

**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) AND PARTICULARLY 1) ARTICLE III DISTRICT PURPOSES, SECTION 303 DIMENSIONAL STANDARDS (TABLE) BY ESTABLISHING MINIMUM LOT AREA; FLOOR AREA RATIO; MINIMUM LOT WIDTH; MAXIMUM HEIGHT; MINIMUM FRONT, SIDE AND REAR YARD SETBACKS; YARD ADJOINING RESIDENTIAL USE OR CLASSIFICATION; MAXIMUM AREA COVERAGE; AND BUFFER ADJOINING RESIDENTIAL USE OR CLASSIFICATION FOR NON-RESIDENTIAL AND RESIDENTIAL USES IN THE PEDD ZONING DISTRICT, 2) ARTICLE VII PARKING REGULATIONS, SECTION 702 DESIGN AND MAINTENANCE, SUBSECTION S. SHARED PARKING REQUIREMENTS BY PROVIDING FOR SHARED PARKING IN DEVELOPMENT IN THE PEDD DISTRICT AND 3) ARTICLE VIII SUPPLEMENTARY REGULATIONS, SECTION 805 LANDSCAPING, SUBSECTIONS B.1., B.2.A. AND E. BY AMENDING DENSITY REQUIREMENTS FOR CERTAIN LANDSCAPING.**

**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 III DISTRICT PURPOSES, SECTION 303 DIMENSIONAL STANDARDS (TABLE), are supplemented and amended for the PEDD District as set forth in the attached table which is made a part hereof.

ARTICLE VII PARKING REGULATIONS, SECTION 702 DESIGN AND MAINTENANCE, SUBSECTION S. SHARED PARKING REQUIREMENTS is amended to modify the first sentence of the first paragraph to read as follows:

In order to accommodate the usage of the same parking spaces for two (2) or more different land uses on the same lot under the same ownership or PEDD development, but having different principal hours of use, the required number of parking spaces may be reduced subject to the requirements of this Section.

ARTICLE VIII SUPPLEMENTARY REGULATIONS, SECTION 805 LANDSCAPING, SUBSECTIONS B.1., B.2.a. AND E. are amended as follows:

The first sentence of Section 805 LANDSCAPING, Subsection B.1 is amended to read as follow;

Landscaping Along Streets. A minimum ten (10') foot wide applied landscaping strip abutting all rights-of-way broken only by points of vehicular or pedestrian access shall (will) be provided with a minimum of one deciduous tree having a caliper of not less than 2 ½ inches and five (5) shrubs per fifty (50) lineal feet of frontage.

The first sentence of Section 805 LANDSCAPING, Subsection B.2.a. is amended to read “ Three (3) shrubs per forty (40) linear feet of perimeter or less and one of the following:”

The first paragraph of Section 805 LANDSCAPING, Subsection E. is amended to read “A minimum of ten (10) foot wide applied landscaping strip abutting all

residential property, broken only by points of vehicular or pedestrian access shall be provided.”

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 \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
Thomas B. Smith, Secretary

\_\_\_\_\_  
Jennifer G. Sikora, President of Council

Approved this \_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Michael Baer, Mayor

303 DIMENSIONAL STANDARDS

The dimensional standards in each zoning district are set forth as follows:

				PERD			
LOT AREA				NON-RESIDENTIAL	RESIDENTIAL	BUSINESS	INDUSTRIAL
Minimum Lot Area				0.50 acre	1,200 sf	20,000 sq. ft.	40,000 sq ft
Floor Area Ratio				0.35	1.25	0.35	0.18
LOT WIDTH							
Minimum Lot Width		100 ft.	75 ft.	65 ft.	PRD Uses as specified for such use	100 ft.	100 ft.
HEIGHT							
Maximum Height	Single Family Dwelling: 35 ft		Single Family Dwelling: 35 ft		50 ft.	Townhouse: 35 ft	50 ft.
	Two-Family Dwelling: 35 ft		Two-Family Dwelling: 35 ft				
	PRD Uses: 35 ft.		Garden Apartment: 3 stories or 35 ft.				
Accessory Structures - Residentially Oriented = 10 ft, non-residentially oriented = 20 ft.							
YARD							
Minimum Front Yard Setback	Principal Structure: 30 ft.	Principal Structure: 25 ft.	Principal Structure: 20 ft.	Principal Structure: 20 ft.	50 ft.	10 ft.	50 ft.
	Accessory Structure: 30 ft.	Accessory Structure: 30 ft.	Accessory Structure: 30 ft.		Along SR 228: 35 ft.		
Minimum Side Yard Setback	Principal Structure, Interior Lot 15 ft.	Principal Structure, Interior Lot, Single Family: 25 ft aggregate per lot, 10 ft minimum	Principal Structure, Interior Lot, Single Family/Two Family: 20 ft aggregate per lot, 5 ft minimum	Single Family Dwelling, Interior Lot: 20 ft aggregate per lot, 5 ft minimum	Interior Lot: 15 ft; Abutting Residential: 50 ft.	Townhouse: 20 ft; Between Townhouse Buildings: 25 ft.	25 ft.
	Accessory Structure, Interior Lot: 10 ft.	Principal Structure, Interior Lot, Two Family: 20 ft aggregate per lot, 10 ft minimum	Multi-Family Dwelling: 35 ft between townhouse buildings, 35 ft between townhouses and garden apartment buildings, 40 ft between garden apartment buildings	Multi-Family Building Interior Lot: 35 ft between townhouse buildings, 35 ft between townhouse and garden apartment buildings, 40 ft between garden apartments, Two family dwelling, Interior lot: 20 ft aggregate per lot, 5 ft minimum			20 ft.
	Accessory Structure, Interior Lot: 15 ft.	Townhouse Dwelling: 0 ft.	Townhouse Dwelling: 0 ft.		Abutting Street: 50 ft.	Abutting Street: Same as Minimum Front Yard Setback	
	Principal Structure, Abutting Street: 30 ft.	Principal Structure, Abutting Street: 25 ft.	Accessory Structure, Interior Lot: 15 ft.	Two-Family Dwelling, Interior Lot: 20 ft aggregate per lot, 5 ft minimum			
Minimum Rear Yard Setback	Principal Structure: 35 ft.	Principal Structure: 35 ft.	Principal Structure: 35 ft.	35 ft.	25 ft or the building height, whichever is greater	10 ft.	20 ft.
	Accessory Structure: 10 ft.	Accessory Structure: 10 ft.	Accessory Structure: 10 ft.				20 ft.
Yard Adjoining Residential Use or Classification							
NA							
IMPERVIOUS SURFACE COVERAGE							
Maximum Area Coverage	Subdivision Lot: 35%	Subdivision Lot: 35%	Subdivision Lot: 35%	Subdivision Lot: 35%	60% for mixed-use without residential dwellings, 80% for mixed-use with residential		
80%							
BUFFER							
Buffer Adjoining Residential Use or Classification	NA				20 ft.		10 ft.
20 ft.							