

*Amendments to
Zoning Ordinance #32*

BOROUGH OF SEVEN FIELDS

ORDINANCE NUMBER 82

AN ORDINANCE OF THE BOROUGH OF SEVEN FIELDS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, SUPPLEMENTING AND AMENDING THE BOROUGH OF SEVEN FIELDS, BUTLER COUNTY, PENNSYLVANIA ZONING ORDINANCE - NO. 32, ENACTED DECEMBER 9, 1991, AS AMENDED, BY 1) DELETING FROM ARTICLE II RULES AND DEFINITIONS, 202 DEFINITIONS, THE FOLLOWING DEFINITIONS: "ADULT BOOKSTORE", "AUTO SALES", "AUTOMOBILE REPAIR, MAJOR", "AUTOMOBILE REPAIR, MINOR", "BED AND BREAKFAST", "BUSINESS SERVICES", "CABARET", "CLINICAL LABORATORY", "CONVENIENCE STORE", "DAY CARE CENTER", "DELICATESSEN", "EDUCATIONAL STUDIO", "GASOLINE SERVICE FACILITIES", "GROCERY STORE", "HEAVY MANUFACTURING", "HIGH TECHNOLOGY INDUSTRIES", "HOSPITAL", "HOTEL", "HOUSING FOR THE ELDERLY", "LIGHT MANUFACTURING", "MAJOR OFFICE AND BANKS", "MAJOR RETAIL BUSINESS ESTABLISHMENT", "MINOR OFFICE AND BANKS", "MOTEL", "MULTIPLE-FAMILY", "OFFICE", "PERSONAL SERVICES", "PLACE OF WORSHIP", "PLANNED VILLAGE CENTER DEVELOPMENT UNIT", "PRIVATE CLUB", "PUBLIC PARK AND PLAYGROUND", "RECREATIONAL CENTER", "REPAIR SERVICES", "REPAIR SHOP", "RESEARCH FACILITY", "RESTAURANT", "RESTAURANT, CARRY OUT", "RETAIL BUSINESS", "SCHOOL, COMMERCIAL", "SELF-SERVICE LAUNDRY", "SEXUAL ENCOUNTER OR MEDIATION CENTER", "SPECIALTY FOOD SHOP", "SPECIALTY REPAIR SHOP", "SPECIFIED ANATOMICAL AREAS", "SPECIFIED SEXUAL ACTIVITIES", "TAVERN", "VILLAGE CENTER OUTPARCEL" AND "WAREHOUSE, WHOLESALE DISTRIBUTION, FREIGHT TERMINALS AND TRUCKING TERMINALS", 2) ADDING TO ARTICLE II RULES AND DEFINITIONS, 202 DEFINITIONS, THE FOLLOWING DEFINITIONS: "ADULT ARCADE", "ADULT BOOK STORE OR ADULT NOVELTY STORE", "ADULT BUSINESS", "ADULT ENTERTAINMENT", "ADULT THEATER", "EMPLOYEE", "ESCORT", "ESCORT AGENCY", "ESTABLISH", "LICENSEE", "NUDE MODEL STUDIO", "NUDITY OR A STATE OF NUDITY", "SEXUAL ENCOUNTER OR MEDIATION CENTER", "SPECIFIED ANATOMICAL AREAS", "SPECIFIED CRIMINAL ACTIVITY", "SPECIFIED SEXUAL ACTIVITIES", "TRANSFER OF OWNERSHIP OR CONTROL", "VIEWING BOOTHS", "ALL OTHER USES", "AUTOMOBILE REPAIR", "AUTOMOBILE SALES AND

SERVICE", "BAKERY", "BED-AND-BREAKFAST", "BEVERAGE DISTRIBUTION", "BIOMEDICAL OPERATION", "BUILDING MATERIALS SALES OR STORAGE YARD", "BULK MATERIALS OR MACHINERY STORAGE", "BUSINESS SERVICES", "CATERING", "COLLECTION AND RECYCLING FACILITY", "COMMERCIAL SCHOOL (EDUCATIONAL STUDIO)", "CONVENIENCE STORE", "DAY CARE CENTER", "DAY CARE CENTER, ADULT", "DAY CARE CENTER, CHILD", "DBH", "DRY-CLEANING AND LAUNDRY ESTABLISHMENT", "DRY CLEANING PICK-UP", "FINANCIAL INSTITUTION", "FLOOR AREA RATIO", "FOOD PROCESSING AND PACKING PLANT", "FUEL/ENERGY RECHARGE STATION", "FUNERAL HOME", "GROCERY STORE", "HEALTH AND FITNESS RELATED ESTABLISHMENT", "HOME BASED BUSINESS, NO IMPACT", "HOTEL/MOTEL", "HOTEL", "MOTEL", "KENNEL", "LIFE CARE FACILITY", "MANUFACTURING/FABRICATION", "MANUFACTURING/FABRICATION, HEAVY", "MANUFACTURING/FABRICATION, LIGHT", "MECHANICAL REPAIR, LARGE", "MECHANICAL REPAIR, SMALL", "MEDICAL OR DENTAL CLINIC", "MAJOR", "MINOR", "MINI-WAREHOUSE", "MIXED USE (RESIDENTIAL/NON-RESIDENTIAL)", "MULTI-FAMILY", "NIGHT CLUB", "OFFICE", "OFFICE, BUSINESS", "OFFICE, MEDICAL", "MAJOR", "MINOR", "OFFICE, PROFESSIONAL", "PERSONAL SERVICES", "PLACE OF ASSEMBLY", "PLACE OF WORSHIP", "PRIVATE CLUB", "RECREATIONAL FACILITIES, PRIVATE", "RECREATIONAL FACILITIES, PUBLIC", "RESEARCH AND DEVELOPMENT", "RESTAURANT", "RESTAURANT, DRIVE-THRU", "RESTAURANT, TAKEOUT", "RESTAURANT, SIT DOWN", "RETAIL BUSINESS ESTABLISHMENT", "MAJOR", "MINOR", "TAVERN", "VETERINARY CLINIC" AND "WAREHOUSE", 3) AMENDING ARTICLE XVI CONDITIONAL USES, 1601 GENERAL REQUIREMENTS, TO INCLUDE A NEW SUBSECTION "D" TO PROVIDE FOR "REQUIREMENTS FOR ALL CONDITIONAL USE SUBMISSIONS"; 4) AMENDING ARTICLE XVI CONDITIONAL USES BY DELETING SECTIONS 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 REPAIR, 1619 APARTMENT IN COMBINATION WITH OFFICE OR RETAIL, 1620 COMPARABLE USE NOT SPECIFICALLY LISTED, 1622 HOUSING FOR THE ELDERLY, 1623 MULTI-FAMILY DWELLING OTHER THAN HOUSING FOR THE ELDERLY, 1624 PLANNED VILLAGE

CENTER DEVELOPMENT UNIT, AND 1625 VILLAGE CENTER OUTPARCEL DEVELOPMENT ; 5) AMENDING ARTICLE XVI CONDITIONAL USES TO ADD NEW SECTIONS 1610 ADULT ORIENTED BUSINESS, 1611 ALL OTHER USES, 1612 AUTOMOBILE REPAIR, 1613 AUTOMOBILE SALES AND SERVICE, 1614 BED AND BREAKFAST, 1615 BEVERAGE DISTRIBUTION, 1616 BIOMEDICAL OPERATION, 1617 BUILDING MATERIALS SALES OR STORAGE YARD, 1618 BULK MATERIALS OR MACHINERY STORAGE, 1619 BUSINESS SERVICES, 1620 CATERING, 1621 COLLECTION AND RECYCLING FACILITY, 1622 COMMERCIAL SCHOOL, 1623 CONVENIENCE STORE, 1624 DAY CARE CENTER, 1625 DRY CLEANING PLANT, 1626 FINANCIAL INSTITUTION, 1627 FOOD PROCESSING AND PACKING PLANT, 1628 FUEL/ENERGY RECHARGE STATION, 1629 GROCERY STORE, 1630 HEALTH AND FITNESS RELATED ESTABLISHMENT, 1631 HIGH TECH INDUSTRY, 1632 HOTEL/MOTEL, 1633 KENNEL, 1634 LIFECARE FACILITY, 1635 MANUFACTURING/FABRICATION (HEAVY/LIGHT), 1636 MECHANICAL REPAIR, 1637 MEDICAL OR DENTAL CLINIC (MAJOR/MINOR), 1638 MINI-WAREHOUSE, 1639 MIXED USE, 1640 NIGHTCLUB, 1641 OFFICES (BUSINESS/PROFESSIONAL), 1642 OFFICES (MEDICAL - MAJOR/MINOR), 1643 PLACE OF ASSEMBLY/PLACE OF WORSHIP, 1644 RECREATION FACILITIES (PUBLIC/PRIVATE), 1645 RESEARCH AND DEVELOPMENT, 1646 RESTAURANT (SIT DOWN/TAKEOUT), 1647 RESTAURANT (DRIVE THRU), 1648 RETAIL BUSINESS ESTABLISHMENT (MAJOR/MINOR), 1649 TAVERN, 1650 VETERINARY CLINIC AND 1651 WAREHOUSE; 6) INCLUDING AS AN APPENDIX TO THE ZONING ORDINANCE "APPENDIX B - LAND USE TABLE" REFLECTING PERMITTED USES AND CONDITIONAL USES PERMITTED IN THE PEDD, BUSINESS AND INDUSTRIAL ZONING DISTRICTS; 7) INCLUDING AS AN APPENDIX TO THE ZONING ORDINANCE "APPENDIX C - DIMENSIONAL STANDARDS TABLE" PROVIDING FOR DIMENSIONAL CRITERIA APPLICABLE IN THE PEDD, BUSINESS AND INDUSTRIAL DISTRICTS 8) DELETING IN ITS ENTIRETY "ARTICLE IV PROVISIONS GOVERNING COMMERCIAL DISTRICTS"; 9) REPLACING ARTICLE IV WITH "ARTICLE IV PROVISIONS GOVERNING COMMERCIAL AND INDUSTRIAL DISTRICTS" AND SECTION "401 PEDD - PLANNED ECONOMIC DEVELOPMENT DISTRICT" WHICH INCLUDES PROVISIONS FOR ITS PURPOSE, PERMITTED USES AND CONDITIONAL USES, DIMENSIONAL STANDARDS AND DEVELOPMENT STANDARDS; SECTION "402 B - BUSINESS DEVELOPMENT DISTRICT" WHICH INCLUDES PROVISIONS FOR ITS PURPOSE, PERMITTED USES AND CONDITIONAL USES, AND DIMENSIONAL STANDARDS; SECTION "403 I - INDUSTRIAL DISTRICT" WHICH INCLUDES PROVISIONS FOR ITS PURPOSE, PERMITTED USES AND CONDITIONAL USES AND

DIMENSIONAL STANDARDS.

