top of the areola; or
- B. Human male genitals in a discernibly turgid state, even if complete and opaquely covered.

SPECIFIED SEXUAL ACTIVITIES — Shall mean:

- A. Acts of human masturbation, sexual intercourse or sodomy;
- B. Fondling or other erotic touching of the human genitals, pubic region, buttock or female breasts; or
- C. Human genitals in a state of sexual stimulation or arousal.

ARTICLE III
PROVISIONS GOVERNING RESIDENTIAL DISTRICTS

- 301 R-1 RURAL RESIDENTIAL DISTRICT
- 302 R-2 SUBURBAN RESIDENTIAL DISTRICT
- 303 R-3 VILLAGE RESIDENTIAL DISTRICT
- 304 R-4 HIGH DENSITY RESIDENTIAL DISTRICT

301 R-1 RURAL RESIDENTIAL DISTRICT

A. Purpose:

The purpose of the R-1 District is to provide for agricultural uses and large lot, low density residential use.

B. Uses:

1. Permitted Uses:

The following uses are permitted in the R-1 District:

- a. Single Family Dwellings
- b. Essential Services
- c. Public Parks and Playgrounds
- d. Accessory Uses

2. Conditional Uses:

The following uses are permitted in the R-1 District as conditional uses:

- a. Private Recreation Development
- b. Cemetery
- c. Agricultural Uses
- d. Personal Care Boarding Home
- e. Community Residential Facility, Minor
- f. Individual Mobile Home
- g. Family Day Care Home
- h. Group Day Care Home

3. Planned Residential development (PRD):

The following uses are permitted in the R-1 Districts under the provisions of a Planned Residential Development:

- a. Single family dwelling, excluding mobile homes.

C. Dimensional Standards:

1. Lot area:

302 R-2 SUBURBAN RESIDENTIAL DISTRICT

A. Purpose:

The purpose of the R-2 District is to provide for low to medium density residential development.

B. Uses:

1. Permitted Uses:

The following uses are permitted in the R-2 District:

- a. Single-Family Dwelling
- b. Two-Family Dwellings
- c. Essential Services
- d. Public Parks and Playgrounds
- e. Public and Private Schools
- f. Accessory Uses

2. Conditional Uses:

The following uses are permitted in the R-2 District as conditional uses:

- a. Agricultural Uses
- b. Personal Care Boarding Home
- c. Community Residential Development, Minor
- d. Community Residential Development, Major
- e. Family Day Care Home
- f. Group Day Care Home

3. Planned Residential Development:

The following uses are permitted in the R-2 District under the provisions of a Planned Residential Development:

- a. Single-family dwellings, excluding mobile homes

C. Dimensional Standards:

1. Lot area:

The minimum lot area for every dwelling unit hereafter erected or altered shall be as follows:

- a. Single-family or two-family dwellings: 10,890 sq. ft. (1/4 acre).
- b. Conditional and PRD uses: as specified for each such use.

B. Uses:

1. Permitted Uses:

The following uses are permitted in the R-3 District:

- a. Single-Family Dwelling
- b. Two-Family Dwelling
- c. Essential Service
- d. Accessory Uses
- e. Townhouses at a maximum density of eight (8) units per acre
- f. Parks

2. Conditional Uses:

The following uses are permitted in the R-3 District as conditional uses:

- a. Same as the R-2 District.

3. Planned Residential Development:

The following uses are permitted in R-3 District under the provisions of a Planned Residential Development:

- a. Single-Family dwelling, excluding mobile homes.
- b. Townhouses, in such proportion that no more than twenty percent (20%) of the buildings shall have eight (8) units per building; nor more than forty percent (40%) of the buildings shall have six (6) units per building; and the remaining buildings (40% or more) shall have four (4) units per building.
- c. Low Rise or Garden Apartments.

C. Dimensional Standards:

1. Lot Area:

The minimum lot area for every dwelling hereafter erected or altered shall be as follows:

- a. Single-family or two-family dwellings; 8,700 sq. ft. (1/5 acre).
- b. Conditional and PRD Uses: as specified for each such use.

2. Lot Width:

The minimum lot width at the building line for any lot shall be as follows:

- a. Single-family and two-family dwellings: 65 feet
- b. Conditional and PRD Uses: as specified for each such use.

5. **Impervious Surface Coverage:**

The maximum impervious surface coverage shall not exceed thirty-five percent (35%) of the lot area for any lot in a subdivision proposed for single-family or two-family dwellings. There shall be no maximum impervious surface coverage requirement for lots containing townhouses or garden apartments.

6. **Proportion of Townhouse Dwelling Types:**

Townhouse dwellings shall be varied in such proportion that no more than twenty percent (20%) of the buildings shall have seven (7) or eight (8) units per building; no more than forty percent (40%) shall have five (5) or six (6) units per building; and the remainder (40% or more) shall have three (3) or four (4) units per building.

304 R-4 HIGH DENSITY RESIDENTIAL DISTRICT

A. **Purpose:**

The purpose of the R-4 District is to provide for high density residential development.

B. **Uses:**

1. **Permitted Uses:**

- a. **Essential Service**
- b. **Accessory Uses**
- c. **Single-Family Dwelling**
- d. **Two-Family Dwelling**
- e. **Multiple-Family Dwellings at a maximum density of fifteen (15) units per acre**
- f. **Recreational facilities to serve the residents of a development**

2. **Planned Residential Development:**

The following uses are permitted in the R-4 District under the provisions of a Planned Residential Development in the R-4 District, as stated in Article VII of this Ordinance.

- a. **Single-family dwelling, excluding mobile homes.**
- b. **Townhouses, in such proportion that no more than twenty percent (20%) of the buildings shall have eight (8) units per building; no more than forty percent (40%) of the buildings shall have six (6) units per building; and the remaining buildings (40% or more) shall have four (4) units per building.**
- c. **Low Rise or Garden Apartments.**

Side, abutting a street: 20 feet.

Rear: 35 feet.

5. **Impervious Surface Coverage:**

The maximum impervious surface coverage shall not exceed thirty-five percent (35%) of the lot area for any lot in a subdivision proposed for single-family or two-family dwellings. There shall be no maximum impervious surface coverage requirement for lots containing townhouses or garden apartments.

6. **Proportion of Townhouse Dwelling Types**

Townhouse dwellings shall be varied in such proportion that no more than twenty percent (20%) of the buildings shall have seven (7) or eight (8) units per building; no more than forty percent (40%) shall have five (5) or six (6) units per building; and the remainder (40% or more) shall have three (3) or four (4) units per building.

2. Conditional Uses:

The following conditional uses may be established for the PEDD District pursuant to the standards and review process specified for Planned Residential Developments in Section 706 of this Ordinance.

- a. Planned Office and Research Parks
- b. Hotels and Motels
- c. Apartments
- d. Apartments with Offices
- e. Clinical laboratories, drug and alcohol treatment facilities and also facilities for the performance of abortions—These facilities are to be located no closer than 500 feet to the boundaries of a residential district.

3. Accessory Uses:

The following uses are permitted in the PEDD District as accessory uses:

- a. Uses and structures customarily accessory and incidental to a principal use unless prohibited or restricted elsewhere in this Section.
- b. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of the construction work.
- c. Retail uses and restaurants within a nonresidential building where the total floor area designated for retail and restaurant usage does not exceed twenty-five percent (25%) of the total gross floor area of the building.
- d. Day Care facilities when part of a nonresidential building.
- e. Recreational facilities such as swimming pools, saunas, game rooms, walkways, bicycle paths and similar uses when provided in association with a principal use within the same development.
- f. Parking and loading structures.

4. Prohibited Uses:

The following uses are, without limitations, prohibited in the PEDD District:

- a. Warehouses except where accessory to a principal use and not occupying more than thirty-five percent (35%) of the total gross floor area of the building.
- b. Trucking Terminals
- c. Heavy manufacturing or fabrication

2. **Landscaping:**

- a. **Front Yard:** A minimum of fifty percent (50%) of the front yard area is to be landscaped with grass, trees, shrubs or other appropriate live planting, and maintained as a green area.
- b. **Side Yard:** A minimum of ten percent (10%) of the side lot area areas in combination are to be landscaped with grass, trees, shrubs or other appropriate live planting, and maintained as a grass area.
- c. **Rear Yard:** All unpaved areas shall be landscaped with a minimum of an appropriate ground cover.

3. **Construction Materials:**

No building shall be erected in any commercial district whether main or access or which has any part of its exposed exterior wall surface composed on concrete block or cinder block except as herein set forth. Exposed exterior surfaces on any such building shall be composed of the following materials only, unless additional materials are reviewed and approved by the Borough's Planning Commission to be of equal or superior quality and aesthetic character when used under the circumstances proposed. Brick, stone, glass, marble, wood (only as approved by the Planning Commission), metal (only as approved by the Planning Commission) and architecturally aced concrete block (only as approved by the Planning Commission).

4. **Waste Areas:**

All trash areas and dumpsters must be screened from view of any public street. Screening plans must be approved by Council.

5. **Other Requirements:**

All other general development requirements including, but not limited to, parking, signage and storm water detention, specified elsewhere in this Ordinance must be met.

402 B-1 VILLAGE CENTER DISTRICT

A. **Purpose:**

The purpose of the B-1 District is to provide a municipal services center and pedestrian oriented shopping area within the Borough, provide opportunities for housing for the elderly, and ensure that all establishments provide adequate off-street parking.

B. **District Size:**

The minimum size for a B-1 District is ten (10) acres.

C. **Uses:**

1. **Permitted Uses:**

E. Minimum Lot Size:

None required.

F. Minimum Lot Width:

None required.

G. Maximum Building Height:

Thirty-five (35) feet; sixty (60) feet as a conditional use.

H. Buffer Adjoining Residential Use or Zoning Classification:

Five (5) feet for each ten (10) feet of building height; minimum twenty (20) feet.

I. Special Development Standards:

In the B-1 District, the following standards shall apply to all uses:

1. Sidewalks:

Sidewalks, a minimum of six (6) feet in width, shall be provided along all public streets and shall be constructed in accordance with Borough specifications.

2. Street Trees:

Street trees shall be installed within the rights-of-way of all public streets grouped or spaced so that there is a minimum of one (1) tree for every twenty-five (25) feet of street frontage. Street trees shall be installed in accordance with Borough specifications.

3. Off-street Parking:

Off-street parking shall be provided for each use according to the schedule of off-street parking in Section 905-A of this Ordinance either on the same lot as the main building, or within a readily accessible private parking garage or lot.

4. Landscaping of Off-street Parking Areas:

Off-street parking areas shall be landscaped in accordance with the requirements of Section 902-L of this Ordinance.

5. Landscaping:

Where existing topography or other natural features contribute to the design of a development, they shall be preserved and emphasized by appropriate plantings.

Where building coverage limits the area available for landscaping, the use of planters and landscaped islands within paved areas is encouraged.

In locations where plants will be susceptible to injury by pedestrian or vehicular traffic, they shall be protected by appropriate curbs, tree guards or other devices.

11. **Mechanical Equipment and Utilities:**

Mechanical equipment or other utility hardware on roof, ground or building shall be screened from public view with materials harmonious with the building.

403 B-2 CONVENIENCE COMMERCIAL DISTRICT

A. Purpose:

The purpose of the B-2 District is to provide convenience shopping and services within a reasonable distance of all residents on properties which are located on major arterial streets near residential development and which are of sufficient size to provide an integrated, coordinated and attractive convenience commercial service center.

B. District Size:

The minimum size for a B-2 District is four (4) acres.

C. Uses:

1. Permitted Uses:

The following uses are permitted in the B-2 District:

- a. Convenience Store
- b. Restaurant
- c. Minor Auto Repair
- d. Gasoline Service
- e. Minor Retail Business Establishments
- f. Minor Offices and Banks
- g. Fitness Centers

The following uses are permitted in the B-2 District South of Route 228:

- h. Convenience Store
- i. Restaurant
- j. Minor Auto Repair
- k. Gasoline Service
- l. Minor Retail Business Establishments
- m. Minor Offices and Banks
- n. Adult Book Stores

2. Conditional Uses:

- a. ~~None~~ DAY CARE CENTERS

3. Accessory Uses:

The following uses are permitted in the B-2 District as accessory uses:

- a. Same as required or permitted in the PEDD District.

ARTICLE V
PROVISIONS GOVERNING CONSERVATION DISTRICT

501 C-1 CONSERVATION DISTRICT

A. Purpose:

The purpose of the C-1 District is to protect environmentally sensitive areas and to preserve areas designated as parks.

B. District Size:

The minimum size for a C-1 District is two and one-half (2-1/2) acres.

C. Uses:

1. Permitted Uses:

The following uses are permitted in the C-1 District:

- a. Public Parks and Buildings
- b. Essential Services

2. Conditional Uses:

The following uses are permitted in the C-1 District as conditional uses:

- a. Agriculture

3. Accessory Uses:

The following uses are permitted in the C-1 District as accessory uses:

- a. Uses and structures customarily accessory and incidental to a principal use unless prohibited or restricted elsewhere in this Section.
- b. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of the construction work.
- c. Parking and loading structures.

D. Dimensional Standards:

1. Setbacks:

The following minimum setbacks are required:

Front: 50 feet

Side, interior lots: 25 feet

Side, abutting streets: same as front

Rear: 25 feet

ARTICLE VI
PROVISIONS GOVERNING OVERLAY DISTRICTS

- 601 FLOOD PLAIN AND FLOOD WAY DISTRICT
602 MOBILE HOME PARK DISTRICT

601 FLOOD PLAIN AND FLOODWAY DISTRICT

A. Establishment of Districts:

The Zoning Map is amended by inclusion of the following overlay districts:

1. Floodway (FW)
2. Floodway Fringe (FW)
3. General Floodplain Plain Area (FF).

The boundaries of these districts shall coincide with the flood boundary and floodway shown on the Flood Insurance Rate Map (FIRM) effective April 1, 1982, as prepared by the Federal Emergency Management Agency. No change in the boundaries of these districts shall be made unless approved by the properly designated federal agency which administers floodplain regulations. Furthermore, these zones shall be the same as those used under the administration of any Borough of Seven Fields Floodplain Ordinance.

