

BOROUGH OF SEVEN FIELDS, BUTLER COUNTY, PENNSYLVANIA

AN ORDINANCE OF THE BOROUGH OF SEVEN FIELDS, BUTLER COUNTY, PENNSYLVANIA SUPPLEMENTING AND AMENDING THE BOROUGH OF SEVEN FIELDS, BUTLER COUNTY, PENNSYLVANIA ZONING ORDINANCE OF 2015, ADOPTED NOVEMBER 9, 2015 (ORDINANCE NUMBER 86) BY 1) ADDING TO ARTICLE VII PARKING REGULATIONS, A SECTION 706 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS; 2) AMENDING ARTICLE VIII SUPPLEMENTARY REGULATIONS: A) SECTION 807 SWIMMING POOLS, SUBSECTION D. RELATIVE TO BARRIER HEIGHT, B) SECTION 808 FENCES AND SCREENING, SUBSECTION C. RELATIVE TO HEIGHT, C) SECTION 808 FENCES AND SCREENING, SUBSECTION D. RELATIVE TO LOCATION, D) SECTION 808 FENCES AND SCREENING, SUBSECTION E. RELATIVE TO FENCING MATERIAL, AND E) SECTION 815 EXTERIOR ATTACHMENTS RELATIVE TO ATTACHMENTS OF EQUIPMENT TO HOUSES; AND 3) AMENDING ARTICLE X ADMINISTRATION, SECTION 1001 ADMINISTRATION, SUBSECTION C. ZONING HEARING BOARD, RELATIVE TO NUMBER OF MEMBERS

Recitals

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 supplement and amend the Borough of Seven Fields, Butler County, Pennsylvania Zoning Ordinance of 2015, adopted November 9, 2015 (Ordinance Number 86).

Witnesseth

Now, Therefore, be it ordained and enacted by the 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 of 2015, adopted November 9, 2015 (Ordinance Number 86), is hereby supplemented and amended as follows:

ARTICLE VII, PARKING REGULATIONS, is hereby supplemented and amended to include the following section:

706 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

A. The following minimum requirements shall be provided:

1. Residential
 - a. Single and two-family dwellings: two (2) spaces for each dwelling unit.
 - b. Townhouses, multi-family and group dwellings: two and one-half (2-1/2) spaces for each dwelling unit.
 - c. Housing for the Elderly: one-half (1/2) space per dwelling unit.
2. Bowling alleys: five (5) parking spaces for each bowling lane.
3. Swimming pools and skating rinks: one (1) parking space for every fifty (50) square feet of water or skating area.
4. Recreation centers and other recreation amusement facilities: one (1) parking space for every one-hundred-twenty-five (125) square feet of gross floor area.
5. Clubhouses and meeting places of veterans, businesses and civic, fraternal, labor and similar organizations: required spaces for assembly halls plus one (1) space for every three-hundred-ten (310) square feet of gross floor area remaining.
6. Dormitories, fraternity houses and sorority houses: one (1) parking space for every bed occupied at maximum capacity.
7. Drive-in facilities (if principal use): one (1) space for every fifty (50) square feet of gross floor area.
8. Funeral homes and undertaking establishments: one (1) space for every fifty (50) square feet of floor area in the parlors of the establishments, plus one (1) space for every three-hundred-ten (310) square feet of remaining gross floor area.
9. Hospitals: two (2) parking spaces for every bed intended for patients.
10. Indoor retail business (if not listed elsewhere): One (1) space for every two-hundred-fifty (250) square feet of gross floor area.
11. Industrial plants and facilities: One (1) parking space for every two-thousand (2,000) square feet of gross floor area.
12. Middle and senior high schools: One (1) space for every three (3) seats available at maximum capacity in the assembly hall of greatest capacity

on the school grounds or campus or two (2) spaces for each instructional room, whichever is greater.

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, areas, 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.
28. Restaurants, carry-out: ten (10) parking spaces plus one (1) space for every two-hundred (200) square feet of gross floor area in excess of one-thousand (1,000) square feet.
29. Nurseries: One (1) parking space for every six-hundred (600) square feet of gross floor area and outdoor sales area.
30. Public and semi-public buildings (unless listed elsewhere): required parking spaces for largest assembly hall or one (1) parking space for every three-hundred-thirty (330) square feet of gross floor area, whichever is greater.
31. Tennis courts: Three (3) parking spaces for each court.
32. Any other use not listed in this Section or under this Article: One (1) parking space for every three-hundred-ten (310) square feet of gross floor area.

ARTICLE VII, SUPPLEMENTARY REGULATIONS, Section 807 SWIMMING POOLS, Subsection D. is amended in its entirety to read as follows:

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 six (6) 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.

ARTICLE VIII, SUPPLEMENTARY REGULATIONS, Section 808 FENCES AND SCREENING, Subsections C. D. and E. are amended in their entirety to read as follows:

- C. No fence, hedge or wall shall exceed six (6) feet in height above the ground line if the fence, hedge or wall is erected behind the front building line. No fence, hedge or wall shall exceed three (3) feet in height above the ground line if the fence, hedge or wall is erected forward of the front face of the structure.

- D. Fences, hedges and walls may be built up to, but not on the property line.
- E. Electric fences are not permitted except when part of an agricultural use. Barbed wire fences are not permitted except when part of an agricultural use or as part of a security fence if the barbed portion is located at least five (5) feet above the ground. Underground fences for pet control are permitted. Consistent with the Borough's established development pattern, chain link; welded wire, woven wire or other primarily agricultural fence; and non-decorative fences shall not be permitted, except at the Borough Community Park. Split rail fences with a coated chain link fence lining are permitted.

ARTICLE VIII, SUPPLEMENTARY REGULATIONS, Section 815 EXTERIOR ATTACHMENTS is amended in its entirety to read as follows:

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 or television antennas, or satellite dishes, excluding satellite dishes one meter in diameter or less.

ARTICLE X, ADMINISTRATION, Section 1001 ADMINISTRATION, Subsection C is amended in its entirety to read as follows:

- C. Zoning Hearing Board. The powers, duties and procedures of the Zoning Hearing Board shall be consistent with those set forth in the Municipalities Planning Code, as amended. The Zoning Hearing Board shall consist of three (3) members appointed by Borough council.

Repealer. All provisions of the Zoning Ordinance which are contrary to the supplements and amendments set forth herein are expressly repealed.


Saving Clause. In all other respects, the Zoning Ordinance shall remain as 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

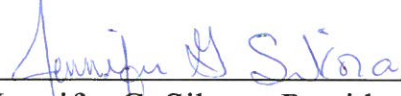
not affect the validity of any remaining sections, subsections, sentences, clause or part of this Ordinance.

Effective Date. This Ordinance shall take effect in accordance with law.

ORDAINED AND ENACTED AT A MEETING OF THE COUNCIL OF THE BOROUGH OF SEVEN FIELDS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, THIS 10 DAY OF July, 2017.



Thomas B. Smith, Secretary



Jennifer G. Sikora, President of Council

Approved this 10 day of July, 2017

Victor Giannotta, Mayor

This ordinance was presented to the mayor on June 13, 2017, following the council meeting of June 12, 2017 at which council enacted the ordinance. The mayor did not return the ordinance before the next scheduled meeting of council on July 10, 2017. Consequently, the ordinance shall have full force and effect as of July 10, 2017 and as if it had been approved by the mayor. 8 pa.c.s. 3301.3(a)(3) and (b)(3).