WHEREAS, the Council of the Borough of Seven Fields, Butler County, Commonwealth of Pennsylvania, deems it to be in the best interest and the general welfare of the citizens and residents of the Borough to update and amend various definitions and sections of the Borough of Seven Fields, Butler County, Pennsylvania Zoning Ordinance - No. 32, enacted December 9, 1991, as amended.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Borough Council of the Borough of Seven Fields, Butler County, Commonwealth of Pennsylvania, and it is hereby enacted and ordained by the authority of the Borough that the Borough of Seven Fields, Butler County, Pennsylvania Zoning Ordinance - No. 32, as amended, is hereby amended and supplemented as follows:

• **ARTICLE II RULES AND DEFINITIONS, 202 DEFINITIONS**, is hereby amended by removing and deleting therefrom, the following definitions: "Adult Bookstore", "Auto Sales", "Automobile Repair, Major", "Automobile Repair, Minor", "Bed and Breakfast", "Business Services", "Cabaret", "Clinical Laboratory", "Convenience Store", "Day Care Center", "Delicatessen", "Educational Studio", "Gasoline Service Facilities", "Grocery Store", "Heavy Manufacturing", "High Technology Industries", "Hospital", "Hotel", "Housing for the Elderly", "Light Manufacturing", "Major Office and Banks", "Major Retail Business Establishment", "Minor Office and Banks", "Motel", "Multiple-Family", "Office", "Personal Services", "Place of Worship", "Planned Village Center Development Unit", "Private Club", "Public Park and Playground", "Recreational Center", "Repair Services", "Repair Shop", "Research Facility", "Restaurant", "Restaurant, Carry Out", "Retail Business", "School, Commercial", "Self-Service Laundry", "Sexual Encounter or Mediation Center", "Specialty Food Shop", "Specialty Repair Shop", "Specified Anatomical Areas", "Specified Sexual Activities", "Tavern", "Village Center Outparcel", and "Warehouse, Wholesale Distribution, Freight Terminals and Trucking Terminals".

• **ARTICLE II RULES AND DEFINITIONS, 202 DEFINITIONS**, is hereby amended to include the following definitions:

ADULT ORIENTED BUSINESS: RELATED DEFINITIONS:

1. **ADULT ARCADE** means any place to which the public is permitted or invited wherein coin-operated, slug-operated, or for any form of consideration, or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, video or laser disc players, or other image-producing devices are maintained, not located within viewing booths, to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas".

2. **ADULT BOOK STORE OR ADULT NOVELTY STORE** means an establishment having a substantial or significant portion of its stock and trade in, or an establishment which as one of its principal business purposes offers for sale or rental, any of the following:
 - A. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides, CD ROM discs or other computer software, and other visual representations, which are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas, and in conjunction therewith may have viewing booths or other facilities for the presentation of adult entertainment for observation by patrons; or
 - B. Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities".
3. **ADULT ENTERTAINMENT** means:
 - A. An exhibition of any adult oriented motion pictures, meaning those distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas; or
 - B. A live performance, display or dance of any type, which has as a significant or substantial portion of the performance any actual or simulated performance of specified sexual activities or exhibition and viewing of specified anatomical areas or persons in a state of nudity; or
 - C. Films, motion pictures, video cassettes, slides or other photographic reproductions or visual presentations of any other kind which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas".
4. **ADULT ORIENTED BUSINESS** means a business providing Adult Entertainment, including but not limited to an adult arcade, adult bookstore, adult novelty store, adult cabaret, adult theater, escort agency, nude model studio or sexual encounter or mediation center.
5. **ADULT THEATER** means a theater, tavern, banquet hall, party room, conference center, restaurant, nightclub, hall, auditorium, club, recreation center, indoor amusement center or similar commercial establishment which, as one of its principal business purposes, offers adult entertainment.

6. **EMPLOYEE** means a person who performs any service on the premises of an adult business on a full-time, part-time or contract basis, whether or not the person is denominated an employee, independent contractor, agent or otherwise and whether or not said person is paid a salary, wage or other compensation by the operator of said business. Employee does not include a person exclusively on the premises for repair or maintenance of the premises or equipment on the premises, or for the delivery of goods to the premises.
7. **ESCORT** means a person who, for consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.
8. **ESCORT AGENCY** means a person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration.
9. **ESTABLISH** means and includes any of the following:
 - A. The opening or commencement of any adult business as a new business;
 - B. The conversion of an existing business, whether or not a adult business, to any adult business;
 - C. The addition or change of any adult business to any other existing adult business or to a non-adult business; or
 - D. The relocation of any adult business.
10. **LICENSEE** means a person in whose name a license to operate an adult business has been issued, as well as the individual listed as an applicant on the application for a license; and in the case of an employee, a person in whose name a license has been issued authorizing employment in an adult business.
11. **NUDE MODEL STUDIO** means any place where a person who appears in a state of nudity, or who displays "specified anatomical areas" and is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration. Nude Model Studio shall not include a proprietary school licensed by the State of Pennsylvania or a college, junior college or university supported entirely or in part by public taxation; a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or in a structure:

- A. That has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing; and
 - B. Where in order to participate in a class a student must enroll at least three days in advance of the class; and
 - C. Where no more than one nude model is on the premises at any one time.
12. **NUDITY OR A STATE OF NUDITY** means the showing of any part of the human male or female genitals, pubic area, vulva, anus, anal cleft or cleavage with less than a fully opaque covering, the showing of the female breast with less than a fully opaque covering of any part of the nipple, or the showing of the covered male genitals in a discernible turgid state.
13. **SEXUAL ENCOUNTER OR MEDIATION CENTER** means a business, agency or person which, for consideration, provides for commercial purposes a place where persons may congregate, assemble or associate for the purpose of engaging in specified sexual activities or exposing specified anatomical areas as defined herein:
14. **SPECIFIED ANATOMICAL AREAS** means human genitals, pubic region, anus, buttocks, female breast(s) below a point immediately above the top of the areola, or human male genitals in a discernibly turgid state even if completely covered.
15. **SPECIFIED CRIMINAL ACTIVITY** means any of the following offenses:
- A. Prostitution or promotion of prostitution; dissemination of obscenity; sale, distribution or display of harmful material to a minor; sexual performance by a child; possession or distribution of child pornography; public lewdness; indecent exposure; indecency with a child; engaging in organized criminal activity; sexual assault; molestation of a child; gambling; or distribution of a controlled substance; or any similar offenses to those described above under the criminal or penal code of other states or countries;
 - B. For which:
 - 1. Less than two years have elapsed since the date of conviction or the date of release from confinement imposed for the conviction, whichever is the later date, if the conviction is of a misdemeanor offense;
 - 2. Less than five years have elapsed since the date of conviction or the date of release from confinement for the conviction, whichever is the later date, if the conviction is of a felony offense; or

- 3. Less than five years have elapsed since the date of the last conviction or the date of release from confinement for the last conviction, whichever is the later date, if the convictions are of two or more misdemeanor offenses or combination of misdemeanor offenses occurring within any twenty-four month period.
 - C. The fact that a conviction is being appealed shall have not effect on the disqualification of the applicant or a person residing with the applicant.
- 16. **SPECIFIED SEXUAL ACTIVITIES** means any of the following:
 - A. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts;
 - B. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, masturbation, or sodomy; or
 - C. Human genitals in a state of sexual stimulation or arousal.
- 17. **TRANSFER OF OWNERSHIP OR CONTROL** of an adult business means and includes any of the following:
 - A. The sale, lease or sublease of the business;
 - B. The transfer of securities which constitute a controlling interest in the business, whether by sale, exchange, or similar means; or
 - C. The establishment of a trust, gift, or other similar legal advice which transfer the ownership or control of the business, except for transfer by bequest or other operation of law upon the death of the person possessing the ownership or control.
- 18. **VIEWING BOOTHS** means booths, stalls, partitioned portions of a room, cubicles, stalls, compartments, rooms or other enclosures which are available to members of the public, patrons or members for viewing (1) films, movies, videos, or visual reproductions of any kind depicting or describing "specified sexual activities" or "specified anatomical areas," or (2) persons who appear in a state of nudity or who offer performances or presentations characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."

ALL OTHER USES - any land use not otherwise specified in this Ordinance.

AUTOMOBILE REPAIR - A building, or part thereof, used for the servicing and repair of motor vehicles, including engine overhaul, body work and recapping/retreading of tires and where all storage of parts and dismantled vehicles and all repair work are conducted entirely inside a Completely Enclosed Building.