B. Regulations:

1. All regulations established by any Borough of Seven Fields Floodplain Ordinance are hereby adopted as the regulations for this District. All other zoning regulations in effect for the underlying District shall also be applicable. In the case the overlay and underlying regulations conflict, the most restrictive of the regulations shall apply.
2. Any definitions specified in any Borough of Seven Fields Floodplain Ordinance shall apply in the administration of the flood plain district regulations and shall govern in the case of a conflict with any other definitions in this Ordinance.

602 MOBILE HOME PARK DISTRICT

A. Establishment of District:

The Zoning Map shall include a Mobile Home Park District.

B. Purpose:

The purpose of this overlay district is to provide for the orderly development of Mobile Home Parks in the Borough.

ARTICLE VII

PLANNED RESIDENTIAL DEVELOPMENT (PRD)

- 701 GENERAL PROVISIONS
- 702 ELIBILITY REQUIREMENTS
- 703 PERMITTED USES
- 704 DESIGN STANDARDS
- 705 STANDARDS FOR LOCATION AND MAINTENANCE OF COMMON OPEN AREA
- 706 APPLICATION PROCESS
- 707 COMPLETION OF IMPROVEMENT GUARANTEE

701 GENERAL PROVISIONS

A. Purposes:

This Article is enacted to:

1. Promote utilization of land not conducive to development on a lot by lot basis;
2. Encourage innovation in residential development in accordance with the changing technology of land development;
3. Promote flexibility in design and permit planned diversification in the location of structures;
4. Promote the efficient use of land to facilitate a more economic arrangement of buildings, circulation systems, land uses and utilities;
5. Preserve, to the greatest extent possible, the existing landscape features and amenities and to utilize such features in a harmonious fashion;
6. Provide for more usable and suitable located recreation facilities and other public and common facilities than would otherwise be provided under conventional land development procedures;
7. Combine and coordinate architectural styles, building forms and building relationships within the Planned Residential Development; and
8. Insure a quality of construction commensurate with other development in the Borough.

B. Coordination:

1. The Planned Residential Development (PRD) provisions of this Ordinance shall be administered by the Borough Council which shall review all applications on the basis of the specified standards, conditions, regulations and procedures. The Borough Council shall conduct public hearings and have final authority to approve, modify, or disapprove development plans.
2. The developer shall obtain required approvals for Planned Residential Development projects by a two-step process which shall consist of the following:

704 DESIGN STANDARDS

A. Density:

1. Residential:

- a. The maximum allowable gross residential density shall conform to the density permitted in the underlying zoning district in which the PRD site is located. These densities are repeated in the following table.

<u>Zoning District</u>	<u>Density</u>
R-1	2 units/acre *
R-2	4.0 units/acre *
R-3	7.0 units/acre *
R-4	15.0 units/acre *

*Density may be increased in accordance with the density bonus provisions stated in Section 704(B) of this Ordinance.

2. Commercial:

- a. No commercial development shall be permitted except when a PRD site exceeds fifty (50) acres and until over fifty percent (50%) of the site is occupied or more than one-hundred (100) units are occupied, whichever occurs first.
- b. The maximum amount of commercial development shall not exceed one-thousand (1,000) square feet of gross floor area for every fifty (50) residential dwelling units proposed.

3. Common Open Space:

- a. Common open space shall comprise at least twenty-five percent (25%) of the gross site area of the total site of the PRD.
- b. Of the required open space area, not more than thirty percent (30%) may be designed to be covered by water.
- c. All common areas shall be reserved as permanent open space, except where structures are required to fulfill the educational, cultural, recreational or civil pursuits of the residents of the PRD.
- d. Recreational facilities or structures and their accessory uses located in common open space areas shall be considered improved open space as long as the facilities are appropriate to the natural setting and the total impervious surface area constitutes no more than five percent (5%) of the total common open space.

2. All dwelling units shall be sited so as to enhance privacy and to insure natural light for all principal rooms.
3. Variations in setbacks shall be provided where necessary to create a more pleasing site design. A minimum variation of five (5) feet in setback from a line drawn parallel to the cartway from the front of the building is required when more than two (2) buildings are the same distance from any street or off-street area used for parking of vehicles of occupants or visitors of more than one (1) dwelling.
4. The minimum distance between buildings shall be as prescribed in the following table:

	<u>Townhouse</u>	<u>Low Rise/Garden Apt.</u>
Townhouse	30	35
Low Rise/Garden Apt.	35	40

5. Dwelling units and other facilities near the periphery of the PRD shall be designed so as to be harmonious with contiguous neighboring areas.
6. No structure shall be within twenty-five (25) feet of the cartway of a private street or within ten (10) feet of any off-street area used for parking of vehicles of occupants or visitors of more than one (1) dwelling.
7. No structure, except single family detached houses, shall be closer than fifty (50) feet from the property lines at the perimeter of the PRD (including the front property line). A planting strip of at least twenty (20) feet shall be provided along all property lines at the perimeter of the development where necessary to protect the privacy of neighboring areas. Single family detached houses shall be at least thirty-five (35) feet from the perimeter boundary of the PRD site.

F. Traffic Circulation:

1. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Local streets within the PRD shall not connect to streets outside the development in such a way to encourage their use by through traffic.
2. Planned Residential Developments will be so located with regard to major thoroughfares and use outside the PRD so that traffic congestion will not be created by the proposed development or will be obviated by presently projected improvements off-site, and that uses adjacent to such thoroughfares will not be adversely affected. The developer of a PRD may be required to pay for all or a portion of the cost of off site traffic improvements which are required in part to the development of the PRD.
3. Pedestrian circulation systems and related walkways shall be isolated completely and as reasonably as possible from the vehicular street system in order to provide separation of pedestrian and vehicular movement. This

c. **Low Rise or Garden Apartments:** Twenty-four (24) units per building in any District.

2. The maximum length of residential buildings shall not exceed one-hundred-fifty (150) feet for townhouse buildings or two-hundred (200) feet for garden apartment buildings.
3. The maximum height for single family detached dwellings and townhouses shall be thirty-five (35) feet. The maximum height of garden apartments shall be forty-five (45) feet. Accessory structures to residential buildings shall not exceed twenty (20) feet in height.

L. Staged Development:

A developer may construct a PRD in stages if the following criteria are met:

1. The application for tentative approval covers the entire PRD and shows the location and approximate time of construction for each stage.
2. At least twenty percent (20%) of the dwelling units in the PRD given tentative approval are included in the first stage.
3. At least fifty percent (50%) of the dwelling units in any stage are occupied before any commercial development shown in that stage can be occupied.
4. The second and subsequent stages shall be consistent with the tentatively approved plan. In no event shall the second or any subsequent stages contain less than twenty percent (20%) of the dwelling units receiving tentative approval.
5. Gross residential density may be varied from stage to stage. However, final approval shall not be given to any stage if the net density of the area which includes stages already finally approved and the stage for which final approval is being sought exceeds, by more than ten percent (10%), the gross density allowed for the entire PRD in the tentatively approved plan. Where it is necessary to allocate open space to early stages to avoid exceeding the maximum gross residential density, the developer will be required to establish said open space in the manner prescribed in the tentative approval.

705 STANDARDS FOR LOCATION AND MAINTENANCE OF COMMON OPEN SPACE

A. Location of Common Open Space:

The location of common open space is delineated south of Route 228 by the land area designated on the Borough's Zoning Map as C-1 — Conservation Districts. Therefore, the distribution of common open space in PRDs south of Route 228 is limited by the location of the C-1 districts and their accessibility to the proposed PRDs.

5. The members of the organization shall share equitably the costs of maintaining and developing common open space, in accordance with procedures established by them.
6. The organization shall have or hire adequate staff to administer common facilities and maintain common open space.
7. The organization shall not be dissolved nor shall it dispose of the common open space by sale or otherwise, except to another organization conceived and established to own and maintain the common open space, without first offering to dedicate the same to the public.
8. In the event that the organization established to own and maintain a common open space or any successor organization, shall at any time after establishment of the homeowner's association fail to maintain the common open space in reasonable order and condition in accordance with the development plan, the Borough may serve written notice and may take the necessary actions to correct the deficiencies and assess the cost incurred in accordance with Article VII of the Municipalities Planning Code.

706 APPLICATION PROCEDURES

A. Application for Tentative Approval:

1. The application for tentative approval shall be filed by or on behalf of the landowner with the Zoning Officer. The application for tentative approval shall be filed by the landowner in such form, upon the payment of such fee as specified by resolution of the Borough Council. A completed application shall be deemed to be accepted when all required documentation has been filed with the Borough and all fees required herein are paid. The applicant shall be responsible for the cost of review by the Borough Engineer, Borough Solicitor, Borough staff and any outside consultant whose expertise may be required.
2. The application for tentative approval shall include documentation illustrating compliance with all of the standards for PRD as set forth in this Article, and, where necessary, the Borough Council shall order such additional documentation as they may deem necessary to aid them in their review. Ten (10) copies of all information required for tentative approval, including the application, shall be submitted to the Zoning Officer fourteen (14) days prior to the next scheduled Borough Council meeting. A completed application shall be deemed to be accepted when all required documentation has been filed with the Borough and all fees required herein are paid.
3. Required documentation shall include, but is not limited to the following:
 - a. A legal description of the total site proposed for development including the names and addresses of present owners and the names and addresses of all owners of adjacent property;

Planning Commission is required to review and report to the Borough within thirty (30) days or else forfeit the right to review.

B. Public Hearing:

1. Within sixty (60) days after the filing of an application for tentative approval of a PRD pursuant to this Article, a public hearing pursuant to public notice on said application shall be held by the Borough Council.
 - a. Written notice shall be given to the applicant, the Zoning Officer and such other persons as the governing body shall designate and any person who has made timely request for the same. Written notice stating the time and place of the hearing and the particular nature of the matter to be considered at the hearing shall be distributed to the above parties not less than thirty (30) days nor less than seven (7) days from the date of the hearing. In addition, written notice of said hearing shall be conspicuously posted on the affected tract of land at least one (1) week prior to the hearing.
 - b. The parties to the hearing shall be the Borough, any person affected by the application who has made timely appearance of record before the Board, and any other person including civic or community organizations permitted to appear by Council. Council may require all persons who wish to be considered parties enter appearances in writing on forms provided by Council for that purpose.
 - c. The President of Council, or, in his absence, the acting Vice-President of Council or its designated agency may conduct the hearing, administer oaths and issue subpoenas to compel the attendance of witnesses and the production of relevant documents and papers, including witnesses and documents required by the parties.
 - d. All parties shall have the right to be represented by counsel and shall be afforded the opportunity to respond and present evidence and argument and cross-examine adverse witnesses on all relevant issues. All testimony by witnesses at any hearing shall be given under oath.
 - e. Formal rules of evidence shall not apply, but irrelevant, immaterial, or unduly repetitious evidence may be excluded.
2. A stenographic record of the hearing shall be made by the Borough Council. The appearance fee for the stenographer shall be shared equally by the applicant and the Council. The cost of the original transcript shall be paid by the person requesting it and the cost of additional copies shall be borne by the party(ies) requesting such copies. All exhibits accepted in evidence shall be identified and duly preserved or, if not accepted in

- a. In those respects in which the development plan is or is not consistent with the comprehensive plan for the development of the Borough;
 - b. The extent to which the development plan departs from zoning and subdivision regulations otherwise applicable to the subject property, including, but not limited to, density, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest;
 - c. The purpose, location and amount of the common open space in the PRD, the reliability of the proposal for maintenance and conservation of the common open space, and the adequacy or inadequacy of the amount and purpose of the common open space as related to the proposed density and type of residential development;
 - d. The physical design of the development plan and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment;
 - e. The relationship, beneficial or adverse, of the proposed PRD to the neighborhood in which it is proposed to be established; and
 - f. In the case of a development plan which proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public and of the residents of the PRD in the integrity of the development plan.
3. In the event a development plan is granted tentative approval, with or without conditions, the Borough Council may set forth in the official written communication the time within which an application for final approval of the development plan shall be filed or, in the case of a development plan which provides for the development over a period of years, the periods of time within which applications for final approval of each part thereof shall be filed. Except upon the consent of the landowner, the time so established between grant of tentative approval and an application for final approval shall not be less than three (3) months, and in case of developments over a period of years, the time between applications for final approval of each part of a plans hall be not less than twelve (12) months.

D. Status of Plan After Tentative Approval:

1. The official written communication provided for in this Article shall be certified by the Borough Secretary and shall be filed in his office, and a certified copy shall be mailed to the landowner. Where tentative approval has been granted, the same shall be noted on the Zoning Map.

- c. Drawings of any variations in plans as submitted for tentative approval.
 - d. Any other documentation determined necessary for review and approval of the final application.
3. In the event the application for final approval has been filed, together with all drawings, specifications and other documents in support thereof, and as required by this Ordinance and the official written communication of tentative approval, the Borough shall, within forty-five (45) days of filing, grant such plan final approval.
4. In the event the development plan, as submitted, contains variations from the development plan given tentative approval, the Borough Council may refuse to grant final approval and shall, within forty-five (45) days from the filing of the application for final approval, so advise the landowner in writing of said refusal, setting forth in said notice the reasons why one or more of said variations are not in the public interest. In the event of such refusal, the landowner may either:
- a. Re-file his application for final approval without the variations objected, or
 - b. File a written request with the Borough Council that it hold a public hearing on his application for final approval.

If the landowner wishes to take either such alternate action he may do so at any time within which he shall be entitled to apply for final approval, or within thirty (30) additional days if the time for applying for final approval shall have already passed at the time when the landowner was advised that the development plan was not in substantial compliance. In the event the landowner shall fail to take either of these alternative actions within said time, he shall be deemed to have abandoned the development plan.

Any such public hearing shall be held pursuant to public notice within thirty (30) days after request for the hearing is made by the landowner, and the hearing shall be conducted in the manner prescribed in this Article for public hearings on applications for tentative approval. Within thirty (30) days after the conclusion of the hearing, the Borough Council shall by official written communication either grant final approval to the development plan or deny final approval. The grant or denial of final approval of the development plan shall, in cases arising under this Section, be in the form and contain the findings required for an application for tentative approval.

