

- 1) all such floor area shall have a floor-to-ceiling height clearance of at least 6 feet 8 inches that not unobstructed by pipes, ducts, joists or other intrusions,
  - 2) all such floor area shall be heated and completely enclosed,
  - 3) a minimum of 50% of the floor surface of such required floor area shall be located above the average surrounding ground level.
- c. Windows. Each dwelling unit shall have at least 1 window that opens to the outside. See also Section 401 of the City Existing Property Maintenance Code.
  - d. The use shall comply with the Pennsylvania Sewage Facilities Act, as amended and State and local fire safety regulations.
  - e. A total maximum over the lifetime of the property of no more than 2 dwelling units may be added to any existing single family detached dwelling, single family semi-detached dwelling, two family detached dwelling or townhouse beyond the number of dwelling units that existed in such building at the time of adoption of this Ordinance.
  - f. The following regulations shall apply to the conversion of an existing single-family detached dwelling into a greater number of dwelling units:
    - 1) The building shall maintain the appearance of a single-family detached dwelling with a single front entrance. Additional entrances may be placed on the side or rear of the structure. The dwelling units may internally share the single front entrance.
    - 2) The conversion shall not be permitted if it would require the placement of an exterior stairway on the front of the building, or would require the placement of more than 3 off-street parking spaces in the required front yard abutting an arterial street.
  - g. Separate cooking and sanitary facilities shall be provided for each dwelling unit.
  - h. Off-street parking lots with 4 or more spaces shall be buffered from abutting dwellings by evergreen screening meeting the requirements of Section 803.
  - i. Dumpster Screening - See Section 513.
  - j. A site plan shall be submitted to the Zoning Officer.
  - k. Density - See tables in Section 307 for the applicable district, where permitted. Conversions of existing dwellings into increased numbers of dwelling units is prohibited in the R-1, R-1A, R-2 and R-2/O districts, except as is permitted as a "Unit for Care of Relative" under Section 403.
15. Correctional Facility, County-Owned. - The applicant shall prove to the satisfaction of the Zoning Hearing Board that the proposed use will include sufficient security measures to protect the general public and adjacent residents.

16) Day Care Center, Child. - as a principal use

- a. See also day care center as an accessory use in Section 403.
- b. The use shall comply with any applicable county, state and federal regulations, including having an appropriate PA. Department of Public Welfare registration certificate or license.
- c. Convenient parking spaces within the requirements of Article VI shall be provided for persons delivering and waiting for children.
- d. In residential districts, where permitted as a principal use, shall have a minimum lot area of 6,000 square feet and a minimum setback of 5 feet from an abutting "residential lot line."
- e. Any area routinely used for outdoor play by children under the age of 12 shall be surrounded by a secure fence with a minimum height of 4 feet.
- f. Outside play areas in Residential Districts shall be limited to use between 7:30 a.m. and 9:00 p.m. if located within 100 feet of an abutting dwelling.
- g. Outdoor play areas of a day care center involving the care of 20 or more children at any one time shall be setback a minimum of 10 feet from windows or doors of an abutting existing occupied dwelling.

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- h. In residential districts, any permitted day care center shall maintain an exterior appearance that resembles and is compatible with any existing dwellings in the neighborhood.
- i. A day care center may occur in a building that also includes permitted or non-conforming dwelling units.
- j. See also the standards for a "Place of Worship" in this Section, which allows a day care center as an adjunct use. See also Section 306.D. which allows day care centers limited to employees of a business or institution.

17. Dormitory. (See definition in Article II)

- a. Shall be limited to full-time students, faculty or staff of an accredited college, university, nursing school, medical training program or teaching hospital.
- b. The building shall be setback a minimum of 80 feet from any existing single family detached dwelling or single family semi-detached (twin) dwelling that is not owned by the institution providing such dormitory.
- c. A dormitory shall include a maximum of 1 cooking area for every 20 students.