AUTOMOBILE SALES AND SERVICE - A business establishment used for the display or sale of automobiles, non-commercial trucks, motorcycles, motor homes, recreational vehicles and/or boats under twenty-six thousand (26,000) pounds gross vehicle weight (GVW), but not including any heavy equipment or any other vehicle or equipment which is not classified as a "motor vehicle" under the Pennsylvania Motor Vehicle Code. Such use may also include the servicing or repair of vehicles of the brand of vehicles sold at the establishment.

BAKERY - A retail business for the sale of confections and/or baked goods.

BED-AND-BREAKFAST - A business establishment that occupies a single-family dwelling and, if applicable, associated accessory structures where limited overnight lodging and breakfast is provided for compensation to guests and where said use may or may not also host accommodations for private events such as weddings, parties, seminars and conferences.

BEVERAGE DISTRIBUTION - A use engaged in the distribution of manufactured beverages to the public. Beverages are stored at the establishment in quantities as provided by the manufacturer and are opened and/or consumed off site.

BIOMEDICAL OPERATION - A facility which carries on investigation in the natural or physical sciences or in engineering and development as an extension of such investigation with the objective of creating end products and which may include the initial manufacturing of developed product but not include animal research.

BUILDING MATERIALS SALES OR STORAGE YARD - A business establishment specializing in the sale and/or short- or long-term storage of wholesale and/or retail construction supplies and materials for home improvement.

BULK MATERIALS OR MACHINERY STORAGE - A place for short- or long-term storage, collection and/or distribution of heavy equipment, machinery or materials used in construction, farming or industrial operations.

BUSINESS SERVICES - Establishments engaged in rendering services to businesses and offices on a fee or contract basis, including but not limited to advertising and mailing; data processing; secretarial; financial, photocopying, quick printing and fax; office supplies; building maintenance, equipment servicing, rental, leasing and sales; employment service; management and consulting services; and other similar business services.

CATERING – An establishment that serves and supplies food to be consumed off premises.

COLLECTION AND RECYCLING FACILITY - A location whose primary use is where waste or scrap materials are stored, bought, sold, accumulated, exchanges, packaged, disassembled, or handled from the public. Collection facilities may include reverse vending machines and small collection facility.

COMMERCIAL SCHOOL (EDUCATIONAL STUDIO) - a business establishment operated by a *private* or non-profit entity as a commercial enterprise where *persons* are instructed, taught or trained a specific trade, vocation, avocation or business discipline. The term *commercial school* shall include, but not be limited to, activities such as dancing, music, sports/recreation, business and technical training.

CONVENIENCE STORE - A business establishment, not exceeding five thousand (5,000) square feet of selling area, that offers convenience goods for sale, such as pre-packaged or pre-prepared food items, tobacco, periodicals, and other household goods and may or may not offer the sale of fuel/energy for vehicles.

DAY-CARE CENTER

- A. **DAY-CARE CENTER, ADULT** - A facility licensed by the Commonwealth of Pennsylvania, located within a building, which building is not used as a dwelling, for the care, during part of a twenty-four (24) hour day, of adults who are handicapped, elderly or otherwise require such supervision and care.
- B. **DAY-CARE CENTER, CHILD** - A facility licensed by the Commonwealth of Pennsylvania and located within a building which is not used as a dwelling and which is used for the care, during part of a twenty-four (24) hour day, of children under the age of sixteen (16), which may be accessory to a business or professional office.

DHB - Diameter at Breast Height. Method for sizing a tree.

DRY-CLEANING AND LAUNDRY ESTABLISHMENT - An establishment for the cleaning of clothing and fabric with chemical solvents rather than water.

DRY CLEANING PICK-UP - A business establishment for receiving, pickup and pressing of garments where no cleaning or drying operations are conducted.

FINANCIAL INSTITUTION - A business establishment where the principal business is the receipt, disbursement, or exchange of funds and currencies such as banks, savings, loans, credit

unions or check cashing establishments. Establishment may or may not offer a drive thru window.

FLOOR AREA RATIO - The total floor area (gross floor area) of all buildings or structures on a lot divided by the area of said lot.

FOOD PROCESSING AND PACKING PLANT - A business establishment producing, processing, and/or packing foods for human consumption and certain related products. Includes: (1) bakery products, sugar and confectionery products (except facilities that produce goods only for on-site sales with no wider distribution); (2) dairy products processing; (3) fats and oil products (not including rendering plants); (4) fruit and vegetable canning, preserving, and related processing; (5) grain mill products and by-products; (6) meat, poultry, and seafood canning, curing, and byproduct processing (not including facilities that also slaughter animals); and (7) miscellaneous food preparation from raw products.

FUEL/ENERGY RECHARGE STATION - A business establishment that offers the sale of fuel / energy recharge for vehicles with or without convenience goods for sale, such as pre-packaged or limited prepared food items, tobacco, periodicals, and other household goods.

FUNERAL HOME - A building, including mortuaries, licensed by the Commonwealth of Pennsylvania that contains a suitable storage room for the deceased and may include embalming facilities and rooms for the display of burial ceremonies of the deceased, but excludes crematories.

GROCERY STORE - A business establishment generally where most of the floor area is devoted to the full-service sale of pre-package food products, fresh produce, fresh meats and dairy for home preparation and consumption, other home care and personal care products and where on-site eating facilities are accessory to the established principal use.

HEALTH AND FITNESS RELATED ESTABLISHMENT - Any establishment having a source of income or compensation derived from offering a service to the public involving health, healing or fitness-related activities and providing or offering to provide physiological or psychological healing or therapy. This includes but is not limited to a health club, massage establishment and public spa or public hot tub. This term shall not include any business or establishment operated for the practice of a profession which is licensed by the Commonwealth of Pennsylvania, such as physicians, dentists, nurses, podiatrists, chiropractors, physical therapists and similar occupations. Massage facilities shall constitute no more than five (5) percent of the floor area of the building.

HOME BASED BUSINESS, NO IMPACT - A business administered or conducted clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the

premises, in excess of those normally associated with residential use. The business must satisfy the following requirements:

- A. The business activity shall be compatible with the residential use of the property and surrounding residential uses.
- B. The business shall employ no employees other than members residing in the dwelling.
- C. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
- D. There shall be no outside appearance of a business use, including, but not limited to parking, signs or lights.
- E. No on-site parking of commercially identified vehicles shall be permitted.
- F. The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors, or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
- G. The business activity may not generate any solid waste or sewage discharge, in volumes or type, which is not normally associated with residential use in the neighborhood.
- H. The business activity shall be conducted only within the dwelling and may not occupy more than twenty-five (25) percent of the habitable floor area.
- I. The business may not involve any illegal activity.

HOTEL/MOTEL

- A. **HOTEL** - A business establishment inclusive of a building or portion thereof designed or used for transient rental for sleeping purposes. All room access is through interior hallways or courtyards. No cooking facilities, other than a microwave or toaster oven, may be permitted in any sleeping room. Accessory shops, restaurants, swimming pool, fitness center, spa, services and conference centers catering to the general public can be provided where conference rooms and banquet halls are also be available for rent. Supervision is provided in shifts twenty-four (24) hours a day by an on-site manager.

- B. **MOTEL** - A business establishment inclusive of a building or group of buildings, whether detached or in connected units, used as individual sleeping units with separate exterior entrances, open year-round and designed for temporary occupancy, primarily for transient automobile travelers. Structures shall provide for accessory off-street parking areas. Supervision is provided in shifts by twenty-four (24) hour on-site management.

KENNEL - A structure and/or premises where four (4) or more dogs or cats or any combination of dogs and cats totaling four (4) animals which are six (6) months or older are kept, bred, trained or boarded at any one time, whether for profit or not.

LIFE CARE FACILITY - A health care facility for the transitional residency of elderly and/or disabled persons, progressing from independent living in single-family, assisted living, personal care, nursing home to hospice care units to congregate living where residents may or may not share common meals and culminating in a full health and continuing care nursing home facility.

MANUFACTURING/FABRICATION - The process of making wares by hand, by machinery or by other agency, often with the provision of labor and the use of machinery.

- A. **MANUFACTURING/FABRICATION, HEAVY** - The mechanical or chemical transformation of raw materials or substances into new products or other raw materials, including the assembling of component parts, the manufacturing of products and the blending of materials into finished or semi-finished products not otherwise defined as light manufacturing.
- B. **MANUFACTURING/FABRICATION, LIGHT** - The processing and fabrication of certain materials and products where no process involved will produce noises, vibration, water pollution, fire hazard or noxious emissions which will disturb or endanger neighboring properties. Light manufacturing includes, but is not limited to, the production of the following goods: home appliances, electrical instruments, office machines, precision instruments, electronic devices, timepieces, jewelry, optical goods, musical instruments, novelties, wood products, printed material, lithographic plates, type composition, machine tools, dies and gauges, ceramics, apparel, lightweight non-ferrous metal castings, film processing, light sheet metal products, plastic goods, pharmaceutical goods, food products, not including animal slaughtering, curing or rendering of fats, and similar activities.

MECHANICAL REPAIR, LARGE - A business establishment designed or used for the maintenance of large mechanical items such as tractors, washers, dryers, etc.

MECHANICAL REPAIR, SMALL - A business establishment designed or used for the maintenance of small mechanical items such as hedge trimmers, musical instruments, etc.

MEDICAL OR DENTAL CLINIC - A building or structure where two (2) or more licensed medical professionals provide diagnostic health, medical, dental, surgical and/or psychiatric services and/or treatment diagnosis and treatment to the general public without overnight accommodation and may include uses such as reception areas, waiting areas, consultation rooms, x-ray and minor operating rooms and a dispensary, providing that all such uses shall have access only from the interior of the building or structure, and provided further that any facility for methadone treatment or other narcotic treatment programs approved by the Pennsylvania Department of Health shall be considered a medical clinic use.