5. A development plan, or any part thereof, which has been given final approval shall be so certified without delay by the Borough Council and shall be filed of record forthwith in the Office of the Butler County Recorder of Deeds before any development shall take place in accordance therewith. Upon the filing of record of the development plan, the zoning

**Borough of Seven Fields
Butler County, Pennsylvania**

Ordinance #32
(Amended November 8, 1999)

ARTICLE VIII

SIGN REGULATIONS

- 800 PURPOSE**
- 801 DEFINITIONS**
- 802 GENERAL PROVISIONS**
- 803 SIGNS IN RESIDENTIAL AND CONSERVATION DISTRICTS (R-1, R-2, R-3, R-4, C-1)**
- 804 SIGNS IN COMMERCIAL DISTRICTS (PEDD, B-2)**
- 805 SIGNS IN VILLAGE CENTER DISTRICT (B-1)**
- 806 PROHIBITED SIGNS**
- 807 PERMITS, INSPECTIONS, MAINTENANCE, PROCEEDINGS AND PENALTIES**

800 PURPOSE

This sign ordinance creates a uniform legal framework to control signs in the Borough to facilitate a convenient, pleasant and efficient means of communication while avoiding visual clutter that is potentially detrimental to traffic and pedestrian safety, property values, business opportunities, and community appearance. The Ordinance permits such signs that will not, by their reason, size, location, construction, or manner of display, obstruct the vision necessary for traffic safety or otherwise endanger public health, safety and morals. This Ordinance permits and regulates signs that support and complement land use goals set forth by the Borough and its ordinances, specifically:

- A. To encourage the effective use of signs for identification and communication.**
- B. To maintain and enhance the aesthetic environment of the Borough.**
- C. To enhance the ability to attract sources of economic development and growth.**
- D. To enhance pedestrian and vehicular safety.**
- E. To minimize adverse effect of signs on nearby public and private property.**
- F. To facilitate the fair and consistent enforcement of these sign regulations.**
- G. To promote and protect the public health, safety, morals and general welfare of the Borough.**
- H. To preserve the wholesome and attractive character of the Borough.**
- I. To promote the tasteful, progressive design of signs that are complementary to the buildings they serve.**
- J. To prohibit the erection of signs in such number, sizes, designs and locations that shall create a hazard to pedestrians and vehicular traffic.**
- K. To avoid excessive competition for large and multiple signs so that permitted signs provide adequate identification and direction while minimizing clutter, unsightliness and confusion.**

802 GENERAL PROVISIONS

The following general provisions apply to signs in all districts on Seven Fields Borough:

- A. A sign permit, approved by the Planning Commission and issued by the Zoning Officer, is required prior to erection or alteration of any sign of any size, except for temporary real estate "For Sale" signs, political campaign signs, signs promoting community events sponsored by the Borough and any other sign specified as exempt in this Ordinance.
- B. The Borough of Seven Fields reserves the right to remove, at the owner's expense, any sign placed or located in any public right-of-way, any sign that does not conform to this ordinance, or any sign erected or altered in any way without a sign permit approved by the Planning Commission and issued by the Zoning Officer.
- C. All sign dimensions stated in this ordinance refer to the dimensions of one side of any sign. Any sign permitted by this ordinance shall be construed to permit a two-sided sign. Each face of a two-sided sign shall not exceed the maximum size permitted for that particular sign.
- D. Freestanding signs shall be designed and anchored to withstand a steady horizontal wind pressure of at least eighty (80) miles per hour regardless of the direction of air movement. No loads except those of the sign itself plus normal snow and ice loads shall be placed on the supports of the sign. The height of monument signs shall be measured from the average grade at the sign to the top of the sign. Monument signs shall not overhang sidewalks. Electric service to freestanding signs shall be underground.
- E. Wall signs shall not extend beyond the edge or top of any wall or other building surface to which they are mounted and shall project no more than six (6) inches from the wall, shall be at least eight (8) feet from the bottom of the sign to the grade level immediately below and shall not interfere with pedestrian and vehicular traffic in any way.
- F. Marquee signs are permitted on theaters, playhouses, cineplexes, and public or private clubs.
- G. Canopies and awnings may be permanently or temporarily attached to a wall. The bottom of the canopy or awning may not be less than eight (8) feet from grade or sidewalk and may extend to the farthest edge of the sidewalk.
- H. Signs shall not be painted on the foundation, exterior walls or roof of any building.
- I. No signs shall be located on the roof of the building, nor shall the supports for any sign extend above the cornice of the building.
- J. Signs shall not emit any noise, flash, oscillate, revolve or have movement in any manner.
- K. Signs shall not obstruct the sight distance of a motorist at a street intersection by placement and location within twenty-five (25) feet of the intersection radii.
- L. A sign's design, color, location or illumination shall not impair, cause glare, distraction, confusion or nuisance to traffic or other properties.
- M. Lighted signs that identify public or semi-public institutions are permitted in a conservation zoning district, provided such lighting is from an indirect, hidden source.

including that between sections or modules, in the computation of the sign area.

3. For, multi-sided or three dimensional signs, compute the sign surface area by including the total of all sides designed to attract attention or communicate information visible at any one time from one vantage point.
4. Calculate the surface area of a double-faced sign constructed in the form of a "V" by using the area of only one side of such sign (the larger side if there is a size difference), so long as the angle of "V" does not exceed thirty (30) degrees, and at no point does the distance between the backs of such sides exceed five (5) feet.

V. Contractor's Signs

1. One (1) contractor's sign per site is allowed during the period of construction. A maximum of eight (8) square feet is allowed. Such sign shall be removed within seven (7) days of the completion of construction.

W. Hunting Signs:

Hunting signs may be posted as permitted by state law.

X. Election and Political Campaign Signs:

1. Election and political campaign signs are permitted on private property with the owner's permission. A maximum of four (4) political signs are permitted on a residential lot, and a maximum of two (2) are permitted on a non-residential lot.
2. Two (2) signs per candidate are permitted on public property on SR 228. Said signs must be separated by at least two thousand (2,000) linear feet. These signs require a permit issued by the Planning Commission accompanied by a One Hundred Dollar (\$100) security deposit. Failure to remove the signs according to this Ordinance will result in forfeiture of the security deposit.
3. Election or political campaign signs shall have a maximum area of twelve (12) square feet. Such signs shall be erected no sooner than thirty (30) days prior to the election or political campaign and shall be removed within seven (7) days following the election or conclusion of the political campaign.
4. Election and Political Campaign Signs that do not comply with this Ordinance shall be removed by the Borough at the candidate's expense.

Y. Signs for Borough-Sponsored Events and Meetings

1. Signs erected by the Borough to publicize community events, public meetings, etc. shall be permitted and shall be exempt from the permit process.

Z. Holiday decorations are permitted and do not require a permit. However, they must be removed within thirty (30) days after the holiday.

AA. Directional Signs for traffic control and parking shall not exceed five (5) square feet in area and shall be located at least five (5) feet from any public right-of-way.

surface area, in accordance with the following provisions:

- a. Common real estate development signs shall be located in the development a minimum of ten (10) feet from any existing or proposed Public street right-of-way.
- b. Such signs shall advertise only the lots in the development where the sign is located and shall not include the Realtor's, developer's or landowner's business in general.
- c. The common real estate development signs shall be removed when seventy-five percent (75%) of the lots therein are sold.

D. Directional Signs:

One of each of the following is permitted,

1. Directional signs in an approved parking facility for directing traffic and parking with a maximum of five (5) square feet each.

2. Warning, private drive, posted or no trespassing signs may not exceed two (2) square feet.

804 SIGNS IN COMMERCIAL DISTRICTS

Unless otherwise noted, the following signs in B-2 and PEDD shall be located at least fifteen (15) feet from the road right-of-way, at least ten (10) feet from any adjacent lot line and shall be allowed with the following regulations:

A. Identification Signs:

1. **Commercial Lots.** Where there are three (3) or fewer businesses on one lot, one (1) freestanding sign per lot, a maximum of forty (40) square feet, is permitted. Where there are (4) or more businesses on one lot, one (1) freestanding a maximum of sixty (60) square feet, is permitted.
2. **Commercial Buildings.** Building that provide a common entrance for multiple businesses, shall be permitted one (1) wall mounted sign, with a maximum area equal to one (1) square foot for each linear foot of the building's front elevation. Buildings with independent entrances for each business shall be permitted one wall mounted sign for each storefront equal to one (1) square foot of signage for each linear foot of storefront.
 - a. Wall signs shall be located between the heads of windows and doors on the ground floor of the structure and the sills of windows on the second floor or the top of the parapet on a one (1) story building. Where a wall contains no windows, use the heads of windows and doors in an adjacent wall to determine location. The Building Inspector shall permit variations to achieve continuity of height and location across the facade of a building.
 - b. Marquees shall extend no more than five (5) feet to either side of a building entrance door or doors along the wall to which the marquee is attached. Marquees shall extend perpendicular no more than eight (8) feet from the wall surface to which attached.
 - c. Canopies. Canopies and awnings may have an additional business identification sign which does not project above or below the canopy or awning and is a maximum of eight (8) inches

- c. The common real estate development signs shall be removed when seventy-five percent (75%) of the lots therein are sold or developed.
 - 3. Holiday decorations are permitted and do not require a permit. However, they must be removed within thirty (30) days after the holiday.
 - 4. One (1) garage sale, auction sign or sandwich board a maximum of eight (8) square feet is permitted. Such signs may be erected within one (1) week prior to the date of the sale and removed promptly after the sale is completed. Each business shall not be permitted more than six (6) such signs per calendar year.
- C. Directional Signs for traffic control and parking shall not exceed five (5) square feet in area and shall be located at least five (5) feet from any public right-of-way.
- D. Civic Organization Signs
- 1. Each civic organization organized within the Borough or Civic organizations with an active membership in the Borough, shall be permitted one community organization sign. Only those groups qualifying as charities as recognized by the Federal Internal Revenue Service, the State of Pennsylvania, or their affiliated organizations, or non-political public service organizations may erect an organizational sign. The sign shall be a maximum of 18" x 18" and shall be placed in the Town Park at a location specified and approved by the Borough's Parks and Recreation Committee. The material of the sign must also be approved by the Seven Fields Parks and Recreation Committee. The sign shall be properly maintained by the organization or the Borough, at its discretion, may have the sign removed.
- E. Three (3) freestanding flag pole per lot. Only one of the flag poles may display a corporate/business flag.

805 VILLAGE CENTER DISTRICT (B-1)

Unless otherwise noted, the following signs in B-1 District and in the Village Center out parcels shall be at least 15 feet from the road right-of-way and at least 10 feet from any adjacent lot line. Signs on establishments in line with a common wall in the Planned Village Center Development Unit (PVCDU) may be located up to the road right-of-way. Signs in both the Village Center out parcels and the PVCDU shall be allowed with the following regulations:

- A. Permanent Identification Signs:
- Each business with an independent storefront area and entrance located in the PVCDU area in the B-1 District may be permitted one window sign and, one wall sign, in addition to any one of the following: canopy, projecting sign, marquee or plaque. Any business permitted a drive-thru is also permitted one menu board per drive-thru.
- Businesses located on out parcels in the B-1 District shall be permitted one wall sign, plus one freestanding sign OR one canopy. Any business permitted a drive-thru is also permitted one menu board.
- B. Types of Signs
- 1. Wall signs.-- Buildings that provide a common entrance for multiple businesses, shall be permitted one (1) wall mounted sign, with a maximum area equal to one (1) square foot for each linear foot of the building's front elevation. Buildings with independent entrances for each business shall be permitted one wall mounted sign for each storefront equal to one (1) square foot of signage for each linear foot of storefront.

2. One (1) promotional sign, other than a real estate sign, is permitted per lot. Such a sign may not exceed thirty-two (32) square feet in area, and may not exceed a display period of thirty (30) consecutive days for any one sign. A promotional sign may not be erected or displayed within fourteen (14) days following the display period of a previous temporary sign. No lot shall have more than six (6) temporary signs per calendar year
3. In addition to these requirements any non-residential development such as a business or shopping center, shall be permitted temporary real estate signs in accordance with the following provisions:
 - a. Such signs shall be a maximum of (8) square feet, advertise only the lots and the development in which the sign is located, and only include the Realtor's, developer's or landowner's general business information.
 - b. One (1) temporary sign per development entrance shall be permitted, a maximum of thirty-two (32) square feet and a maximum of eight (8) feet in height.
 - c. One (1) temporary sign, with a maximum of eight (8) square feet, shall be permitted per non-residential lot.
 - d. The common real estate development signs shall be removed when seventy-five percent (75%) of the lots therein are sold or developed.

E. SIGNS PROHIBITED IN THE B-1 DISTRICT

1. Internally Illuminated plastic-faced box signs shall not be permitted. However, individually illuminated channel letters, back-lit (silhouetted) letters, neon signs, and signs illuminated by small shielded spotlights may be used.
2. Signs as identified in Section 806

806 PROHIBITED SIGNS

All signs not expressly authorized in this Ordinance or exempt from regulation under previous sections are prohibited in the Borough. Prohibited signs include, but are not limited to:

- A. Beacons;
- B. Animated signs;
- C. Flashing signs;
- D. Portable signs;
- E. Off-premises signs;
- F. Roof signs;
- G. Changeable copy signs except for pricing signs for automotive service stations, bulletin boards for religious establishments and educational institutions, which conform to the overall size, area and bulk requirements of this Ordinance, and where the changeable copy portion of the sign shall not exceed fifty percent (50%) of the allowable sign area; with the

require.