18. Forestry, Commercial. (Excluding Plant Nursery)

- a. See definition in Article II.
- b. A Forestry Management Plan shall be prepared and followed for any commercial forestry involving more than 1 acre. This Plan shall be prepared by a professional forester and be consistent with the Timber Harvesting Guidelines of the PA. Forestry Association.
- c. Clearcutting shall be prohibited except on tracts of less than 1/4 acre.
- d. On tracts larger than 1/4 acre, at least 20 percent of the forest cover (canopy) shall be kept and the residual trees shall be well distributed. At least 20 percent of these residual trees shall be composed of higher value species as determined by a professional forester.
- e. An Erosion and Sedimentation Control Plan shall be submitted to the County Conservation District for any review and recommendation.
- f. The Forestry Management Plan shall include an appropriate method to ensure re-forestation, except for areas approved for a permitted use.
- g. Commercial forestry is prohibited on areas with slopes greater than 25 percent or within the 100-year floodway.

19. Funeral Home. - Minimum lot area- 12,000 square feet, which may include adjacent parking lots in common ownership or under long-term lease.

20. Golf Course.

- a. The course shall be designed so that golf balls are highly unlikely to enter public streets or property that is not part of the golf course.
- b. A clubhouse, retail sales of golf supplies, non-household swimming pool and/or restaurant may be permitted as an accessory use. Any principal building or swimming pool shall be located a minimum of 80 feet from any residential lot line, unless the owner of such lot grants a waiver in writing from such setback.
- c. Minimum lot area- 10 acres in a residential district.
- d. Any outdoor lighting shall be located and designed in such a way that it does not generate more light onto residential properties than what is customary in a residential neighborhood.
- e. Maximum building coverage- 5%.
- f. Maximum impervious coverage- 10%.
- g. Fairways and greens shall be setback a minimum of 20 feet from the lot line of any existing dwelling.

- a. Shall be limited to the composting of biodegradable vegetative material, including grass clippings, trees, shrubs, leaves and vegetable waste. The composting shall not include animal wastes or fats.
- b. Shall be conducted in such a way that a fire, rodent or disease-carrying insect hazard are not created, nor noxious odors perceptible from neighboring properties.

3. Day Care Center as Accessory Use to a Residential Use.

- a. The following shall be the maximum number of children under age 15 that may be cared for in any dwelling unit:
    - 1). In a single family detached dwelling with a minimum lot area of 9,000 square feet and a 10 feet setback from all existing dwellings: maximum of 6 children who are not "related" (see definition in Article II) to a permanent resident of the dwelling.
    - 2) In any other dwelling unit: maximum of 3 children, beyond those children who are "related" (as defined by Article II) to a permanent resident of the dwelling.
  - b. The dwelling shall retain a residential appearance with no change to the exterior of the dwelling to accommodate the use, other than cosmetic improvements.
  - c. Any day care center involving 7 or more children shall be considered a principal use and meet the standards of Section 402 for such use, if permitted. See also day care centers as an accessory to a place of worship (Section 403) or to a place of employment (Section 306).
  - d. The use shall be actively operated by a permanent resident of the dwelling.
  - e. If 4 to 6 children who are not related to a permanent resident of the dwelling are cared for, then the following requirements shall be met:
    - 1) Smoke detectors shall be provided throughout the building, an "ABC" rated fire extinguisher shall be provided, and exit lights shall be provided at outdoor exits and at least 1 exit/ window shall be provided with an opening within 6 feet of the adjacent exterior grade level.
    - 2) A minimum of 100 square feet of safe fenced in exterior play area shall be available, with play areas outside of the front yard separated from any abutting single family detached dwelling by evergreen screening.
4. Drive-Thru Use. Any vehicle drive-thru window(s) and waiting lanes shall be located and have capacity for sufficient numbers of vehicles to ensure that traffic conflicts and hazards are avoided within the site and along the streets and highways adjoining the use.

5. Fences and Walls.

- a. Fences, walls and hedges are permitted by right in all Districts. Any fence or wall shall be constructed of durably constructed and well-maintained. Fences that have deteriorated shall be replaced or removed. A building permit is required for all fences and walls (other than seasonal temporary snow fences and temporary fences around active construction sites, with a maximum height of 9 feet in a residential district).
- b. Sight Distance, Stormwater and Easements. No fence, wall or hedge shall obstruct the sight distance requirements of Section 803.C., nor obstruct safe sight distance within an alley. No fence or wall shall obstruct the flow of stormwater, except as part of a City-approved stormwater system. No fence, wall or continuous hedge shall be constructed within an easement in such a way that it would prevent use of the easement for its intended purpose.