1. **MAJOR** – A Medical or Dental Clinic or Clinics on a single lot having greater than or equal to seventeen thousand five hundred (17,500) square feet of floor area in the aggregate.
2. **MINOR** – A Medical or Dental Clinic or Clinics on a single lot having less than seventeen thousand five hundred (17,500) square feet of floor area in the aggregate.

MINI-WAREHOUSE - A building or group of buildings in a controlled access and fenced compound that contains various sizes of individual, compartmentalized and controlled access stalls and/or lockers leased to the general public for a specified period of time for the dead storage of personal property. No sales, service or repair activities other than the rental of dead storage units are permitted on the premises.

MIXED USE (RESIDENTIAL/NON-RESIDENTIAL) - A lot(s) or building(s) on or in which various land uses are combined as an integrated development. If the development includes non-residential uses, no less than twenty five (25) percent of the total development shall be a residential use(s).

MULTI-FAMILY - A building and lot are occupied by more than one family.

NIGHTCLUB - A business establishment which may or may not dispense food and/or beverages for consumption on the premises and where a dance floor or entertainment (excluding adult entertainment) is provided.

OFFICE – offices shall be limited to the following:

- A. **OFFICE, BUSINESS** - a business establishment that generally operates on a first-come, first-serve basis and has relatively high pedestrian or customer traffic throughout the year including utility payment centers, advertising agencies, manufacturing representatives, personnel agencies, travel and ticket agencies and the like; a business establishment that serves clients and operates on an appointment basis, with relatively low pedestrian or vehicular traffic, including offices of recognized professionals such as lawyers, architects, engineers, real estate brokers, insurance agents and others who,

through training, are qualified to perform services of a professional nature and other offices used primarily for accounting, corresponding, research, editing or other administrative functions, but not including banks or other financial institution.; or an office of a governmental agency, social service organization, notary, public or private utility, political organization or the like not including a municipal facility.

B. OFFICE, MEDICAL - a building or a series of buildings or rooms where the full time equivalent of up to four (4) principal health care providers and the full time equivalent of up to three other health care providers practicing on the premises at any given time, exclusive of administrative or clerical staff, provide diagnosis and treatment to the general public without overnight observation or outpatient surgical services. A medical office may include such uses as reception areas, offices, examination rooms and x-ray rooms, provided that all such uses have access only from the interior of the building. The term may include but is not limited to the practice of a licensed physician, dentist, podiatrist or chiropractor.

1. **MAJOR** – A Medical Office or Offices on a single lot having greater than or equal to seventeen thousand five hundred (17,500) square feet of floor area in the aggregate.
2. **MINOR** – A Medical Office or Offices on a single lot having less than seventeen thousand five hundred (17,500) square feet of floor area in the aggregate.

C. OFFICE, PROFESSIONAL - Any office of recognized professions, such as doctors, dentists, lawyers, architects, engineers, artists, musicians, designers, teachers and others who, through training, are qualified to perform services of a professional nature.

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 Oriented Business.

PLACE OF ASSEMBLY - A building and/or lot that is designed for the assembly or collection of persons, for civic, political, educational, or social purposes, and where recreation, amusement, or dining may occur as accessory activities. A place of assembly does not include a private club.

PLACE OF WORSHIP - a building use and/or lot where people regularly observe, practice, or participate in religious or spiritual services, meeting and/or activities.

PRIVATE CLUB - Any establishment, other than an Adult Oriented Business, operated by a private, non-profit organization for social, recreational, educational, fraternal or sororal purposes. which is open only to members and their guests and not to the general public.

RECREATIONAL FACILITIES, PRIVATE - A business establishment, owned by a private-sector entity(ies), generally intended for use by all ages that provides recreation or entertainment including but not limited to swimming pools, dance halls, bowling alleys, billiard and pool halls, video and other coin-operated game parlors, miniature golf courses, indoor rifle range and indoor archery range.

RECREATIONAL FACILITIES, PUBLIC - Swimming pools, skating rinks, recreational centers and other recreational areas and facilities (excluding golf courses) owned and/or operated by the Borough of Seven Fields or other public-sector entity.

RESEARCH AND DEVELOPMENT - A building or group of buildings, including incubator facilities, but not medical laboratories, used primarily for applied and developmental research, where product testing may be an integral part of the operation and goods or products may be manufactured solely when necessary for testing, evaluation, and test marketing. This usage excludes the use of toxic, biological, corrosive, flammable, carcinogenic, or explosive materials, chemicals, liquids, gases, or solids.

RESTAURANT

- A. **RESTAURANT, DRIVE-THRU** – A business establishment that delivers prepared food and/or beverages to customers in motor vehicles regardless of whether or not it also serves prepared food and/or beverages to customers who are not in motor vehicles for consumption either on or off the premises.
- B. **RESTAURANT, TAKEOUT** - A business establishment that offers quick food service for consumption on or off the premises which is accomplished through a limited menu of items already prepared and held for service or prepared, fired or grilled quickly or heated in a device such as a microwave oven. Orders are not generally taken at the customer's table, and food is generally served in disposable wrapping or containers.
- C. **RESTAURANT, SIT DOWN** - A business establishment whose principal business is the sale of food and/or beverages to customers in a ready-to-consume state and whose principal method of operation includes one or both of the following characteristics: customers, normally provided with an individual menu, are served their foods and beverages by a restaurant employee at the same table or counter at which food and beverages are consumed; or a cafeteria-type operation where food and beverages generally are consumed within the restaurant building.

RETAIL BUSINESS ESTABLISHMENT– Any business establishment not otherwise specifically defined in this Article that sells or rents commodities and/or services on the premises directly to the general public, available for immediate purchase and removal, but not including the manufacturing or processing of any products.

- A. **MAJOR** – A Retail Business Establishment or Establishments on a single lot having greater than or equal to ten thousand (10,000) square feet of floor area in the aggregate.
- B. **MINOR** - A Retail Business Establishment or Establishments on a single lot having less than ten thousand (10,000) square feet of floor area in the aggregate.

TAVERN - A business establishment which provides on-site alcoholic beverage sales for drinking on the premises, where food is served only as accessory use, where live entertainment (not including adult entertainment) may also be provided, and where minors are not admitted unless accompanied by a parent or guardian.

VETERINARY CLINIC - Any facility maintained by or for the use of a licensed veterinarian in the diagnosis, treatment or prevention of animal diseases wherein the animals are limited to dogs, cats and other comparable household pets and wherein the overnight care of said animals is prohibited except when necessary in the treatment of the animal.

WAREHOUSE - A building or structure used for the storage and handling of goods, materials, freight, or merchandise awaiting sale on another lot or location, but not including the maintenance or fueling of commercial vehicles. Warehousing which is incidental to retail sales and which does not constitute in excess of thirty (30) percent of the total floor area of the retail establishment shall be excluded from this definition. Incidental sales may occur on the lot.

• **ARTICLE XVI CONDITIONAL USES, 1601 “GENERAL REQUIREMENTS”** is hereby amended by adding a new Subsection “D.”, which shall be entitled “Requirements for All Conditional Use Submissions” and shall contain the following:

1. A traffic impact study acceptable to the Borough Engineer shall be required to be submitted for any proposed development, according to the institute of Transportation Engineers (ITE) standards.
2. For all commercial developments, Hours of Operation are to be included in the application.
3. A Delivery/Loading Plan shall be prepared and submitted with the application.
4. A Circulation/Access Diagram shall be indicated on the Site Plan submitted with the application.
5. All screening is to be reviewed and determined based on Borough feedback, in addition to any screening requirements listed in the conditions below.

• **ARTICLE XVI CONDITIONAL USES** is hereby amended by removing and deleting therefrom Sections “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 Repair”, “1619 Apartment in Combination With Office or Retail”, “1620 Comparable Use Not Specifically Listed”, “1622 Housing for the Elderly”, “1623 Multi-Family Dwelling Other Than Housing for the Elderly”, “1624 Planned Village Center Development Unit”, and “1625 Village Center Outparcel Development”.

• **ARTICLE XVI CONDITIONAL USES** is hereby amended by adding the following new conditional uses:

1610 ADULT ORIENTED BUSINESS

A sexually oriented business shall be permitted as a conditional use subject to the following express standards and criteria:

- A. Classifications. Sexually oriented businesses are classified as follows:
 - 1. Adult arcades;
 - 2. Adult bookstores or adult video stores;
 - 3. Adult cabarets;
 - 4. Adult motels;
 - 5. Adult motion picture theaters;
 - 6. Adult theaters;
 - 7. Escort agencies;
 - 8. Nude model studios;
 - 9. Sexual encounter centers.
- B. Permit Required.
 - 1. No person may operate or be employed at a sexually oriented business without the appropriate license issued by the Borough pursuant to the Seven Fields Borough Adult Business Licensing Ordinance. See the Seven Fields Code of Ordinances.
- C. Location of Sexually Oriented Businesses.
 - 1. A person is guilty of a violation of this Chapter if he operates or causes to be operated a sexually oriented business outside of the district in which a sexually

oriented business is a permitted use. No sexually oriented businesses shall be located outside a district in which a sexually oriented business is a permitted use.