5. Statement of a registered professional engineer that the sign meets dead load and wind pressure requirements of this Ordinance.
 6. Such other information as the Zoning Officer shall require to show full compliance with this and all other Borough ordinances.
- B. Provided the application is in order, the Zoning Officer shall issue a sign permit for the erection of the sign, construction of which shall be completed within six (6) months.
- C. Replacement, enlargement, remodeling or moving of any sign existing prior to adoption of this Ordinance shall require a permit.
- D. If any sign regulated by this Ordinance is unsafe or otherwise is a public menace or has been erected or maintained in violation of this Ordinance, the owner of such sign shall be given a written notice by the Zoning Officer citing the irregularities and the actions needed to gain compliance. If, after thirty (30) days from the date of the notice, the corrections have not been made, the owner shall be subject to summary proceedings. The Borough shall have the offending sign brought into compliance or removed with all costs assessed to the owner. Further sign permits shall be denied until such assessed costs have been paid in full.
- E. Signs found to be causing an immediate hazard to the public shall be ordered removed immediately by the Zoning Officer without notice, and the costs assessed the owner.
- F. Signs advertising places of business or activities which have terminated operations shall be removed upon the date of such termination.
- G. Exposed areas of any sign shall be properly maintained or otherwise replaced or repaired at least once every two (2) years or within three (3) months of damage to the sign.

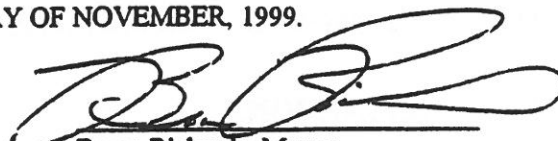
ORDAINED AND ENACTED THIS 8TH DAY OF NOVEMBER, 1999.

BOROUGH OF SEVEN FIELDS


Charles Galbraith, Council President


Christine Wells, Borough Manager/Sec.

EXAMINED AND APPROVED BY ME THIS 8TH DAY OF NOVEMBER, 1999.


Bruce Richards, Mayor

- B. The term "banner sign" shall mean any sign hung either with or without frames, having characters, letters, illustrations, or ornamentation applied to paper, plastic or fabric of any kind. National flags, flags of political subdivisions, and symbolic flags of any institution or business are not considered banners.
- C. The term "free standing sign" shall mean any sign supported permanently on the ground, by varied means, and not attached to any building or structure whose purpose is not to support such sign. Free standing signs shall include, but are not limited to, "Ground" signs, "Monument" signs, "Pole" signs and "Pylon" signs.
- D. The term "wall sign" shall mean any sign attached flat against a building wall surface, projecting no more than six (6) inches from the wall.
- E. The term "projecting sign" shall mean any sign supported by a building wall and attached along one (1) edge or by a bracket perpendicular to the wall surface, projecting more than six (6) inches from the wall.
- F. The term "temporary sign" shall mean any sign that used with a circumstance, situation or event designed, intended or expected to take place or finish within thirty (30) consecutive days. A sign whose message is subject to periodic changes is a permanent sign.
- G. The term "marquee" shall mean any permanent sign structure attached only to the wall of a building and extended over areas intended for public pedestrian and/or vehicular traffic when such structure is primarily for shelter rather than advertising.
- H. The term "canopy" shall mean any lightweight structure attached to a wall and to the ground and extended over areas intended for pedestrian traffic when such structure is primarily for shelter rather than advertising.
- I. The term "off premises sign" shall mean a sign that draws attention to, or communicates information about a business, service, commodity, accommodation, attraction or other enterprise or activity that exists or is conducted, sold, offered, maintained, or provided at a location other than the location of the sign.

802 GENERAL PROVISIONS

- A. No sign, except temporary real estate signs, political campaign signs, and any other sign specified in this Ordinance, shall be erected or altered in any way without a sign permit approved by the Planning Commission and issued by the Zoning Officer. Any sign with an area of three (3) square feet or more requires a permit.
- B. The Borough of Seven Fields reserves the right to remove any sign placed or located in any public right-of-way.
- C. All sign dimensions stated in this Ordinance refer to the dimensions of one side of any sign. Any sign permitted by any provision of this Ordinance shall be construed to permit a two-sided sign. Each face of a two-sided sign shall equal the maximum size permitted for that particular sign.
- D. Wall mounted signs shall display only the name of the business or commercial operation on the premises.

3. Monument, pole or pylon signs shall not exceed ten (10) feet in height.

Q. Area:

1. Wall signs shall not exceed fifteen percent (15%) of the wall surface to which attached. The maximum area of a wall sign shall be sixty (60) square feet. Count window and door areas in computing area.
2. Marquees shall extend no more than five (5) feet to either side of a building entrance door or doors along the wall to which the marquee is attached. Marquees shall extend perpendicular no more than eight (8) feet from the wall surface to which attached.
3. Wall signs shall be located between the heads of windows and doors on the ground floor of the structure and the sills of windows on the second floor or the top of the parapet on a one (1) story building. Where a wall contains no windows, use the heads of windows and doors in an adjacent wall to determine location. The Building Inspector shall permit variations to achieve continuity of height and location across the facade of a building.

R. The computation of Area shall be as follows:

1. Compute the surface area by including the entire area within a single, continuous, rectilinear perimeter of not more than eight (8) straight lines, or a circle, or an ellipse, enclosing the extreme limits of the writing, representation, emblem or other display, together with a material or color, forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including a supporting framework or bracing that is clearly incidental to the display itself.
2. If the sign consists of more than one (1) section or module, incorporate all the area, including that between sections or modules, in the computation of the sign area.
3. Regarding two-sided, multi-sided, or three dimensional signs, compute the sign surface area by including the total of all sides designed to attract attention or communicate information visible at any one time from one vantage point without otherwise limiting the generality of the aforementioned.
4. Calculate the sign surface area of a double-faced, back-to-back sign by using the area of only one side of such sign, so long as the distance between the backs of such sign does not exceed three (3) feet.
5. Calculate the surface area of a double-faced sign constructed in the form of a "V" by using the area of only one side of such sign (the larger side if there is a size difference), so long as the angle of "V" does not exceed thirty (30) degrees, and at no point does the distance between the backs of such sides exceed five (5) feet.

1. Common real estate development signs shall be located within the development a minimum of ten (10) feet from any existing or proposed Public street right-of-way;
2. Such signs shall advertise only the lots in the development in which the sign is located and shall not include the Realtor's, developer's or landowner's business in general;
3. A maximum of one (1) sign per development entrance shall be permitted of a maximum of thirty-two (32) square feet in surface area;
4. Any residential development of five (5) or fewer lots shall be permitted one (1) temporary real estate sign per lot in addition to the common development signs; and
5. The common real estate development signs shall be removed when seventy-five percent (75%) of the lots therein are sold.

D. Directional Signs:

1. Directional signs in an approved parking facility for directing traffic and parking shall not exceed four (4) square feet each in area.
2. Warning, private drive, posted or no trespassing signs may not exceed two (2) square feet each in area.

E. Election and Political Campaign Signs:

1. Election or political campaign signs shall not exceed twelve (12) square feet in area. Such signs shall be erected no sooner than thirty (30) days prior to the election or political campaign and shall be removed within three (3) days following the election or conclusion of the political campaign.
2. Two (2) signs per candidate are permitted only on SR 228 in the Borough of Seven Fields. Said signs must be separated by at least two thousand (2,000) linear feet. Such signs require a permit issued by the Planning Commission. Each sign requires a permit accompanied by a Twenty-five Dollar (\$25) security deposit. Failure to remove the signs according to this Ordinance will result in forfeiture of the security deposit.
3. Election and Political Campaign Signs that do not comply with this Ordinance shall be removed by the Borough.
4. Each civic organization organized or with an active membership within the Borough, shall be permitted one community organization sign. Only those groups qualifying as charities as recognized by the Federal Internal Revenue Service or State of Pennsylvania, or their affiliated organization, or non-political public service organizations may erect an organizational sign. The sign shall be a maximum of 18" x 18" and shall be placed in the Town Park at a location specified and approved by the Borough's Parks and Recreation Committee. The material of the sign must also be approved

C. Temporary Signs:

1. One (1) temporary unlighted real estate sign to advertise a tract, lot or building for sold, leased or developed, not less than fifteen (15) feet from the road right-of-way, not in any required side or rear yard and not to exceed thirty-two (32) square feet in area. Such signs shall be promptly removed within seven (7) days of the sale, lease or development of the property has been completed.
- X 2. Temporary promotional signs, such as banners and non-governmental flags, may not exceed forty (40) square feet in area, and may not exceed a display period of thirty (30) days for any one sign.
3. Two temporary (separate or V-shaped configuration) for the purpose of special real estate sales promotions may be erected for a period of no more than sixty (60) days, must be unlit and may not exceed two-hundred (200) square feet each.
4. In addition to these requirements, any non-residential development, such as business or shopping center, shall be permitted temporary real estate signs in accordance with the following provisions:
 - a. Such signs shall not to exceed eight (8) square feet in area, advertise only the lots and the development in which the sign is located and shall not include the Realtor's developer's or landowner's general business information.
 - b. A maximum of one (1) sign per development entrance shall be permitted of a maximum of thirty-two (32) square feet in surface area and eight (8) feet in height.
 - c. A maximum of one (1) sign shall be permitted per non-residential lot.
 - d. The common real estate development signs shall be removed when seventy-five percent (75%) of the lots therein are sold or developed.

- D. Directional Signs for traffic and parking shall not exceed five (5) square feet in area and shall be located at least five (5) feet from any public right-of-way.

805 PROHIBITED SIGNS

All signs not expressly authorized in this Ordinance or exempt from regulation under previous sections are prohibited in the Borough. Prohibited signs include, but are not limited to:

- A. Beacons;
- B. Animated signs;
- C. Flashing signs;

3. Written consent of the owner of the property on which the sign is to be located permitting the sign to be erected.
 4. Construction drawings and specifications for the erection of the signs, showing materials, construction details, finishes, electrical system, support structure, treatment of support below grade, guying of sign or method of attachment to building, and such other structural information as the Building Inspector shall require.
 5. Statement of a registered professional engineer that the sign meets dead load and wind pressure requirements of this Ordinance.
 6. Such other information as the Building Inspector shall require to show full compliance with this and all other Borough ordinances.
- B. Provided the application is in order, the Zoning Officer shall issue a building permit for the erection of the sign, construction of which shall be completed within six (6) months.
- C. Replacement, enlargement, remodeling or moving of any sign existing prior to adoption of this Ordinance shall require a permit.
- D. If any sign regulated by this Ordinance is unsafe or otherwise is a public menace or has been erected or maintained in violation of this Ordinance, the owner of such sign shall be given a written notice by the Zoning Officer citing the irregularities and the actions needed to gain compliance. If, after thirty (30) days from the date of the notice, the corrections have not been made, the owner shall be subject to summary proceedings. The Borough shall have the offending sign brought into compliance or removed with all costs assessed to the owner. Further sign permits shall be denied until such assessed costs have been paid in full.
- E. Signs found to be causing an immediate hazard to the public shall be ordered removed immediately by the Building Inspector without notice, and the costs assessed the owner.
- F. Signs advertising places of business or activities which have terminated operations shall be removed upon the date of such termination.
- G. Exposed areas of any sign shall be properly maintained or otherwise replaced or repaired at least once every two (2) years within three (3) months of damage to the sign. Portions of any sign structure permanently buried below grade shall be creasoted or pressure treated before installation if wood, or painted if steel, except for temporary signs.

exceeds all provisions of this Article for equivalent new construction of the current use and building size.

4. Any change in use or in size of an existing building that would require a greater number of off-street parking spaces than the previous use or size shall provide additional off-street parking in accordance with this Article. If the number of additional required parking spaces results in more than a twenty-five percent (25%) increase in the total number of parking spaces currently provided on the lot, or requires the addition of at least three (3) more spaces, whichever is greater, then all existing parking is also required to equal or exceed all provisions of this Article, including surfacing.
5. Parking number requirements for expansion of existing buildings or uses or for an additional structure on a developed lot shall be determined by combining the requirements for all existing uses and all new development using requirements of this Ordinance.

902 DESIGN AND MAINTENANCE

A. Parking Space Description:

An off-street parking space is an area to be used for the storage or parking of passenger automobiles or commercial vehicles, which is accessible from private driveways or aisles laid out in accordance with the standards in this Section.

B. Design:

Off-street parking spaces shall be designed in accordance with the following minimum standards:

Parking Angle (Degrees)	Aisle Width (Feet)	Parking Space Size (Width & Length in Feet)
45	12	9 x 18
60	18	9 x 18
90	22 (two-way)	9 x 18

* Includes allowance for a 1 foot car overhang on curb lines.

C. Measurement of Space:

When determination of the number of required off-street parking spaces results in a requirement of a fractional space, any fraction up to and including one-half (1/2) may be disregarded. Fractions over one-half (1/2) shall be interpreted as one (1) parking space.

K. Curbs:

All outdoor hard surfaced off-street parking areas shall be curbed unless sheet drainage of surface water can be achieved in a fashion satisfactory to the Borough Engineer.

L. Landscaping:

All off-street parking areas with more than ten (10) required parking spaces shall be landscaped with a minimum of one (1) tree two and one-half (2-1/2) inches DBH (Diameter at Breast Height) for each five (5) parking spaces. These trees shall be placed in such a fashion to provide shade and screening of the parking area. If landscaping is required by other provisions of this Ordinance in the yard area containing the parking area, then the trees required herein may be counted as part of the required landscaping for that yard.

M. Wheelstops:

Wheelstops shall be provided along boundaries of adjoining properties, public rights-of-way or landscaped areas unless curbs are provided in that portion of the parking lot.

N. Dead-end Aisles:

Dead-end aisles in off-street parking areas shall be designed according to the following minimum standards:

Dimension	Requirements (Feet)
Depth of turnaround area	13
Width of turnaround area	25

O. Shopping Cart Returns:

One shopping cart return is required for every ten-thousand (10,000) square feet of floor area in retail stores regularly using shopping carts. Shopping cart returns shall measure 9 x 18 feet, provide fencing or similar containment on three (3) sides, and be identified by an above-grade sign.

PARKING REQUIREMENTS FOR MIXED-USE DEVELOPMENTS
WEEKDAY **WEEKEND**

TYPE OF USE	Daytime	Evening	Daytime	Evening
Office/Industrial	100%	10%	10%	5%
Retail	60%	90%	100%	70%
Hotel	75%	100%	75%	100%
Restaurant	75%	100%	100%	100%
Entertainment/Recreation	40%	100%	80%	100%

2. To apply for shared parking, a table must be submitted for approval showing usage and gross floor area according to the above five use categories. The amount of required parking must then be tabulated by use and time period. The time period requiring the highest number of parking must then be indicated.
3. Uses that do not fit into any of the categories shown in the above table cannot utilize shared parking.