2. A person is guilty of a violation of this Chapter if he operates or causes to be operated a sexually oriented business within five hundred (500) feet of a building facade that is:
 - (a) A place of worship.
 - (b) A public or private pre-elementary, elementary or secondary school.
 - (c) A public library.
 - (d) A child care facility or nursery school.
 - (e) A public park.
3. A person is guilty of a violation of this Chapter if he causes or permits the operation, establishment, substantial enlargement or transfer of ownership or control of a sexually oriented business within five hundred (500) feet of another sexually oriented business.
4. A person is guilty of a violation of this Chapter if he causes or permits the operation, establishment or maintenance of more than one (1) sexually oriented business in the same building, structure or portion thereof; or the increase of floor area of any sexually oriented business in any building, structure or portion thereof containing another sexually oriented business.
5. For the purpose of this Part, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as a part of the premises where a sexually oriented business is conducted to the nearest portion of the building or structure used as a part of the premises of a church, public or private pre-elementary, elementary or secondary school, public library, child care facility or nursery school; or to the nearest boundary of an affected public park.
6. The distance between any two sexually oriented businesses shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which each business is located.
7. Any sexually oriented business lawfully operating on the date of enactment of this Section that is in violation of this Section shall be deemed a nonconforming use. Such nonconforming use shall not be increased, enlarged, extended or altered, except that the use may be changed to a conforming use. In the event that two (2) or more

sexually oriented businesses are within five hundred (500) feet of one another and otherwise in a permissible location, the sexually oriented business which was first established and continually operating at a particular location is the conforming use and the later-established business is nonconforming.

8. A sexually oriented business lawfully operating as a conforming use is not rendered a nonconforming use by the location, subsequent to the grant or renewal of the sexually oriented business permit, of a church, public or private pre-elementary, elementary or secondary school, public library, child care facility, nursery school or public park within five hundred (500) feet of the sexually oriented business. This provision applies only to the renewal of a valid permit, and does not apply when an application for a permit is submitted after a permit has expired or has been revoked.

1611 ALL OTHER USES

A. Uses not expressly listed as permissible within this Ordinance may be considered for a conditional use application in the Industrial District upon the Applicant's demonstration that the proposed use:

1. Impacts the neighborhood and adjacent streets, circulation and lots equal to or less than any use specifically listed in the Zoning District. In making such determination, the following characteristics shall be considered:
 - a. The number of employees.
 - b. The floor area of the building, gross area of the lot and/or scale of development devoted to the proposed use.
 - c. The type of products, materials, equipment and/or processes involved in the proposed use.
 - d. The magnitude of walk-in trade.
 - e. The traffic and environmental impacts and the ability of the proposed use to comply with the performance standards of this Chapter.
 - f. The hours of operation.
 - g. The extent of pervious and impervious surfaces in relationship to that currently present on adjacent lots and the overall block in which development, infill, reuse and/or redevelopment is proposed.
 - h. Elevations and site plans must be provided with the application.

2. Will not endanger the public health and safety if located where proposed and that the use will not deteriorate the environment or generate nuisance conditions such as traffic congestion, noise, dust, smoke, glare or vibration.
3. Is in general conformity with the adopted Comprehensive Plan and harmony with the area in which it is proposed.
4. Complies with any applicable standards and criteria specified in this Part for the most nearly comparable conditional uses or use by special exception specifically listed in the Zoning District in which it is proposed is in compliance with all other standards of this Chapter and all other applicable Borough Ordinances.

1612 AUTOMOBILE REPAIR

- A. The maximum lot area for an auto repair & service station shall be 20,000 square feet.
- B. An automobile repair and service station shall have direct ingress/egress to an arterial road.
- C. All authorized repair and service work, car washing and lubrication shall be conducted within a completely enclosed building.
- D. All automobile parts and accessories, dismantled vehicles and similar materials shall be stored within a completely enclosed building.
- E. All fuel, oil and other flammable substances shall be stored at least twenty (20) feet from any property line.
- F. Hazardous fluids shall be disposed of in accordance with regulations of appropriate regulatory agencies.
- G. Sufficient buffering of parking areas must be provided to protect the neighborhood from detrimental noise, dust and other disturbances.
- H. Cars stored on site shall be parked and/or stored on the side or rear of the lot. A ten percent (10%) increased screening width applicable to the lot line adjacent to said parking and/or storage shall be provided.

1613 AUTOMOBILE SALES AND SERVICE

- A. Automobile sales shall have direct access to an arterial road.
- B. All automobile sales shall have a maximum lot area of one (1) acre.

- C. Automobile inventory shall be aligned and displayed in an orderly fashion so that circulation for fire safety can be maintained at all times.
- D. All outdoor display areas adjacent to a residence or residential zoning district shall have exterior lighting reduced to fifty (50) percent luminosity after 11:00 P.M.
- E. Sufficient screening and buffering of parking areas must be provided to protect the neighborhood from detrimental noise, dust and other disturbances.
- F. Landscaping requirements:
 - 1. One (1) tree (2 ½" cal.) per fifteen (15) display spaces shall be planted on the lot.
 - 2. A decorative landscaped strip shall be located immediately adjoining the supporting structure of any signage in all directions;
 - 3. A hedge or other desirable planting of at least two (2) feet in height shall extend the entire length and breadth of the required landscaped strip.
- G. A Delivery Zone Plan acceptable to the Borough Engineer shall be submitted to demonstrate adequate delivery and associated circulation areas do not conflict with existing Borough development and circulation patterns.
- H. The maximum lot area for an auto service station shall be twenty thousand (20,000) square feet.
- I. The use shall have direct ingress/egress to an arterial road.
- J. All authorized repair and service work, car washing and lubrication shall be conducted within a completely enclosed building.
- K. All automobile parts and accessories, dismantled vehicles and similar materials shall be stored within a completely enclosed building.
- L. All fuel, oil and other flammable substances shall be stored at least twenty (20) feet from any property line.
- M. Hazardous fluids shall be disposed of in accordance with regulations of appropriate regulatory agencies.

1614 BED AND BREAKFAST

- A. No more than ten (10) bedrooms may be available or used for such use in any building and each guest room may provide lodging for up to two (2) individuals, unless

children under the age of sixteen (16) years are accompanying the guests, and in no instance shall the total number of guests in a Bed and Breakfast use exceed thirty (30).

- B. Not more than one (1) ground sign shall be permitted on the lot. The maximum permitted sign area shall be ten (10) square feet.
- C. Service meals shall be limited to breakfast only to overnight guests of the facility.
- D. All off-street parking spaces shall be provided on the lot. The number of off-street parking and loading spaces shall be provided as defined by this Ordinance. All parking spaces and driveways shall be surfaced with bituminous, brick, concrete or stone block paving material.
- E. The owner and/or manager of the facility shall reside therein.
- F. An overnight guest shall not occupy the facility for more than fourteen (14) consecutive nights in a thirty (30)-day period.

1615 BEVERAGE DISTRIBUTION

- A. Dumpsters and service areas shall be screened from the public right-of-way and not conflict with off-street parking associated with the use. No dumpsters and/or service areas shall be located between the front lot line of the lot and the front facade of the principal structure in which it is located.
- B. Outdoor storage of materials shall not be permitted.

1616 BIOMEDICAL OPERATION

- A. Facility design must be in accordance with the most current version of the Biosafety in Microbiological and Biomedical Laboratories published by the U.S. Department of Health and Human Services Centers for Disease Control and Prevention and National Institutes of Health (CDC/NIH).
- B. Facilities for the treatment, proper handling, and disposal of biomedical waste must be provided.

1617 BUILDING MATERIALS SALES OR STORAGE YARD

- A. Service areas shall be screened from the public right-of-way and not conflict with off-street parking associated with the use. No service areas shall be located between the front lot line of the lot and the front facade of the principal structure in which it is located.
- B. A Delivery Plan for the use shall be submitted for Council approval.

1618 BULK MATERIALS OR MACHINERY STORAGE

- A. Service areas shall be screened from the public right-of-way and not conflict with off-street parking associated with the use. No service areas shall be located between the front lot line of the lot and the front facade of the principal structure in which it is located.
- B. A Delivery Plan for the use shall be submitted for Borough approval.

1619 BUSINESS SERVICES

Business services shall be permitted a conditional use subject to the following standards and criteria:

- A. Buildings adjacent to a private road or driveway shall be located a minimum of twenty (20) feet from the edge of the road.
- B. Primary facades and entries shall front adjacent roads or public walkways.
- C. Side and rear bufferyards shall be maintained in accordance with Bufferyards as defined by this Ordinance.
- D. The location and orientation of loading and service areas shall be coordinated to minimize conflicts of vehicular and pedestrian circulation.
- E. Buildings and structures shall be designed to minimize conflicts between uses and shall be constructed in accordance with the Borough's Construction Standard Details.
- F. Loading areas shall not be visible from any business service use.
- G. Outdoor storage shall not be visible from the primary entrance of a business service use.
- H. The ground surface of off-street parking and loading spaces shall be paved with bituminous, brick, concrete or stone block paving material to protect the surrounding neighborhood from inappropriate dust and other disturbances.

1620 CATERING

- A. Dumpsters and service areas shall be screened from the public right-of-way and not conflict with off-street parking associated with the use. No dumpsters and/or service areas shall be located between the front lot line of the lot and the front facade of the principal structure in which it is located.
- B. Outdoor storage of materials shall not be permitted.

1621

COLLECTION AND RECYCLING FACILITY

- A. The use shall be conducted within a completely enclosed building.
- B. Recycling storage containers shall be completely enclosed.
- C. Vehicular access shall not be from the primary commercial frontage if access from the rear or side is possible.
- D. Vehicular drop-off areas shall be located a minimum of sixty (60) feet from any intersection or driveway and shall not conflict with residential parking.
- E. Council shall determine that such use will not create detrimental impacts on the surrounding properties, taking into consideration probable traffic generation, truck routes, hours of operation, and noise generation.

1622

COMMERCIAL SCHOOL

- A. Required off-street parking for the business shall be clearly designated and shall be located within three hundred (300) feet of the entrance to the studio.

1623

CONVENIENCE STORE

- A. In order to ensure pedestrian safety, access and circulation for both customers and deliveries/loading shall be posted on the lot.
- B. Loading areas/docks shall be screened with either landscaping or fencing from neighboring uses.
- C. To minimize conflicts between food/beverage items, animals and the natural elements, the storage of palettes and other loading-related equipment/materials shall be contained within an enclosed and covered structure.
- D. Hours of operation shall be scheduled to minimize negative impacts on the surrounding neighborhood.
- E. Building and parking setbacks shall be consistent with the existing building and parking setbacks of adjoining lots.
- F. As part of all land development, the landowner and /or developer shall provide a plan for photometrics of the lot. Illumination, when measured at a lot line, shall be a maximum of zero (0) foot candles.