903 ACCESS CONTROL

A. State and County Roads:

All development accessing onto State or County roads must obtain the required permits before a building may be issued. The Developer shall submit evidence of the receipt of such permits to secure a building permit.

B. Borough Roads:

All uses accessing a Borough road shall meet the provisions of the Pennsylvania Code, Title 67, Chapter 441, "Access to and Occupancy of Highways by Ways and Local Road," before any permit allowing its construction or use is issued.

- C.** No parcel shall have direct vehicle access on or off Route 228 along the southern side of the roadway by any means other than via existing roads. Access on and off Route 228 along the northern side of the roadway shall be permitted only at the intersection of Castle Creek Drive Extension and Castle Creek Drive.

904 LOCATION OF PARKING

- A.** All required off-street parking areas shall be located on parcels under the same ownership or lease as the lot which contains the principal use the parking areas will serve.

- B.** No parking space contained in whole or in part within a building shall be counted in determining the number of off-street parking spaces provided to meet the requirements of this Ordinance except when any of the following conditions are met:

1. The indoor parking spaces are for residential use;
2. The building is used exclusively for off-street parking; or

13. Elementary schools: One (1) parking space for every three (3) seats available in the principal place of assembly or one and one-half (1-1/2) spaces for each instructional room, whichever is greater.
14. Libraries, museums and similar establishments: One (1) parking space for every three-hundred-fifty (350) square feet of gross floor area.
15. Medical and dental clinics: One (1) space for every one-hundred-seventy-five (175) square feet of gross floor area.
16. Nursing homes: one-half (1/2) parking spaces for each bed intended for patients.
17. Office buildings, banks, post offices, businesses and professional services: One (1) space for every three-hundred-ten (310) square feet of gross floor area.
18. Repair shops, plumbing shops, electrical shops and other service establishments: One (1) parking space for every three-hundred-fifty (350) square feet of gross floor area.
19. Restaurants, indoor and other eating and drinking establishments: One (1) parking space for every seventy-five (75) square feet of gross floor area.
20. Service stations: two (2) parking spaces for each gas island, plus three (3) parking spaces for each grease rack or similar facility and one (1) space for every two-hundred-fifty (250) square feet of floor area devoted to retail sales or office area.
21. Assembly halls, theatres, auditoriums, stadiums, arenas, and similar places of public assembly: One (1) parking space for every three (3) fixed seats and one (1) space for every twenty-one (21) square feet of movable seating area.
22. Motels and hotels: One and one-half (1-1/2) parking spaces for every living unit. This requirement is in addition to the parking space requirements for restaurants and lounges as set forth elsewhere herein.
23. Transportation terminals: One (1) parking space for every fifty (50) square feet of waiting room area.
24. Universities, colleges, academies and similar institutions of higher learning: One (1) parking space for every four (4) seats available in the principal place of assembly or three (3) parking spaces for every instructional room, whichever is greater.
25. Warehouses, freight terminals and trucking terminals: One (1) parking space for every two-thousand (2,000) square feet of gross floor area.
26. Barbershops and beauty parlors: One (1) parking space for every fifty (50) square feet of gross floor area.
27. Churches: same as required space for assembly halls.

ARTICLE X

SUPPLEMENTARY REGULATIONS

- 1001 TEMPORARY STRUCTURES
- 1002 LOT ACCESS
- 1003 TRAFFIC IMPACT ANALYSIS
- 1004 LIGHTING STANDARDS
- 1005 LANDSCAPING
- 1006 HEIGHT EXCLUSIONS
- 1007 SWIMMING POOLS
- 1008 FENCES AND WALLS
- 1009 PATIOS, PORCHES AND CHIMNEYS
- 1010 INFILL OF BUILDINGS
- 1011 SIGHT DISTANCES
- 1012 GAS STATION CANOPIES
- 1013 STORM WATER MANAGEMENT
- 1014 CONSTRUCTION IN UTILITY EASEMENTS
- 1015 EXTERIOR ATTACHMENTS
- 1016 INCOMPLETE STRUCTURES
- 1017 GARAGE SPACE
- 1018 STORAGE AND PARKING OF VEHICLES

1001 TEMPORARY STRUCTURES

Temporary structures and trailers used in conjunction with construction work shall be permitted only while construction work is in progress. Permits for temporary structures shall be issued for a six (6) month period. A permit fee shall be charged in accordance with a fee fixed by Resolution of the Borough Council.

Storage trailers may only be used in commercial and industrial areas and may be parked in these areas for a period not in excess of fourteen (14) days each month, and only to allow for unloading and loading.

No structure of a temporary character, fence dog run, animal pen, trailer, tent, shack, garage, barn or any other out-building or similar structure or installation, shall be used on any lot at anytime, either temporarily or permanently, except by the developer in completing the development, or by a contractor hired by the developer. Said temporary structures must immediately be removed upon completion of a contract or construction phase.

1002 LOT ACCESS

All proposed uses of any lot shall provide direct access to an open public street. Driveways or private roads servicing developments must access to an open public street and are not permitted to cross property not under ownership or control of the current or future owner of the development.

5. Ball diamonds, playing fields, basketball, tennis courts and parks having unique requirements for nighttime visibility may be exempt, if in the judgment of the Borough, their limited hours of operation and the location of the luminaries will adequately protect neighboring uses.

1005 LANDSCAPING

When a provision of this Ordinance requires landscaping of a portion of all of a site, said landscaping shall, as a minimum to any other requirements, include a suitable ground cover. All landscaping shall be maintained as shown on the approved site plan. Trees and/or shrubbery shall be replaced unless it can be demonstrated that said loss is necessary due to overcrowding caused by the maturing of plant materials. Nothing in this provision shall preclude a developer or owner of a site from re-landscaping a site as long as the minimum standards set forth in this Ordinance are met.

1006 HEIGHT EXCLUSIONS

Chimneys, elevator bulkheads, fire towers, monuments, church and ornamental spires, belfries, cooling towers, flagpoles, or necessary mechanical appurtenances may be erected to a height above the limitations set forth for the B-1 and PEDD District, but may not exceed fifteen (15) feet over such limitations. None of the structures set forth in this District may be erected at a height greater than the maximum height allowed in any other zoning districts as set forth in this Ordinance.

1007 SWIMMING POOLS

All swimming pools shall meet the following requirements:

- A. Swimming pools exceeding two (2) feet in depth, whether permanent or portable, that are accessory to a single family dwelling, shall not be located within the required yard areas of any district.
- B. Swimming pools accessory to all uses other than a single family dwelling shall be located at least fifty (50) feet from any property line.
- C. All outdoor swimming pools having a depth of two (2) feet or more shall be completely enclosed with a wall, fence or other barrier at least five (5) feet high and not greater than eight (8) feet high, the bottom of which must be no more than three (3) inches from the ground, and equipped with a gate. All barriers shall not have any openings or gaps larger than three (3) inches in any dimension.

1008 FENCES AND SCREENING

Required screening: When commercial or industrial development or expansion occurs on the property abutting residential zoned land, such development shall be screened from the residential zoned land in any of the following ways:

- a. a permanent, continuous fence of wood or metal displaying no advertising and maintained in good condition, not more than six (6) feet in height, at least fifty (50) percent of the vertical surface of which shall be opaque; or

chimney projections may project into any required yard for a distance not to exceed two (2) feet.

1010 INFILL OF BUILDINGS

When at least fifty percent (50%) of a street frontage has been developed at a building line less than required for a district and said development occurred prior to the effective date of this Ordinance, then new construction shall be permitted at the established building line. The established building line shall be determined by a line drawn from the closest front corners of the two (2) closest adjacent buildings.

1011 SIGHT DISTANCES

In order to provide for visibility of traffic, a clear sight distance triangle shall be maintained at all driveways and street corners. This triangular space is determined as follows: a person standing ten (10) feet back of the intersection two (2) rights-of-way must have an unobstructed view for seven (70) feet to points right and left from the intersection of the rights-of-way lines.

1012 GAS STATION CANOPIES

Canopies which are accessory to a use wherein motor fuel is dispensed and intended to provide shelter to persons using the dispensing pumps may project into the required front yard or into the required side yard (if abutting a street) to within five (5) feet of the front or side property line.

1013 STORM WATER MANAGEMENT

- A. Any landowner and any person engaged in the alteration or development of land which may affect storm water runoff characteristics shall implement such measures as are reasonably necessary to prevent injury to health, safety or other property. Such measures shall include such actions as are required:
 - 1. To assure that the maximum rate of storm water runoff is no greater after development than prior to development activities.
 - 2. To manage the quantity, velocity and direction of resulting storm water runoff in a manner which otherwise adequately protects health and property from possible injury.
- B. If the development site is located within a watershed for which a storm water management plan has been adopted, as required by the Pennsylvania Storm Water Management Act, then any proposed storm water control measures shall be consistent with the plan. The storm water control measures for a development or a site shall be reviewed and approved by the Borough Engineer. All calculations of pre- and post- development storm water runoff and storage requirements shall be done using the U.S. Soil Conservation Soil Cover Complex Method (as published in Technical Release TR-55).

- a. One (1) deciduous tree having a caliper of not less than 2 ½ inches measured five (5) feet from grade or
- b. Two (2) evergreen trees having a height not less than six (6) feet.

Where existing vegetation occurs along the perimeter and no development is proposed within fifty (50) feet of the lot line, a fifteen (15) foot wide preservation strip may be substituted.

C. Interior Parking Lot Landscaping. A planting island of at least one hundred sixty (160) square feet in total pervious surface area shall be provided for each twelve (12) parking spaces on the interior of a parking lot that accommodates twelve (12) cars or more. The islands shall be placed at intervals of no more than 135 lineal feet on center. A minimum of one (1) deciduous tree having a caliper of not less than 2 ½ inches shall be planted per island. Where the island occurs parallel to parking spaces on each side, the planting island shall be a minimum nine (9) feet wide. Any island occurring perpendicular to parking spaces shall have a minimum width of nine (9) feet with walkways cut provided with a concrete walk six (6) feet in width. Concrete curbs required on internal parking lot islands. All parking lots shall be screened from the public roadways by mounding (three feet height minimum) and/or evergreen shrubs (three feet height minimum).

D. Screening of Loading Areas, Outside Storage Areas and Other Service Areas. Screening and landscaping shall prevent direct views of the loading areas, storage areas outside an enclosed building, service areas, and associated service driveways from adjacent properties or from the public or private right-of-way when viewed from ground level. Screens shall consist of opaque ornamental fencing and walls that are architecturally compatible with the principal building on the lot, or evergreen planting.

E. Landscaping—Commercial and Multi-Family Property (B-1, B-2, PEDD, R-4) Abutting Residential Property (R-1, R-2, R-3).

Plant material shall consist of a mix of types within three (3) years of planting meet the standard of providing a compact, year-round visual screen at least fifteen (15') feet in height, or an approved natural barrier, such as existing vegetation or topography, which duplicates the effect of the required screening.

F. Landscaping Around Residential Multi-family Buildings.

At least one (1) deciduous tree having a minimum caliper of not less than 2 ½ inches measured five (5) feet from grade shall be planted for each dwelling unit in conjunction with any development containing multidwelling buildings

G. Landscape Buffers for Building Rears Facing a Public Road

1014 CONSTRUCTION IN UTILITY EASEMENTS

No temporary or permanent structure or building as defined in this Ordinance shall be built within any area designated as a utility easement located within the boundaries of the Borough of Seven Fields. This restriction includes, but is not limited to, sanitary sewer easements, underground electrical, gas, telephone, cable and other utility easements, and any other easements of record for public or private use. Landowners may erect fences upon said easements, but said fences would have to be removed at the cost of the landowner to allow for maintenance, repair, or other use of said easements. Any illegal structures or buildings erected in violation of this Section, and which must be removed by the Borough, utility corporation, or other authorized entity, will be done so at the expense of the landowner, and after proper notice and hearing.

1015 EXTERIOR ATTACHMENTS

Property owners shall not place any equipment, structure, or installation of any kind on the outside walls or roof of any house, including, but not limited to, radio antennas, television antennas, or satellite dishes. Property owners shall be entitled to install satellite dishes no larger than twenty-four (24) inches in diameter.

1016 INCOMPLETE STRUCTURES

No basement, foundation, garage, trailer, dwelling house under construction or any structure other than the completed, approved dwelling house shall be used, temporarily or permanently, as a residence.

1017 GARAGE SPACE

Garage space provided for and built in any original structure may not be converted to living space, but may only be used for storage of vehicles or personal property. This includes, but is not limited to, any space originally designed as garage, but temporarily used for other purposes with specific approval of Borough Council.

1018 STORAGE AND PARKING OF VEHICLES

There shall be no outside storage upon a lot for more than fifteen (15) consecutive days of any tractor, commercial vehicle, mobile home, boat and/or recreational vehicle of any kind. No property owners or tenant shall repair or restore any vehicle of any kind upon any lot except for normal maintenance or emergency repairs where such vehicle is in view of the street.

1019 COMMUNICATION TOWERS

- A. Towers for the purpose of transmitting communication signals shall be permitted in the Borough subject to the following conditions:

nonconforming use is changed to a lesser nonconforming use, such use shall not thereafter ever be changed back to the previous more nonconforming use.

1102 DISCONTINUANCE OF USE

In the event that any nonconforming use ceases or is abandoned, for whatever reason, for a period of one (1) year, such nonconforming use may never be resumed.

1103 ALTERATIONS

Any nonconforming use of a structure may be enlarged, extended, reconstructed or structurally altered, provided that such enlargement, extension, or reconstruction does not exceed twenty-five percent (25%) of the established gross floor area and that any nonconforming setbacks are not further extended. Any nonconforming use of a property other than the structure or signage may be enlarged provided that such enlargement does not exceed twenty-five percent (25%) of the established nonconforming use area and that any required buffer areas or other setback requirements are not encroached upon. The Zoning Officer shall make the determination of allowance for this provision in accordance with the following standards:

- A. Said alteration will not generate additional noise, odors, glare, vibrations, dust or water or air pollution than is currently caused by the nonconforming use at that site.
- B. Said alteration will not be or cause a safety hazard to neighboring uses.

1104 RECONSTRUCTION

When a nonconforming building, structure or use is destroyed, or partially destroyed by fire, explosion, or other casualty, or is otherwise damaged to the extent of seventy-five percent (75%) of the appraised replacement value of such building or structure, such nonconforming building, or structure shall not be restored, or rebuilt, except in such a manner as to conform to the regulations of this Ordinance. When a nonconforming building or structure is partially destroyed by fire, explosion, or other disaster to less than seventy-five percent (75%) of its appraised replacement value, it may be restored to its original used provided that the building or structure is no larger than the extent of the original building or structure and the required building permit is obtained within twelve (12) months from the date of such disaster.

1105 SIGNS

Nonconforming signs may be repaired, provided that no structural alterations are made which increase the gross surface area of the sign. Nonconforming signs may not be enlarged, added to or replaced by another nonconforming sign for the same or different business.

1. The plan shall be drawn to scale and be sealed by a registered surveyor, engineer or landscape architect.
2. The scale shall not be smaller than one (1) inch equals fifty (50) feet. A smaller scale may be acceptable in certain circumstances if the required data can be clearly shown.
3. All submittal packages shall include ten (10) blue line prints.
4. Where it is not possible to display the entire site, at the required scale, on a single drawing sheet, multiple drawings shall be submitted, with match lines appropriately marked on each sheet.

C. Site Plan Contents:

All site plans shall contain the following information if applicable:

1. North arrow, title, original date prepared and revision dates.
2. Names of abutting property owners.
3. Location map.
4. Property dimensions and directional bearings.
5. Centerline and edges of abutting streets.
6. House number and route number if assigned.
7. Location of all buildings.
8. Use of all building areas in gross floor area.
9. Vehicular and pedestrian traffic features including parking.
10. Landscaping, fencing, walls and open space features.
11. Existing watercourse, flood plain information and proposed changes.
12. Existing grades and proposed changes at two (2) foot contours.
13. Location and effect of outdoor lighting.
14. Outdoor garbage facilities.
15. Location of all existing utilities and easements.
16. Proposed changes or additions to existing utilities.
17. Proposed storm water drainage facilities.
18. Location of nearest fire hydrant.
19. Table specifying proposed and required lot area, lot width, height, yard areas, impervious surface area, building size and parking requirements.
20. Preliminary architectural drawings showing front elevation and indicating exterior facing materials.

D. Site Plan Review Process:

No building or structure shall be erected, added to or structurally altered until the required application fee has been received and a Building Permit has been issued by the Zoning Officer.

B. Submittal Requirement:

In addition to the required construction drawings for the Building Permit, there shall be submitted a copy of a plot plan drawn to scale by a registered engineer or surveyor, showing actual dimensions of the lot, the exact size and location on the lot of all existing and proposed buildings, including accessory buildings, all easements and any other information as the Zoning Officer determines is required for administration of this Ordinance. Said submittals shall be filed with any required application and fees.

C. Requirement for Approval:

No Building Permit shall be issued if the proposed change violates any provisions of this Zoning Ordinance.

1204 CERTIFICATES FOR OCCUPANCY

A. Requirement for a Certificate for Occupancy:

1. A Certificate for Occupancy shall be required before any person may do any of the following:
 - a. Occupy or use any vacant land.
 - b. Occupy or use any structure hereafter constructed, reconstructed, moved, altered or enlarged.
 - c. Change the use of a structure or land to a different use.
 - d. Change a nonconforming use.
 - e. Open a new business where there has been a change in tenants or ownership.
2. The Certificate for Occupancy is intended for the purposes of verifying that the associated structures, improvements and/or uses have been completed in accordance with the approved plan(s) and that all applicable rules, regulations and codes have been complied with, thereby making the structures, improvements and/or uses acceptable for occupancy.
3. The Certificate for Occupancy shall not be construed as an Occupancy Permit, which is required under another Ordinance for residence or businesses within the Borough of Seven Fields and is issued by the Borough Secretary.
4. A Certificate for Occupancy shall be issued only after the required fee is paid and all provisions of this Ordinance and other applicable regulations are met. If upon inspection, the Zoning Officer finds the premises to have been developed in violation of any of the conditions of the Building Permit,

ARTICLE XIII

ZONING HEARING BOARD

- 1301 CREATION, APPOINTMENT AND ORGANIZATION
- 1302 POWERS AND DUTIES
- 1303 PROCEDURES

1301 CREATION, APPOINTMENT AND ORGANIZATION

A. Creation and Appointment:

The Borough Council shall appoint a Zoning Hearing Board of three (3) members. The terms of office shall be three (3) years and shall be so fixed that the term of office of no more than one (1) member of the three-member Board shall expire each year. The Zoning Hearing Board shall promptly notify the Borough Council of any vacancies that occur. Appointments to fill vacancies shall be only for the unexpired portion of the term. Members of the Zoning Hearing Board shall hold no other office in the Borough.

B. Removal:

Any Board member may be removed for malfeasance, misfeasance or nonfeasance in office or for other just cause by a majority vote of the Borough Council, taken after the member has received at least fifteen (15) days advance notice of the intent of the Borough Council to take such vote. A hearing shall be held in connection with the vote if the member requests it in writing.

C. Organization:

1. Officers and Conduct:

The Board shall elect from its membership its officers, who shall serve annual terms as such and may succeed themselves. For the conduct of any hearings and the taking of any action, a quorum shall be not less than a majority of all members of the Board. The Board may make, alter and rescind rules and forms for its procedure, consistent with the Ordinances of the Borough and laws of the Commonwealth of Pennsylvania. The Board shall keep full public records of its business and shall submit a report of its activities to the Borough Council at least once a year.

2. Expenditures:

Within the limits of funds appropriated by the Borough Council, the Board may employ or contract for secretaries, clerks, legal counsel, consultants and other technical and clerical services.

1302 POWERS AND DUTIES

The Zoning Hearing Board shall have all of the powers, functions and duties as are set forth for Zoning Hearing Boards in the Municipalities Planning Code and shall comply

ARTICLE XIV

ENFORCEMENT, VIOLATIONS AND PENALTIES

1401 ENFORCEMENT

1402 ENFORCEMENT REMEDIES

1401 ENFORCEMENT

The Zoning Officer, or a person duly appointed and designated by the Borough Council, shall administer the Zoning Ordinance in accordance with its literal terms, and shall not have the power to permit any construction or any use or change of uses which does not conform to the Ordinance. The Zoning Officer shall be responsible for instituting enforcement proceedings, including enforcement proceedings for civil penalties for violations of the Zoning Ordinance.

1402 ENFORCEMENT REMEDIES

- A. Any person, partnership or corporation who or which has violated or permitted the violation of the provisions of this Ordinance shall, upon being found liable therefore, in a civil enforcement proceeding commenced by the Borough of Seven Fields, pay a judgment of not more than five-hundred dollars (\$500.00), plus all court costs, including reasonable attorney fees incurred by the Borough of Seven Fields as a result thereof. No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by the District Justice. If the defendant neither pays nor timely appeals the judgment, the Borough of Seven Fields may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the District Justice, determining that there has been a violation, further determines that there was a good faith basis for the person, partnership or corporation violating the Ordinance to believe that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth (5th) day following the date of the determination of a violation by the District Justice, and thereafter each day that a violation continues shall constitute a separate violation. All judgments, costs and reasonable attorney fees collected for the violation of this Zoning Ordinance shall be paid over to the Borough of Seven Fields.
- B. In case any building, structure or land is, or is proposed to be, erected, constructed, reconstructed, altered, converted, maintained or used in violation of this Ordinance, the Borough Council or, with the approval of the Borough Council, an officer of the Borough may, in addition to other remedies, institute in the name of the Borough of Seven Fields any appropriate action or proceeding to prevent, restrain, correct or abate such building, structure or land, or to prevent, in or about such premises, any act, conduct, business or use constituting a violation of this Zoning Ordinance.

ARTICLE XVI

CONDITIONAL USES

- 1601 GENERAL REQUIREMENTS
- 1602 PRIVATE RECREATIONAL DEVELOPMENTS
- 1603 CEMETERIES
- 1604 AGRICULTURE
- 1605 MINOR COMMUNITY RESIDENTIAL FACILITIES
- 1606 MAJOR COMMUNITY RESIDENTIAL FACILITIES
- 1607 INDIVIDUAL MOBILE HOMES
- 1608 FAMILY DAY CARE AND GROUP DAY CARE HOMES
- 1609 PERSONAL CARE BOARDING HOMES
- 1610 MOBILE HOME PARKS
- 1611 PLANNED OFFICE AND RESEARCH PARKS
- 1612 MULTI-FAMILY DWELLING UNITS IN PEDD DISTRICTS
- 1613 HOTELS AND MOTELS
- 1614 DAY CARE CENTERS
- 1615 ADULT ENTERTAINMENT CENTERS
- 1616 PUBLIC AND SEMI-PUBLIC USES
- 1617 AUTO SALES
- 1618 GASOLINE SERVICE AND MINOR AUTO REPAIR
- 1619 APARTMENT IN COMBINATION WITH OFFICE OR RETAIL

1601 GENERAL REQUIREMENTS

A. Approval Process:

1. Initial Submission:

All conditional use site plans shall be submitted to the Zoning Officer with required fees and completed application. Incomplete site plans, as determined by the Zoning Officer, shall be returned to the applicant for revisions. Enough copies of all plans shall be submitted in order to provide a complete copy to all persons involved in the review of the submission.

2. Borough Council Review:

All conditional uses shall be reviewed and acted upon by the Borough Council. A conditional use site plan must be received by the Zoning Officer at least ten (10) working days prior to a Borough Council meeting. The Borough Council shall either approve, conditionally approve or deny all conditional uses. Any conditions set forth by the Borough Council shall be stated on the site plan before any further Borough permits can be issued. Any denials shall state the reasons for denial. The Borough Council may, at their discretion, hold a public hearing on any conditional use. Said public hearing shall be paid for by the applicant.

B. Criteria for Approval:

A conditional use shall be approved if and only if it is found to meet the following criteria:

1602 PRIVATE RECREATIONAL DEVELOPMENTS

A. Districts Permitted:

Any R-1 District.

B. Dimensional Standards:

1. Setbacks:

The following minimum setbacks for any principal or accessory buildings are required:

Front: 50 feet

Side, interior lots: 50 feet

Side, abutting streets: same as front

Rear: 50 feet

2. Height:

The maximum height of any building shall be forty-five (45) feet.

3. Minimum Lot Size:

The minimum lot size is two (2) acres.

4. Minimum Lot Width:

The minimum lot width is two-hundred (200) feet at the building line.

5. Minimum Building Separation:

The minimum separation between buildings shall be equal to the height of the tallest of the two buildings.

6. Buffer Zone:

A minimum buffer zone of twenty (20) feet shall be provided in addition to the required side and rear yard, if abutting a residential district or if located within a residential district.

C. Development Standards:

Same as required for PEDD District (Section 401-E).

1603 CEMETERIES

A. Districts Permitted:

Any R-1 District.

B. Dimensional Standards:

1. Setbacks:

The following minimum setbacks for any principal or accessory buildings, other than a single family dwelling and related accessory buildings (which shall have the same setbacks as required in the district), are required:

Front: 300 feet

Side, interior lots: 300 feet

Side, abutting streets: same as front

Rear: 300 feet

2. Height:

The maximum height of any building shall be forty-five (45) feet.

3. Minimum Lot Size:

The minimum lot size is ten (10) acres.

4. Minimum Lot Width:

The minimum lot width is seven-hundred (700) feet at the building line.

5. Minimum Building Separation:

The minimum separation between buildings shall be equal to the height of the tallest of the two buildings.

6. Buffer Zone:

A minimum buffer zone of twenty (20) feet shall be provided in addition to the required side and rear yard.

C. Development Standards:

1. Location of feed lots:

No feed lots, runs, pens and similar intensively used facilities for animal raising and care shall be located within the required setbacks.

2. Location of animals:

No animals are permitted to be located within fifty (50) feet of any property line in any situation.

3. Roadside stands:

Roadside stands for sale of agricultural products shall be permitted as an accessory use to an agricultural use if:

a. They are erected at least thirty-five (35) feet back from the edge of any cartway or within the property line, whichever is greater.

b. They are used exclusively for the sale of agricultural products grown in Seven Fields Borough.

c. Parking spaces are provided off the road right-of-way.

1606 MAJOR COMMUNITY RESIDENTIAL FACILITIES

A. Districts Permitted:

Any R-2 or R-3 District.

B. Dimensional Standards:

1. Setbacks:

The following minimum setbacks for any principal or accessory buildings are required:

Front: same as district

Side, interior lots: same as district

Side, abutting streets: same as front

Rear: same as district

2. Height:

The maximum height of any building shall be the same as the underlying district.

3. Minimum Lot Size:

The minimum lot size shall be the same as the underlying district.

4. Minimum Lot Width:

The minimum lot width shall be the same as the underlying district.

5. Minimum Building Separation:

The minimum separation between buildings shall be equal to the height of the tallest of the two buildings.

6. Buffer Zone:

A minimum buffer zone of twenty (20) feet shall be provided in addition to the required side and rear yard if abutting a residential district or if located within a residential district.

C. Development Standards:

1. General standards:

Same as in PEDD District (Section 401-E).

2. Location Restriction:

3. No Major Community Residential Facility shall be established within a distance of two-thousand (2,000) feet of any one or more of the following uses:

a. Minor Community Residential Facility.

b. Major Community Residential Facility.

B. Dimensional Standards:

1. Setbacks:

The following minimum setbacks for any principal or accessory buildings are required:

Front: same as district

Side, interior lots: same as district

Side, abutting streets: same as district

Rear: same as district

2. Height:

The maximum height of any building shall be the same as the underlying district.

3. Minimum Lot Size:

The minimum lot size shall be the same as the underlying district.