1624**DAY CARE CENTER**

- A. The facility shall be licensed as such by the Commonwealth of Pennsylvania.
- B. Ingress and egress to the site shall be designed to assure the safe dropping off and pick up children. All drop-off locations shall be designed so as to not interfere with the free flow of traffic on adjacent streets.
- C. Outdoor play areas shall be provided and shall be secured by a fence, at least four (4) feet in height, with a self-latching gate.
- D. Exterior open space shall be provided, being usable and accessible only for the children at a minimum ratio of one hundred (100) square feet per child. Interior space shall be provided as per the regulations of the Pennsylvania Department of Welfare. In addition, other lot and area requirements within the Zoning District in which the day care center is proposed shall apply.
- E. Depending on traffic and/or adjoining use of the premises, a fence with approved height and strength may be required along the lot's perimeter for the protection of those using the day care center.
- F. Outdoor play areas that adjoin residential lots shall be screened as per the screening requirements of this Ordinance.
- G. The general safety of a day care center site shall be evaluated as it relates to the needs of small children.
- H. Off-street parking shall be provided in accordance with the requirements of this Ordinance.

1625**DRY CLEANING PLANT**

- A. A list of materials used in the operation to be submitted to the Borough on a yearly basis.
- B. All materials and equipment shall be stored within a completely enclosed building.

1626**FINANCIAL INSTITUTION**

- A. The ground of off-street parking and loading spaces shall be paved with bituminous, brick, concrete or stone block paving material to protect the surrounding neighborhood from inappropriate dust and other disturbances.
- B. Side and rear buffer areas shall be maintained in accordance with this Ordinance.

- C. Paved off-street stacking spaces shall be arranged in an orderly fashion so as not to cause blockage of any means of ingress or egress and to insure that the traffic flow on public rights-of-way is not endangered in any way. A separate means of ingress shall be established and clearly marked as shall be a separate means of egress from the bank. Should any traffic congestion occur in the public right-of-way, it shall be the responsibility of the owner to direct traffic away from the facility by posting a "Temporarily Closed" sign or other means. The Borough may require any traffic studies and associated improvements as a condition of approval.

1627

FOOD PROCESSING AND PACKING PLANT

- A. All food processing and packaging activities shall be in compliance with Allegheny County Health Department regulations.
- B. The Allegheny County Health Department and the Zoning Officer reserve the right and shall be permitted to inspect operations and facilities without prior notice.
- C. Loading areas/docks shall be screened as per the regulations in this Ordinance.
- D. No outdoor storage shall be permitted on a lot associated with food processing/packaging.

1628

FUEL/ENERGY RECHARGE STATION

- A. In order to ensure pedestrian safety, access and circulation for both customers and deliveries/loading shall be posted on the lot.
- B. Loading areas/docks shall be screened with either landscaping or fencing from neighboring uses.
- C. One additional tree per fuel pump/recharge unit shall be planted on the lot.
- D. Lighting associated with any canopy constructed on the lot shall be installed as internal illumination of the canopy only.
- E. To minimize conflicts between food/beverage items, animals and the natural elements, the storage of pallets and other loading-related equipment/materials shall be contained within an enclosed and covered structure.
- F. Hours of operation shall be scheduled to minimize negative impacts on the surrounding neighborhood.
- G. Building and parking setbacks shall be consistent with the existing building and parking setbacks of adjoining lots.

- H. Buffering of parking and loading areas shall be provided in accordance with this Ordinance.
- I. As part of all land development, the landowner and /or developer shall provide a plan for photometrics of the lot. Illumination, when measured at a lot line, shall be a maximum of zero (0) foot candles.

1629 GROCERY STORE

In zoning districts where a Grocery Store is designated as a conditional use, the use shall be permitted upon the approval of the Borough Council subject to the following requirements:

- A. Hours of operation shall be scheduled to minimize negative impacts on the surrounding neighborhoods.
- B. Buffering of parking and loading areas shall be provided in accordance with this Ordinance.
- C. A grocery store shall have a maximum of two (2) points of ingress/egress to an arterial or collector street as defined by this Chapter.
- D. A Delivery Zone Plan acceptable to the Borough Engineer shall be submitted to demonstrate adequate delivery and associated circulation areas do not conflict with existing Borough development and circulation patterns.

1630 HEALTH AND FITNESS RELATED ESTABLISHMENT

- A. Dumpsters and service areas shall be screened from the public right-of-way and not conflict with off-street parking associated with the use. No dumpsters and/or service areas shall be located between the front lot line of the lot and the front facade of the principal structure in which it is located.
- B. Outdoor storage of materials shall not be permitted.
- C. A Delivery Plan for the use shall be submitted for Council approval.

1631 HIGH TECH INDUSTRY

- A. See and conform to conditions listed for Research and Development.

1632 HOTEL/MOTEL

- A. The location, orientation and lot circulation shall be such as to minimize the disturbance to surrounding uses.

- B. All off-street parking areas located adjacent to existing residences shall reduce exterior lights to half power after 9:00 P.M. and shall be screened as per this Ordinance.
- C. Drop-off/temporary parking areas shall remain free and clear of obstructions for general safety and fire department access.
- D. A twelve (12) foot wide fire/emergency access route shall be provided around the perimeter of each building. Topography or other characteristics of the site or the development that might affect the use of emergency equipment between buildings may dictate a greater separation of structures.
- E. Service of meals and/or beverages (alcoholic/non-alcoholic) must be secondary to the principal use of room or suite rental.
- F. Secondary eating establishments serving alcoholic beverages or secondary bars or nightclubs must be licensed by the Pennsylvania Liquor Control Board.
- G. The owner(s)/operator(s) of a hotel/motel shall be responsible for the conduct and safety of the renters and guests and shall be available to respond to inquiries and promptly quell any disturbances caused by renters or guests.

1633

KENNEL

- A. Such uses shall be located at least twenty five (25) feet from any property line adjoining an existing residential lot and at least fifty (50) feet from any other property line or public right of way as defined by this Ordinance.
- B. The minimum lot area shall be one half (1/2) acre.
- C. Outdoor animal runs and similar facilities shall be constructed for easy cleaning, shall be adequately secured by a fence with a self-latching gate and shall be screened by a six (6) foot high compact hedge or one hundred (100) percent opaque fence on all sides which are visible from an existing residential lot or a public right of way.
- D. If adjacent properties are developed as residential lots, the kennels shall be soundproofed to minimize noise impact on adjacent properties.
- E. The kennel shall be licensed by the Commonwealth of Pennsylvania, and compliance with all applicable rules and regulations of the Commonwealth of Pennsylvania and the Allegheny County Health Department shall be maintained.
- F. At no time shall the animals be permitted to run loose on the lot other than in a completely enclosed area.

- G. Approval shall be subject to periodic inspections to insure compliance with the conditions of approval. The Zoning Officer shall notify the operator forty eight (48) hours before such inspection shall take place.

1634

LIFECARE FACILITY

- A. The institution shall be accredited by the Commonwealth.
- B. The institution shall be the sole occupant of the lot.
- C. Access located along a street shall take maximum advantage of sight distances for motorists and shall be as remote as possible from street intersections. Unless otherwise defined by the Borough, said distances shall be forty (40) feet from an intersection.
- D. Parking areas shall be screened from view of neighboring houses or those directly across the street and/or alley from the lot in accordance with the bufferyard requirements of this Ordinance.

1635

MANUFACTURING/FABRICATION (HEAVY/LIGHT)

- A. All materials and equipment shall be stored within a completely enclosed building.
- B. The use shall comply with all performance standards specified in this Ordinance.
- C. The storage or manufacture of hazardous or potentially hazardous materials shall not be permitted.
- D. Any outdoor storage conducted on the lot shall comply with Borough standards.
- E. Hours of operation and activities must be appropriately scheduled to protect the operation of the surrounding neighborhood from detrimental noise, dust, odor, vibration, light or other disturbance or interruption.
- F. An inventory of toxic, corrosive, flammable, carcinogenic or explosive materials, chemical, liquids, gases or solids stored and/or used on site shall be available upon request.

1636

MECHANICAL REPAIR

- A. All materials and equipment shall be stored within a completely enclosed building.
- B. The use shall comply with all performance standards specified in this Ordinance.
- C. The storage or manufacture of hazardous or potentially hazardous materials shall not

be permitted.

- D. Hours of operation and activities must be appropriately scheduled to protect the operation of the surrounding neighborhood from detrimental noise, dust, odor, vibration, light or other disturbance or interruption.

1637 MEDICAL OR DENTAL CLINIC (MAJOR/MINOR)

- A. Facilities and equipment to support overnight boarding shall not be permitted.
- B. Access for emergency response shall be clearly distinguished and provided so that no parking or circulation of visitor or employee traffic blocks such access.
- C. Floor Area Ratio to be 0.20 maximum for the Medical or Dental Clinic Use.

1638 MINI-WAREHOUSE

- A. Individual storage spaces within a mini-warehouse shall have a maximum gross floor area of five hundred (500) square feet.
- B. Walls. A six-foot high decorative masonry wall combined with an earthen berm or landscaping to provide an eight foot high screen shall be provided around the entire mini-warehouse land use, unless otherwise approved by the Borough. The rear and sides of mini-warehouse buildings may be used in place of portions of the required wall where no individual storage units are accessible from the building sides. The exterior side of all perimeter masonry walls and building sides (if used in place of portions of the walls), shall be coated with a protective coating that will facilitate the removal of graffiti.
- C. Lighting.
 - 1. All lighting shall be indirect, hooded and positioned so as not to reflect onto adjoining property or public streets.
 - 2. Lighting fixtures may be installed in each individual storage space, provided that the fixtures shall not include or be adaptable to provide electrical service outlets.
- D. Gates. All gates shall be decorative wrought iron, chain link, other metal type, or wood. All gates shall be subject to review and approval by the county fire department and sheriff's department to assure adequate emergency access.
- E. A manager and/or caretaker shall be a permanent resident and on-site or available for immediate contact at all times.