4. Minimum Lot Width:

The minimum lot width shall be the same as the underlying district.

C. Additional Requirements:

- 1.** All Family Day Care and Group Day Care Homes must hold an approved Pennsylvania Department of Public Welfare (Pa DPW) registration certificate or license, as appropriate, and meet all current Pa DPW regulations, including those standards governing adequate indoor space, accessible outdoor space and any applicable State or local building and fire codes.

2. Parking:

In addition to the particular district's parking requirements, there shall be one (1) additional off-street parking space provided for each non-resident employee and one (1) safe passenger unloading space measuring ten (10) feet by twenty (20) feet for each ten (10) children that the facility is licensed to accommodate.

3. Off-Premises Play Area:

When an off-premises play area is utilized, it must be located within one-thousand (1,000) feet and safely accessible without crossing any arterial street or other dangerous area.

4. Fences:

The outdoor play area required by State licensing shall be surrounded by a safety fence.

6. **Buffer Zone:**

A minimum buffer zone of twenty (20) feet shall be provided in addition to the required side and rear yard, if abutting a residential district or if located within a residential district.

C. **Development Standards:**

Same as in PEDD District (Section 401-E).

1610 MOBILE HOME PARKS

A. **Districts Permitted:**

Any Mobile Home Park Overlay District.

B. **Dimensional Standards:**

1. **Minimum size for mobile home park:**

The minimum lot size for a mobile home park shall be ten (10) acres.

2. **Minimum lot size per mobile home site:**

The minimum lot size per mobile home site shall be eight-thousand (8,000) square feet.

3. **Setbacks:**

All mobile homes and other structures shall be set back at least thirty-five (35) feet from the right-of-way line of any public street or property line and twenty-five (25) feet from the cartway of any internal access street and any other mobile home.

C. **Development Standards:**

1. **General Standards:**

All mobile home parks shall meet the general development standards set forth in the permitted district.

2. **Open Space:**

a. All mobile home parks shall maintain a common open space of at least twenty percent (20%) of the total mobile home park.

b. All open space areas shall, as a minimum, meet the standards set forth in Section 704-A-3, PRD Common Open Space.

3. **Environmental Considerations:**

All mobile home parks shall, as a minimum, meet the standards set forth in Section 704-D, PRD Environmental Considerations.

4. **Traffic Circulation:**

All mobile home parks shall, as a minimum, meet the standards set forth in Section 704-F, PRD Traffic Circulation.

3. **Minimum Building Separation:**

The following minimum separations are required: Front separation from street:

- a. The front setback of the PEDD District shall be required and measured from the private street cartway or the public street right-of-way.
- b. Side: All buildings must be separated by a distance equal to the required side yard for similar buildings in the PEDD District.
- c. Rear: All buildings must be separated by a distance equal to the required rear yard for similar buildings in the PEDD District.

4. **Open Area:**

Not less than twenty percent (20%) of the total gross area of the Planned Office and Research Park must be devoted to open space and remain either undeveloped or developed for outdoor recreation purposes only.

D. **Development Standards:**

All development standards in the PEDD District (Section 401-E) are required, except for landscaping which shall meet the requirements set forth herein.

E. **Additional Requirements:**

1. **Multiple uses:**

All Planned Office and Research Parks may contain any mix of uses permitted above on one lot.

2. **Landscaping:**

All unpaved areas are to be landscaped with a minimum of an appropriate ground cover. In addition, at least one (1) tree shall be planted for every one-thousand (1,000) square feet of gross ground floor area developed and at least one (1) additional tree shall be planted per each five (5) parking spaces developed. When, at the discretion of the Planning Commission, it can be demonstrated that existing trees that will be left undisturbed can provide adequate landscaping, the Planning Commission may waive this regulation.

3. **Staging of Development:**

When it is proposed that development be staged over more than three (3) years, then each stage shall be a separately recorded lot and shall meet the requirements set forth herein for each individual stage.

1613 HOTELS AND MOTELS

A. Districts Permitted:

Any PEDD District.

B. Dimensional Standards:

1. All dimensional standards in the permitted district shall be required.

2. Minimum Lot Size:

The minimum lot size is two (2) acres.

3. Minimum Building Separation:

All buildings must be separated by a distance equal to the height of the tallest of the two buildings.

C. Development Standards:

All development requirements in the permitted district are required.

D. Additional Requirements:

1. All recreational uses shall be indoors.

2. No air supported structures are permitted.

3. All ingress and egress to and from rooms must be made from a hallway or inside lobby area.

4. A minimum of one-hundred (100) rooms must be contained in any building used to house rooms for rent.

2. **Parking:**

There shall be one (1) off-street parking space provided for each employee and one (1) safe passenger unloading space measuring ten (10) feet by twenty (20) feet for each ten (10) children that the facility is licensed to accommodate.

3. **Off-Premises Play Area:**

When an off-premises play area is utilized, it must be located within one-thousand (1,000) feet and safely accessible without crossing any arterial street or other dangerous area.

4. **Fences:**

The outdoor play area required by State licensing shall be surrounded by a safety fence.

5. **Play Area Setback:**

No portion of the outside play area shall be less than fifty (50) feet from an existing occupied dwelling without the owner's written consent.

6. **Hours:**

Outside play shall be limited to the hours between 9:00 a.m. and 6:00 p.m., Prevailing Time.

7. **Concentration:**

No Day Care Center shall be established within five-hundred (500) feet of another Day Care Center.

1615 ADULT ENTERTAINMENT CENTERS

A. **Districts Permitted:**

Any B-1 District, as a part of a Planned Neighborhood Shopping Center Development.

B. **Dimensional Standards:**

Same as required in the B-1 District.

C. **Development Standards:**

All adult entertainment centers shall not be located in a designated area, that is circular in shape and established by projecting a radius of five-hundred (500) feet from the center point of the subject building, and contains any of the following uses: Another adult entertainment center; a hotel or motel; a licensed liquor establishment; residential dwelling unit(s); a school; personal care boarding home; a place of worship; a private recreation center; a park; a day care center; a senior citizens center; a public library; a cemetery; a convalescent home; or any property zoned residential.

1618 GASOLINE SERVICE AND MINOR REPAIR

- A. The minimum site area required for minor auto repair shall be fifteen-thousand (15,000) square feet and minimum lot width shall be one-hundred (100) feet.
- B. Such use shall be located no closer than one-hundred (100) feet to any property in a Residential Zoning District.
- C. All minor repair work, vehicle washing and lubrication shall be conducted within a completely enclosed building.
- D. The premises shall be kept clean and shall be maintained so as to not constitute a nuisance or a menace to public health and safety.
- E. All automobile parts, dismantled vehicles and similar materials shall be stored within a completely enclosed building.
- F. There shall be no more than one (1) motor vehicle per employee and employer plus three (3) customer's vehicles per repair bay parked outside an enclosed building at any time.
- G. Vehicle storage areas shall be screened by a six (6) foot high hedge or opaque fence.
- H. Canopies over gasoline pumps shall be subject to the requirements of Section 1012 of this Ordinance.
- I. Gasoline pumps shall be located at least forty (40) feet from the centerline of the right-of-way of any street.
- J. All fuel, oil or similar substances shall be stored at least twenty-five (25) feet from the centerline of the right-of-way of any street.
- K. All lighting shall be shielded away from adjacent properties and streets.

1619 APARTMENT IN COMBINATION WITH OFFICE OR RETAIL

- A. Each dwelling unit shall have a minimum habitable floor area of nine-hundred (900) square feet.
- B. Dwelling units in basements, garages or other accessory buildings shall not be permitted.
- C. The entrance for the dwelling unit or units shall be designated so that it is not necessary to walk through the business establishment to access any dwelling unit; however, the business establishments and the dwelling units may share a common corridor.
- D. Dwelling units shall not be permitted on the ground or street floor of any building containing one (1) or more business establishments.
- E. Off-street parking shall be provided on the lot in accordance with the ratios for each use specified in Article IX of this Ordinance. Shared parking for residential and business uses shall not be permitted.

APPENDIX A

PLANNED RESIDENTIAL DEVELOPMENT - DENSITY BONUS WORKSHEET

Article VII of the Borough of Seven Fields Zoning Ordinance states in Section 704, Paragraph B(1) that:

"Character, identity, architectural and siting variations incorporated in a PRD shall be considered cause for a density increase not to exceed forty percent (40%) of the gross residential density allowed in the underlying district."

Calculation of the density bonus for proposed Planned Residential Developments shall be performed by Borough Council with input from the Borough's Zoning Officer, Consulting Engineer and Planning Consultant (if one has been so designated).

The density bonus will be determined on the basis of the information presented on the plans originally submitted for tentative approval to the Borough Council. Revisions to said plans to accommodate the provisions for the density bonus may be cause for Borough Council to re-evaluate the bonus, but in no case is Council required to re-evaluate said plans following the initiation of the tentative review process. At the time of the submittal of final plans for final approval, the final density bonus shall be established by Borough Council and such bonus shall be indicated on the final plans and recorded.

To calculate the density bonus, each Council member should complete this Worksheet after a thorough review of the PRD development plans. Density bonus points shall be awarded for each of the criteria listed below. Council members are to review the RD in conjunction with the questions provided following each item. Council members are to consider the developer's efforts in accomplishing the desired feature or design concept into his overall development scheme and then, rate each factor according to a numerical scale from 1 - 5 points. One point indicates that the developer has performed outstandingly in addressing and incorporating the desired feature or design concept into his plans. Three points indicates average performance; two points indicates less than average; and four points indicates greater than average, but not to the desired standard of excellence achieved by a five point rating.

The density bonus shall then be calculated by taking the sum of the density bonuses calculated by each individual Council member (or the final worksheet calculation) and dividing this sum by the number of Council members participating in the calculation.

3. Site design:

- a. Has the developer utilized a curvilinear street pattern wherever possible?
- b. Does the streetscape utilize existing trees when possible? Or provide new ones at a minimum of 2 DBH which are harmonious with existing trees? Factors to consider in reviewing the proposed tree plantings for their comparability in blending in with the existing treescape include: the size of the trees at maturity; species longevity; wind firmness and capability of soil to hold trees; aesthetic values (autumn coloration, types of flower and fruit; bark and crown characteristics).
- c. Is the proposed building orientation desirable?
- d. Are the highest density areas located near the main roads?
- e. Are the buildings varied in their setbacks from the road?
- f. In a townhouse building, has the developer taken efforts to provide variation in the setbacks of each separate dwelling unit? To provide some privacy for each unit?

CATEGORY 3 - TOTAL RATING _____

4. Architectural style:

- a. Is the architectural style coordinated throughout the PRD?
- b. Is there a harmonious use of materials without creating a monotonous landscape?
- c. Are a variety of housing types provided in the PRD?

CATEGORY 4 - TOTAL RATING _____

SECTION 3.

In Article II, Section 202, the following new definitions are hereby inserted in alphabetical order:

BED AND BREAKFAST OR INN - A building which may or may not include the principal residence of the operator where more than four (4) but no more than twenty (20) sleeping rooms are offered for compensation to overnight transient guests and where breakfast is included in the compensation or where one (1) or more meals is offered to overnight guests and the general public at an additional cost.

COMMON PARKING FACILITY - An off-street parking area which is the principal use of the lot which provides some or all of the parking required to serve two (2) or more establishments.

DELICATESSEN - A retail establishment, other than a Restaurant or Grocery, which sells ready-to-eat food products such as cooked meats and prepared salads, some of which are prepared on the premises which are sold primarily for consumption off the premises, but which may include a few tables or a counter for on-premises consumption as an Accessory Use and which may include off-premises catering.

GROCERY - A retail establishment, other than a Specialty Food Store, which primarily sells meat and food products and household supplies and which may include a Delicatessen as an Accessory Use.

LOT AREA - That area measured on a horizontal plane and bounded by the front, rear and side lot lines, exclusive of any area within a street right of way.

OFFICIAL MAP - A map adopted by the Borough in accordance with the provisions of Article IV of the Pennsylvania Municipalities Planning Code which reserves land for future taking for public purposes.

PERSONAL SERVICES - Any enterprise providing services to a person, their apparel or personal effects commonly carried on or about their person, including, but not limited to, shoe repair, tailoring, clothes cleaning, watch repair, beauty shops, barber shops, tanning salons, nail salons and similar services, excluding any services which are included in the definition of Adult Uses.

PLANNED VILLAGE CENTER DEVELOPMENT UNIT - An area of land in the B-1 District owned by a single landowner or owned by several landowners who file a joint application to develop a site as a single entity for one (1) or more lots which meet all applicable standards and criteria of the B-1 District.

SECTION 4.

In Article IV, Section 402 is hereby deleted and the following new Section 402 is substituted therefor:

402 B-1 VILLAGE CENTER DISTRICT

A. Purpose:

The purpose of the B-1 District is to provide a focus for community activities for the residents of the Borough; to provide pedestrian oriented shopping within the Borough; to integrate Housing for the Elderly and higher density housing as support for the retail activities; to create a built environment that de-emphasizes the use of the automobile; and to ensure that all establishments have adequate offstreet parking.

B. District Size:

The minimum size for a B-1 District is ten (10) acres.

C. Uses:

1. Permitted Uses:

One (1) or more of the following uses are permitted on any lot in the B-1 District:

- a. Amusement Arcade; Billiard Parlor**
- b. Antiques or Interior Decorating Shop**
- c. Art, Music or Photography Studio or Store**
- d. Apparel or Accessories Shop or Boutique**
- e. Apothecary**
- f. Bakery**
- g. Bed and Breakfast or Inn**
- h. Bookstore**
- i. Business Services**
- j. Card or Gift Shop**
- k. Catering Service, not including banquet facilities**
- l. Common Parking Facility**
- m. Computer or Electronics Store**
- n. Confectionery or Ice Cream Parlor**
- o. Craft, Toy or Hobby Shop**
- p. Day Care Center**
- q. Delicatessen**
- r. Dry Cleaning Pick-up**

4. Prohibited Uses:

The following uses are, without limitations, prohibited in the B-1 District:

- a. Outdoor storage of materials or equipment for sale or use.**
- b. Adult Uses**
- c. Any use not specifically listed, except a comparable use not specifically listed which may be authorized as a conditional use in accordance with the express standards and criteria in Section 1620 of this Ordinance.**

D. Yard Requirements:

The following yard requirements shall apply to lots in the B-1 District, unless modified by the express standards and criteria in Article XVI for an authorized conditional use.

Planned Village Center Development Unit:

Front Yard:	0 feet
Side Yard:	0 feet
Rear Yard:	15 feet

Village Center Outparcel:

Front Yard:	
Along Route 228 or Mars-Crider Road	50 feet
Along a street within a Planned Village Center Development Unit	0 feet
Along any other public street	20 feet
Side Yard:	20 feet
Rear Yard:	40 feet

E. Minimum Lot Size:

Planned Village Center Development Unit:	No less than 1,500 s.f.
Village Center Outparcel:	No less than 20,000 s.f.

F. Minimum Lot Width:

Planned Village Center Development Unit:	No less than 20 feet
Village Center Outparcel:	No less than 100 feet

G. Maximum Building Height:	35 feet
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accents the buildings, but maintains visibility for store fronts and signage.

4. Off-street Parking:

Off-street parking shall be provided for each use according to the schedule of off-street parking requirements in Section 905-A of this Ordinance. The off-street parking shall be provided on the same lot with the use it is intended to serve, unless the parking requirements are proposed to be met in a Public Parking Lot or Public Parking Garage or in a Common Parking Facility, as defined herein.

Off-street parking shall be permitted in the side and rear yard only in the Planned Village Center Development Unit. Off-street parking shall be permitted in the front, side and rear yards on Village Center Outparcels, except that parking shall be prohibited in any front yard which abuts Route 228 or Mars-Crider Road.

Shared parking facilities shall be subject to Section 902-S of this Ordinance.

5. Landscaping of Off-street Parking Areas:

Off-street parking areas shall be landscaped in accordance with the requirements of Section 902-J and 902-L of this Ordinance.

6. Landscaping:

Where existing topography or other natural features contribute to the design of a development, they shall be preserved and emphasized by appropriate plantings.

Where building coverage reduces the natural area available for landscaping, the use of planters and landscaped islands within paved areas is encouraged.

In locations where plantings will be susceptible to injury by pedestrian or vehicular traffic, they shall be protected by appropriate curbs, tree guards or other protective devices.

Plant materials shall be selected to enhance architectural features of the buildings, strengthen vistas and provide shade.

parking areas and signs shall comply with the requirements of Sections 801, 803 and 1004 of this Ordinance.

10. Street Lighting:

Street lights shall be provided at each intersection.

Decorative street lights shall be provided on poles no higher than twelve feet (12') along both sides of all public streets, including any Secondary Streets where pedestrian traffic is anticipated. Decorative street lights shall be spaced so that there is a minimum of one (1) pole for each forty-five (45) feet of street frontage.

11. Signage:

Signs shall comply with the requirements of Article VIII of this Ordinance and shall be compatible with signs on adjoining properties. Signs shall be located and designed so as not to compete for attention with signs on adjoining properties.

Plastic signs and internally illuminated signs shall not be permitted in a Planned Village Center Development Unit.

In the Planned Village Center Development Unit, Projecting Signs, rather than business identification signs affixed to the wall of the building, are encouraged for businesses which have narrow frontages, particularly when the building is set back less than five (5) feet from the edge of the sidewalk. Projecting Signs within the same block shall be designed to carry out a common architectural theme for that block, subject to approval by the Planning Commission.

Signs may be constructed from wood or other natural materials, from man-made materials which simulate natural materials or from cast metals. Signs may be non-illuminated or indirectly illuminated, provided any indirect illumination shall be shielded and shall not be visible from any street or adjoining property.

The Planning Commission shall review all signs proposed in the B-1, Village Center, District.

12. Access:

Where off-street parking is located at the rear of a building, vehicular access shall be provided from a Secondary Street,

SECTION 8.

In Article XVI, the following new Section 1620 is hereby inserted:

1620

COMPARABLE USE NOT SPECIFICALLY LISTED

- A. Borough Council shall consider a proposed use which is not listed in the B-1 District only if it is comparable to other permitted uses listed in the B-1 District. If the proposed use is specifically listed in a less restrictive Zoning District, it shall not be eligible for consideration as a "comparable use" in the B-1 District under this Subsection.**
- B. Borough Council shall consider whether the proposed use would promote the purposes of the B-1, Village Center, District and would be compatible with the concept of village center.**
- C. Borough Council shall consider whether the proposed use is of the same general character as the permitted uses specifically listed in the B-1 District and shall only authorize the proposed comparable use not specifically listed if Borough Council determines that the impact of the proposed use on the environment and adjacent streets and properties is equal to or less than any permitted use specifically listed in the B-1 District. In making such determination, Borough Council shall consider the following characteristics of the proposed use:**

 - 1. The number of employees;**
 - 2. The floor area of the building or gross area of the lot devoted to the proposed use;**
 - 3. The type of products and/or services involved in the proposed use;**
 - 4. The magnitude and routing of walk-in trade, including pedestrian safety and any potential conflicts between pedestrian and vehicular traffic circulation;**
 - 5. The traffic and environmental impacts of the proposed use and the ability of the proposed use to comply with the parking and supplementary regulations of this Ordinance applicable to the most closely comparable permitted use listed in the B-1 District.**
- D. The proposed use shall comply with all applicable area and bulk regulations for permitted uses in the B-1 District.**

- F. Required parking for the dwelling units shall be provided lot with the principal structure.**

SECTION 12.

In Article XVI, the following new Section 1624 is hereby inserted:

1624 PLANNED VILLAGE CENTER DEVELOPMENT UNIT

- A. The minimum area required to establish a Planned Village Center Development Unit shall be three (3) acres.**
- B. No more than two (2) points of access shall be provided to the Planned Village Center Development from Route 228. The Phase I Planned Village Center Development Unit shall include entrance signage at the intersection of Route 228 and the proposed access to the Planned Village Center Development which shall be subject to review by the Planning Commission.**
- C. The Phase I Planned Village Center Development Unit shall include a public plaza, public square or similar focus for community activities which shall be reserved in one (1) of the following ways:**
- 1. Recording by the Borough on an Official Map; or**
 - 2. Dedication by the applicant in the Phase I Planned Village Center Development Unit.**
- D. The public plaza, public square or similar focus for community activity proposed in the Phase I Planned Village Center Development Unit shall be a minimum of 25,000 square feet in land area, not including any street rights of way. The size and location shall be subject to approval by the Borough and shall meet the following minimum requirements:**
- 1. Each unit of public space shall be a minimum of five thousand (5,000) square feet in land area, provided that at least one (1) unit of public space shall be a minimum of fifteen thousand (15,000) square feet.**
 - 2. Neither dimension of any unit of public space shall be less than seventy feet (70').**

- I. Once the public space is identified, the Planned Village Center Development shall not extend farther than 750 feet in any direction from the centermost point of the identified public space.**
- J. Cul de sac streets shall not be permitted in a Planned Village Center Development Unit.**
- K. Where feasible to provide access to Common Parking Facilities and/or off-street loading facilities at the rear of lots in the Planned Village Center Development Unit; Secondary Streets shall be provided.**
- L. Common Parking Facilities shall be subject to the necessary cross-easements and legal agreements for common ownership and maintenance of the facilities. These documents shall be submitted to the Borough for review and approval to guarantee public access and private maintenance.**
- M. The minimum right of way for a Secondary Street in a Planned Village Center Development Unit shall be provided in accordance with the following characteristics of the Secondary Street:**

One-way travel, no sidewalk:	15 feet
One-way travel with sidewalk:	20 feet
Two-way travel, no sidewalk:	28 feet
Two-way travel with sidewalk:	33 feet
- N. The minimum right of way for all public streets, other than Secondary Streets, in a Planned Village Center Development Unit shall be fifty (50) feet. Where on-street parking is provided on one (1) side of the street, the public street right of way shall be increased by ten (10) feet for on-street parallel parking and shall be increased by twenty (20) feet on-street angled parking.**
- O. Major Retail Business Establishments shall provide offstreet loading facilities on the same lot with the business in accordance with the requirements of §906 of this Ordinance. Minor Retail Business Establishments may provide common loading facilities accessible from a Secondary Street, provided the necessary cross-easements and maintenance agreements are submitted for review by the Borough Solicitor.**
- P. Public sidewalks required by this Ordinance shall be constructed within the public street right of way.**

SECTION 13.

In Article XVI, the following new Section 1625 is hereby inserted:

1625

VILLAGE CENTER OUTPARCEL DEVELOPMENT

- A. All applicable regulations of the B-1 District governing lot size, lot width, yards, building height, lot coverage, sidewalks, street lighting, street trees, off-street parking, off-street loading, access, building design, building materials, exterior lighting, street lighting, signage and mechanical equipment and utilities shall be addressed in the design of the Village Center Outparcel Development.**
- B. Any authorized use in the B-1 District may be proposed for a Village Center Outparcel Development.**
- C. The proposed use may be either a Major Retail Business Establishment or a Minor Retail Business Establishment. The gross floor area of a Major Retail Business Establishment proposed on a Village Center Outparcel shall not exceed forty percent (40%) of the authorized Building Area for the Village Center Outparcel determined by multiplying the maximum allowable Lot Coverage by the Lot Area of the Village Center Outparcel.**
- D. The Village Center Outparcel shall have frontage on either Route 228 or Mars-Crider Road.**
- E. The maximum depth of a Village Center Outparcel shall be three hundred (300) feet, measured from the right of way for Route 228 or Mars-Crider Road.**
- F. Building plans for Village Center Outparcel Development shall be reviewed by the Planning Commission for compliance with design guidelines.**
- G. Proposed signage shall be subject to review by the Planning Commission. Approval of the conditional use, if granted, shall be subject to such review, if signage has not been included as part of the conditional use application.**
- H. The application for conditional use approval shall include a land development plan for the Village Center Outparcel which meets all applicable requirements of the Borough Subdivision and Land Development Ordinance for an application for Preliminary Approval.**

BOROUGH OF SEVEN FIELDS

ORDINANCE NO. 32

Amendment to Zoning Ordinance No. 32, Article X; Supplementary Regulations: 1018: Storage and Parking of Vehicles- April 9, 2012

AN ORDINANCE OF THE BOROUGH OF SEVEN FIELDS, BUTLER COUNTY, PENNSYLVANIA AMENDING ORDINANCE NO. 32, BOROUGH OF SEVEN FIELDS ZONING ORDINANCE, TO AMEND ARTICLE X; SUPPLEMENTARY REGULATIONS: 1018: STORAGE AND PARKING OF VEHICLES AND FOR THE REPEAL OF ALL SECTIONS OF THE ORDINANCE IN CONFLICT HEREWITHIN.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by Council of the Borough of Seven Fields, Butler County, Pennsylvania and it is hereby ordained and enacted by and with the authority of the same as follows:

In Article X; Supplementary Regulations: 1018: Storage and Parking of Vehicles, the following change is made:

1018 STORAGE AND PARKING OF VEHICLES AND PORTABLE UNITS

No inoperative or unlicensed motor vehicles shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly or disrepair or in the process of being stripped or dismantled, unless it is located in a garage or accessory structure and completely enclosed and not visible. All vehicles must be parked on a continuous paved parking area (paving to consisting of asphalt, concrete or interlocking paving stones, a paved parking area shall not consist of gravel or any other loose aggregate, paving stones, flagstones, or other similar non-interlocking material). With the exception of the driveway area of any residence, the paved surface on any residential lot may not exceed five (5%) percent of the surface area of said lot. The paved surface for parking on the yard of any lot shall not be increased over the amount of paved area shown on the approved construction site plan or installed before the first occupancy of any residence, unless an application is made for a building permit for an additions to the residence that will include a garage, and an additional driveway or parking area may be installed pursuant to such building permit and submitted site plan in accordance with the terms of this section and of all other applicable provisions of the zoning and subdivision ordinances. No property owners or tenants shall repair or restore any vehicle of any kind upon any lot except normal maintenance or emergency repairs where such vehicle is in view of the street. No motor vehicle, mobile home, boat, recreational vehicle, quad, or motor bike, tractor or trailer may be parked on an unpaved area of the yard, or on any patio, deck, sidewalk or similar area. There shall be no outside storage or parking upon any residential lot of any tractor, trailer, commercially licensed vehicle greater than 16,001 pound gross weight mobile home, boat, recreational vehicle, quad, motor bike, or similar vehicle of any kind. Commercially licensed vehicles, or other vehicles which are parked on a residential lot for purposes of providing a commercial or retail service or delivery to that residential lot may be parked thereon between the hours of 7AM until 9PM of each day, Monday through Saturday, and on Sundays for emergency repair or service purposes. A boat or recreational vehicle may be stored outside upon the paved area of a residential lot for a period not exceeding four consecutive days, and said boat or recreational vehicle shall only be kept outside for no more than eight days during any calendar month. Commercial vehicles and trailers, which are being used for a construction project on any lot, may be parked on any residential lot between Monday at 7AM until Friday at 6PM in any calendar week; commercial vehicles and trailers, which are being used for a construction project on any residential lot may not be parked on the lot from Friday at 6PM until the following

Monday at 7AM. Portable storage units (commonly referred to as PODs or other similar equipment) shall be placed only on the paved area of the front yard of any residential lot and shall only be so stored for a period of five consecutive days, and only for that period of up to five consecutive days, twice during any calendar year. An increase in driveway or parking space may be allowed as part of a construction plan for an addition to an existing residence, which adds a garage; the additional driveway or parking must be shown on a site plan submitted for approval of the building permit, and comply with all other terms and conditions of the zoning ordinance, property maintenance ordinance, subdivision ordinance, and all other applicable ordinances. The term vehicles as used in this section 1018 shall include commercially licensed vehicles, mobile homes, boats, recreational vehicles, quads, motor bikes, tractors, trailers or other similar vehicles or storage units

ORDAINED AND ENACTED THIS 9th DAY OF April, 2012.

BOROUGH OF SEVEN FIELDS


President of Council

ATTEST:


Borough Secretary