1639

MIXED USE

- A. Buildings adjacent to a private road or driveway shall be located a minimum of twenty (20) feet from the edge of the road.
- B. Primary facades and entries shall front adjacent roads or public walkways.
- C. The developer and/or landowner shall minimize off-street parking needs by sharing parking spaces within the development. Council may request a shared parking analysis.
- D. The location and orientation of loading and service areas shall be coordinated to minimize conflicts of vehicular and pedestrian circulation.
- E. The land development's vehicular circulation system shall be designed to minimize conflicts between heavy truck traffic and automobile traffic and parking areas.
- F. The pro-rata share of handicapped spaces required by the land development should be provided as close as practical to each use's primary entrance.
- G. Only uses designated as permitted or conditional uses within the M-X Mixed Use District shall be considered for inclusion within the mixed-use development.
- H. Buildings and structures shall be designed to minimize conflicts between uses and shall be constructed in accordance with the Borough's Construction Standard Details.
- I. Loading areas shall not be visible from the primary entrance of any commercial use.
- J. Outdoor storage shall not be visible from the primary entrance of any commercial use.

1640

NIGHTCLUB

- A. A nightclub serving alcohol shall be located in accordance with the provisions of the Pennsylvania Liquor Control Board.
- B. A nightclub's hours of operation and activities must be appropriately scheduled to protect all surrounding residential development from detrimental noise, disturbance or interruption.
- C. The owner(s) and operator(s) of a nightclub shall be responsible for the conduct and safety of the patrons.
- D. No more than one (1) identification sign shall be permitted; said sign shall be a

ground or a wall sign. The graphic area of the sign shall not exceed forty (40) square feet.

1641 OFFICES (BUSINESS/PROFESSIONAL)

- A. Off-street parking shall be screened from residential uses.
- B. One (1) tree per ten (10) parking spaces shall be planted on the lot. Trees to be a minimum of two and one half (2 ½) inches DBH.

1642 OFFICES (MEDICAL - MAJOR/MINOR)

- A. Off-street parking shall be screened from residential uses.
- B. One (1) tree per ten (10) parking spaces shall be planted on the lot. Trees to be a minimum of two and one half (2 ½) inches DBH.
- C. Floor Area Ratio to be 0.20 maximum for the Medical Office Use.

1643 PLACE OF ASSEMBLY/PLACE OF WORSHIP

A place of worship/place of assembly shall be a permitted conditional use subject to the following conditions and/or standards.

- A. A primary visitor drop-off and pick-up area shall be located in a manner that minimizes detrimental traffic impacts (both pedestrian and vehicular) on the surrounding neighborhood.
- B. The number of points of ingress/egress shall be based upon projected peak hour traffic for the use and approved by the Engineer to ensure employee and visitor safety.
- C. Hours of operation and events shall be scheduled to minimize negative impacts on the surrounding neighborhood.
- D. For parking demands greater than three hundred (300) automobiles, additional setbacks, screening and buffering of off-street parking and loading areas may be required to be provided in order to protect the surrounding neighborhood from inappropriate noise, dust, light and other disturbances.

1644 RECREATION FACILITIES (PUBLIC/PRIVATE)

- A. All pools, tennis courts, or other comparable facilities shall be considered structures for the purpose of this Chapter.

- B. Coverage, including structures, parking lots, and buildings, shall not exceed fifty (50) percent of the lot.
- C. The facility area and lot boundaries shall be landscaped as required by the Borough to minimize noise projection and make the grounds aesthetically compatible to the surrounding properties.
- D. All structures shall not be less than one hundred (100) feet from any lot line, and no less than two hundred (200) feet from the nearest house.
- E. All facilities shall have a paved parking area in accordance with this Chapter; and it shall not be closer than twenty-five (25) feet to any residential lot line.
- F. All facilities shall abut a public road and have a permanent access thereto.
- G. Alcoholic beverages without a Pennsylvania Liquor Control Board license, amplified music, and juke boxes shall be prohibited on the premises.
- H. No direct or sky-reflected glare, whether from floodlights or any other kind of light, shall be visible from adjoining public streets or adjacent lots when viewed by a person standing on ground level.
- I. All pools shall be surrounded by a fence at least six (6) feet in height, the entrance to which shall be kept locked when attendant is not present; and shall be constructed in accordance with all applicable state requirements.
- J. Tennis courts shall be protected by a permanent fence ten (10) feet in height behind each base line extending ten (10) feet beyond the playing area in each direction.
- K. The landowner and/or developer shall demonstrate that the proposal will be compatible with the neighborhood and not adversely affect adjoining lot.
- L. The amount of new traffic generated shall not have a detrimental impact on the neighborhood.
- M. Plans shall clearly show ingress-egress facilities and provide proper sight visibility for motorists.
- N. Hours of operation shall be scheduled to minimize negative impacts on surrounding residential neighborhoods. The Borough may limit hours within this time frame based on the use and location of the facility. Operating hours for the purpose of this section shall mean the period of time that the recreational or athletic activity is occurring.

1645

RESEARCH AND DEVELOPMENT

- A. A research, testing and development facility shall have one (1) point of ingress and egress to an arterial road as defined by this Ordinance.
- B. Hours of operation and activities must be appropriately scheduled to protect the operation of the surrounding neighborhood from detrimental noise, dust, odor, vibration, light or other disturbance or interruption.
- C. All interior driveways and parking areas shall be paved with a material to reduce dust.
- D. An inventory of toxic, corrosive, flammable, or carcinogenic materials, chemicals, liquids, gases or solids shall be updated annually and filed with the local fire department and the Allegheny County 911 service.
- E. All equipment and processing shall be contained within an enclosed building.
- F. No explosive materials or processes shall be used and no noise, smoke or fumes shall be noticeable beyond the limits of the lot. With regard to glare, see this Ordinance, required provisions pertaining to lighting and glare for all districts.
- G. The lot shall be no less than eighty thousand (80,000) square feet in area and the building or buildings shall be set back at least one hundred (100) feet from abutting highways and residential zone boundaries.

1646

RESTAURANT (SIT DOWN/TAKEOUT)

- A. Required off-street parking for the restaurant shall be clearly designated and shall be located within three hundred (300) feet of the entrance to the restaurant.
- B. Dumpsters and service areas shall be screened from the public right-of-way and not conflict with off-street parking associated with the use. No dumpsters and/or service areas shall be located between the front lot line of the lot and the front facade of the principal structure in which it is located.
- C. Outdoor storage of materials shall not be permitted
- D. A Restaurant (with drive-in) shall have a maximum of two (2) points of ingress/egress to an arterial or collector street as defined by this Chapter.
- E. Building Characteristics and parking setbacks shall be consistent with the existing building and parking setbacks of adjoining lots.
- F. Buffering of parking and loading areas shall be provided in accordance with this Chapter.

G. As part of all land development, the landowner and /or developer shall provide a plan for photometrics of the lot.

H. Off-street parking shall be provided in accordance with the provisions of this Ordinance.

1647

RESTAURANT (DRIVE THRU)

A. A Restaurant (with drive-thru) shall have a maximum of two (2) points of ingress/egress to an arterial or collector street as defined by this Ordinance.

B. Building Characteristics and parking setbacks shall be consistent with the existing building and parking setbacks of adjoining lots.

C. As part of all land development, the landowner and /or developer shall provide a plan for photometrics of the lot.

1648

RETAIL BUSINESS ESTABLISHMENT (MAJOR/MINOR)

A. Hours of operation shall be scheduled to minimize negative impacts on surrounding residential neighborhoods.

B. All lot lines adjoining residential use or zoning classification shall be screened by the bufferyard of deepest dimension and greatest opacity as required by this Ordinance.

C. Building setbacks shall be consistent with the existing building setbacks of adjoining lots.

D. As a part of all land development, the landowner and /or developer shall provide a plan for photometrics of the lot. Illumination on a lot, when adjacent to a residential district, shall be a maximum of zero (0) foot candle. Lighting levels shall also be reduced by one-half ($\frac{1}{2}$) their standard operating power, between 11:00 pm and 6:00 am.

E. The location and arrangement of parking on a lot shall be designed and constructed so that general safety and circulation is optimized and so that the impact of vehicles and lighting on right-of-ways or residential activity in proximity to the lot is minimized. The Borough reserves the right to increase bufferyard requirements, require parking to be located behind the minimum front principal building setback or to designate other measures on the lot in order to maximize safety and/or minimize impacts to surrounding uses.

F. The ground surface of off-street parking shall be paved with bituminous, brick, concrete or stone block paving material to protect the surrounding neighborhood from inappropriate dust or other disturbances.

- G. One (1) landscaped island for every ten (10) parking spaces shall be provided within all parking areas. All landscaped islands shall contain one (1) tree a minimum of two and one half (2 ½) inches dbh.

1649

TAVERN

- A. A bar/tavern shall be located in accordance with the provisions of the Pennsylvania Liquor Control Board.
- B. A bar/tavern's hours of operation and activities must be appropriately scheduled to protect surrounding residential neighborhoods from detrimental noise, disturbance or interruption.
- C. The owner(s) and operator(s) of a bar/tavern shall be responsible for the conduct and safety of the patrons.
- D. No more than one (1) identification sign shall be permitted; said sign shall be a ground or a wall sign. The graphic area of the sign shall not exceed forty (40) square feet.

1650

VETERINARY CLINIC

- A. Off-street parking shall be screened from residential uses.
- B. One (1) tree per ten (10) parking spaces shall be planted on the lot. Trees to be a minimum of two and one half (2 1/2) inches DBH.
- C. Facilities for the treatment, proper handling, and disposal of waste must be provided.
- D. No outdoor areas, fenced or unfenced, for patient/animal use during treatment/care shall be permitted.

1651

WAREHOUSE

- A. Every portion of the property used for warehouse uses shall be located not closer than two hundred (200) feet from any abutting property that is in a different zoning district.
- B. All vehicular maneuvering shall be located on-site.
- C. Curb cuts shall be minimized to the maximum extent feasible in order to achieve access to the site.
- D. The approving body shall determine that such use will not create detrimental impacts on the surrounding properties, taking into consideration the probable traffic generation, the physical relationship of the proposed use and structure to surrounding

uses and structures, the emission of noise or glaring light, and proposed accessory uses, such as meeting facilities.

- E. Loading areas shall not be visible from a public right of way or an adjacent residence. A landscaped bufferyard a minimum of twenty-five (25) feet in width shall be provided adjacent to all existing residences. Bufferyards shall be landscaped with a combination of deciduous and evergreen trees, shrubs, ornamental grasses and groundcovers.
- F. Grass, sod, lawn or turf shall not be considered an acceptable plant for use within landscaped bufferyards.
- G. Outdoor storage of foods and/or materials shall not be permitted.
- H. The ground surface of off-street parking and loading spaces shall be paved with bituminous paving, brick, concrete or store block paving material to protect the surrounding neighborhood from inappropriate dust and other disturbances.
- I. The building height of a warehouse located within a R-2 district shall be compatible with the building height of adjacent lots buildings.

• **THE BOROUGH OF SEVEN FIELDS BUTLER COUNTY, PENNSYLVANIA ZONING ORDINANCE** is hereby amended to include two new Appendices entitled "Appendix B Land Use Table" and "Appendix C Dimensional Standards Table", copies of which are attached to this Ordinance and incorporated herein by reference thereto:

• **"ARTICLE IV PROVISIONS GOVERNING COMMERCIAL DISTRICTS"** is hereby deleted in its entirety.

• **THE BOROUGH OF SEVEN FIELDS, BUTLER COUNTY ZONING ORDINANCE** is hereby amended by adding a new "Article IV Provisions Governing Commercial and Industrial Districts" which includes Sections "401 PEDD-Planned Economic Development District", "402 B-Business Development District", and 403 I-Industrial District" and shall contain the following:

ARTICLE IV

PROVISIONS GOVERNING COMMERCIAL AND INDUSTRIAL DISTRICTS

401 - PEDD - PLANNED ECONOMIC DEVELOPMENT DISTRICT

402 B - BUSINESS DEVELOPMENT DISTRICT

403 I - INDUSTRIAL DISTRICT

401 PEDD - PLANNED ECONOMIC DEVELOPMENT DISTRICT

- A. Purpose: The purpose of the PEDD District is to provide for the development of larger tracts of land with a mixture of uses that promote diversified, vibrant development. The provisions of this District are intended to:
1. Establish and maintain high development standards to provide for an aesthetically attractive environment.
 2. Encourage originality, flexibility and innovation in the development of mixed use facilities.
 3. Encourage development that is compatible with and complementary to nearby commercial and residential areas.
- B. Uses: Permitted Uses and Conditional Uses permitted in the district are set forth in Appendix B.
- C. Dimensional Standards:
1. Please refer to Appendix C - Dimensional Standards Table for District Dimensional Standards.
 2. Buffer Zone Abutting Residential Zoned Districts:

When a proposed development abuts a residentially zoned district, a minimum buffer zone of twenty (20) feet plus five (5) additional for each ten (10) feet, or portion thereof, of building height over twenty (20) feet must be provided in addition to the required yard area, with an acceptable landscaped screen to minimize adverse effects on neighboring properties.
- D. Development Standards:
- All development standards must meet the following standards in addition to other applicable standards found elsewhere in this Ordinance.
1. Indoor Use:

All principal uses are required to occur within a completely enclosed building.

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.
- D. Suggested Plantings:

Trees

Acer rubrum - Red Maple

Acer saccharum - Sugar Maple

Betula nigra - River Birch

Quercus rubra - Red Oak

Tilia Americana - American Linden

Shrubs

Hamamelis vernalis - Witch Hazel

Kalmia latifolia - Mountain Laurel

Myrica pensylvanica - Northern Bayberry

Viburnum species - Assorted

3. Construction Materials:

No building shall be erected in the PEDD District 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 faced 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 - BUSINESS DEVELOPMENT DISTRICT

- A. Purpose: The purpose of the B-1 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 commercial service center.
- B. Uses: Permitted Uses and Conditional Uses permitted in the district are set forth in Appendix B.
- C. Dimensional Standards: Please refer to Appendix C - Dimensional Standards Table for District Dimensional Standards.

403 I - INDUSTRIAL DISTRICT

- A. Purpose: The purpose of the B-2 District is to encourage the development of manufacturing or similar industrial-oriented uses.
- B. Uses: Permitted Uses and Conditional Uses permitted in the district are set forth in Appendix B.
- C. Dimensional Standards: Please refer to Appendix C - Dimensional Standards Table for District Dimensional Standards.

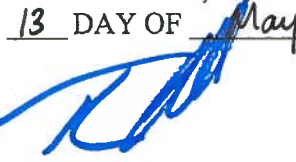
• **REPEALER.** All provisions of previous Zoning Ordinances of the Borough of Seven Fields, Butler County, Pennsylvania, which are contrary to this Ordinance are expressly repealed.

• **SAVINGS CLAUSE.** In all other respects, the Zoning Ordinance of the Borough of Seven Fields, Butler County, Pennsylvania, shall remain as previously enacted and ordained.

• **SEVERABILITY.** The provisions of this Ordinance are declared to be severable, and if any section, subsection, sentence, clause or part thereof is, for any reason, held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any remaining sections, subsections, sentences, clauses or part of this Ordinance.

• **EFFECTIVE DATE.** This Ordinance shall take effect in accordance with law.

ORDAINED AND ENACTED AT A MEETING OF COUNCIL OF THE BOROUGH OF SEVEN FIELDS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, THIS 13 DAY OF May, 2013.




Thomas B. Smith, Secretary



Jack Oakley, President of Council

Approved this 13 day of May, 2013.



Edward W. Bayne, III, Mayor

Borough of Seven Fields Zoning Ordinance
Appendix B - Land Use Table

Legend

P Permitted Use

C Conditional Use



		Zoning Designation		
		PEDD	Business	Industrial
1	Adult Oriented Business			C
2	All Other Uses		C	C
3	Automobile Repair			C
4	Automobile Sales and Service			C
5	Bakery		P	
6	Bed and Breakfast	C	C	
7	Beverage Distribution			C
8	Biomedical Operation			C
9	Building Materials Sales and Storage Yard			C
10	Bulk Materials or Machinery Storage			C
11	Business Services	C	C	
12	Catering	C	C	
13	Collection and Recycling Facility			C
14	Commercial School	C	C	
15	Convenience Store	C	C	
16	Day Care Center	C	C	
17	Dry Cleaning and Laundry Establishment		P	
18	Dry Cleaning Plant			C
19	Essential Services	P	P	P
20	Financial Institution	C	C	
21	Food Processing and Packaging Plant			C
22	Fuel/Energy Recharge Station		C	C
23	Funeral Home		P	
24	Grocery Store		C	
25	Health and Fitness Related Establishment		C	
26	High Tech Industry	C		
27	Home Based Business, No Impact	P		
28	Hotel/Motel	C	C	

Borough of Seven Fields Zoning Ordinance
Appendix B - Land Use Table

Legend

P Permitted Use

C Conditional Use



		Zoning Designation		
		PEDD	Business	Industrial
29	Kennel			C
30	Lifecare Facility		C	
31	Manufacturing/Fabrication (Heavy/Light)			C
32	Mechanical Repair			C
33	Medical or Dental Clinic, Major	C		
34	Medical or Dental Clinic, Minor	C	C	
35	Mini-Warehouse			C
36	Mixed Use	P	C	
37	Multi-Family	P		
38	Municipal Building/Use		P	
39	Nightclub		C	
40	Office, Business	C	C	
41	Office, Medical Major	C		
42	Office, Medical Minor	C	C	
43	Office, Professional	C	C	
44	Personal Services		P	
45	Place of Assembly		C	
46	Place of Worship		C	
47	Recreation Facilities (Public/Private)		P	
48	Research and Development	C		
49	Restaurant, Sit Down/Drive Thru/Takeout	C	C	
50	Retail Business Establishment, Major	C	C	
51	Retail Business Establishment, Minor	C	P	
52	Tavern		C	
52	Veterinary Clinic	C	C	
53	Warehouse			C

Borough of Seven Fields Zoning Ordinance
Appendix C - Dimensional Standards Table

Dimensional Criteria	PEDD	Business	Industrial
Lot Size (Min. Sq. Feet unless otherwise noted)	.5 acres	20,000	40,000
Lot Width (Min. Feet at Building Line)	100	100	100
Front Yard (Min. Feet)	50	50	20
Each Side Yard (Min. Feet)	Abutting Streets: Same as Front.		
	Interior: 15	25	20
Rear Yard (Min. Feet)	25 or building height, whichever is greater.	20	20
Yard adjoining a Residential Use or Classification (Min. Feet)	50	50	25
Building Height (Max. Feet)	50	50	50
Buffer adjoining Residential Use or Classification	20	10	20
Impervious Surface Coverage	60%	80%	60%
Floor Area Ratio	0.35	0.35	0.18