

Section 403 Height Modifications

The height regulations do not apply to the following projections provided that the height of any such projection above its base shall not be greater than the shortest distance measured along a horizontal plane from such base to any lot line:

- a) Structures such as chimneys, standpipes, flagpoles, television antennas or radio towers.
- b) Structures on buildings such as clock towers, cupolas, water tanks, and other mechanical appurtenances, if such structures, at any level, do not cover more than 25 percent of the roof on which they are located.
- c) Parapet walls or cornices used solely for ornamental purposes if not in excess of five (5) feet in height.

Section 404 Minimum Habitable Floor Area

All dwelling units must conform to the minimum habitable floor area as follows:

- a) Single Family Detached Structures: Six Hundred (600) square feet per dwelling unit.
- b) Structures with two (2) or more dwelling units: In the case of structures containing dwelling units with one (1) bedroom, the minimum habitable floor area shall be four hundred (400) square feet. In the case of structures containing dwelling units with more than one (1) bedroom, the minimum habitable floor area of such dwelling unit shall be increased by not less than one hundred (100) square feet for each additional bedroom.
- c) Due to the usual small living area that an efficiency apartment provides, the number of occupants would determine the minimum habitable floor area required.

No more than two (2) occupants and generally having one (1) but not more than two (2) rooms, shall have a floor area not less than three hundred (300) square feet, which includes an enclosed area for a water closet, lavatory, and a bathtub or shower. Also, the apartment must provide a cooking unit, baking unit, sink, refrigerator, storage cupboards with shelving for utensils, and closets for food and clothing. An additional one hundred (100) square feet of floor area is required for each occupant over two living in an efficiency apartment.

Section 405 Outdoor Signs

a) Signs Permitted and Extent-of-Use:

- 1) Drive-in Business: For a drive-in business, business signs are permitted as long as their number does not exceed two per street frontage and their combined area does not exceed 50 square feet per street frontage.
- 2) Other Uses: For other uses, one sign is permitted on each street frontage of a lot for each occupancy or purpose and an additional sign for each occupancy or purpose is permitted for every 200 feet of street frontage or major fraction thereof all in

accordance with Subsection (5). However, for business signs, any number of signs are permitted as long as their total area does not exceed the maximum under (5).

- 3) All Uses: For all uses, an advertising and a business sign must be at least 60 feet apart, and no sign exceeding 30 square feet in area may be located within 75 feet of the Residential zone.
- 4) Determination of Size: The size of the sign shall refer to the area of the sign facing, including any border framing or decorative attachments. In the case of open signs made up of letters, figures and designs the space between such letters, figures and designs shall be included.
- 5) Type, Location and Size of Sign:

<u>Type of Sign</u>	<u>Where Permitted</u>	<u>Maximum Size</u>
Traffic	any zone	--
Home occupation or home business	where use is permitted	2 sq. ft.
No Trespassing	any zone	2 sq. ft.
Utility	any zone	2 sq. ft.
For sale, for rent, sold and rented	any zone	6 sq. ft.
Work sign of builders, painters and other artisans performing work on the premises	any zone	6 sq. ft.
Directional	any zone	6 sq. ft.
Identification and information of churches, schools, and other nonprofit institutions	any zone	20 sq. ft.
Apartment Development, Subdivision	where use is permitted	20 sq. ft.
Temporary sign for sale of agricultural and horticultural products and for construction projects	any zone	12 sq. ft.

<u>Type of Sign</u>	<u>Where Permitted</u>	<u>Maximum Size</u>
Business	VC & I zone	50 sq. ft.
Advertising	VC & I zone	300 sq. ft.
Shopping Center	VC zone	300 sq. ft.

b) Setback of Signs:

- 1) Attached Signs: No portion of an attached sign may extend beyond the building setback line.
- 2) Freestanding Signs: No portion of a freestanding sign may be closer to a street right-of-way line than 15 feet.

c) Buntings & Pennants: Buntings and pennants are permitted only to announce the opening of a new business or industry, or in connection with a civic event, and must be removed after 30 days.

d) Projection of Signs: No sign may project --

- 1) Over a public sidewalk area.
- 2) Over a public highway or street unless specifically authorized by other Borough or State regulations.
- 3) More than 25 feet above the ground except for an attached sign which may project 10 feet above the roof of a building.

e) Illumination of Signs:

- 1) Flashing and intermittent lights are permitted only in the Village Center Zone with the Borough.
- 2) A sign may be illuminated only if the lighting is so screened that it is not directed or reflected toward any adjacent residence, or so it does not obstruct the vision of motorists.
- 3) Signs which are illuminated in the colors red, green, or amber, either by colored bulbs or tubing, or in high reflection by the use of special preparations such as fluorescent paint or glass, may not be located within a radius of 200 feet of a highway traffic light or similar safety device or from the center of any street intersection.

f) Temporary Signs:

- 1) A temporary sign for the sale of agricultural and horticultural products may be erected for a period not exceeding 60 days.
- 2) A temporary sign for a construction project may be erected and maintained for as long as the project is under construction.

- 3) A temporary sign such as those advertising activities of churches and nonprofit organizations may be erected for a period not exceeding 60 days.
- g) Construction & Maintenance: Signs must be constructed of durable materials, maintained in good condition, and not allowed to become dilapidated.
- h) Termination of Enterprise: Upon termination or abandonment of a commercial or industrial use, all signs pertaining to the enterprise must be removed.

Section 406 Unenclosed Storage

- a) Recreational Vehicles, Trailers, Trucks and Boats: In the R, VC and I zones (1) unregistered vehicles, (2) recreational vehicles and trailers, and (3) trucks with a vehicle rating over one ton shall not be stored for a period in excess of three days in the area between the street line and the line formed by the front wall of the principal building extended the full width of the lot. On-street parking of unregistered vehicles, recreational vehicles and trailers, and trucks with a vehicle rating over one (1) ton is prohibited.
- b) Outdoor Stockpiling: In all zones, no outdoor stockpiling of any material or outdoor storage of trash is permitted in front yards.
- c) Trash or Junk: Except as provided in Section 615 or other Borough Ordinances, the accumulation of trash or junk out-of-doors for a period in excess of 15 days is prohibited in all zones.

Section 407 Sale of Agricultural Products

The sale at retail of agricultural products is permitted in any zone on the property where they were produced.

Section 408 Parking

- a) Size of Parking Space: The parking space must have an area of not less than 200 square feet, exclusive of passageways and driveways appurtenant to the space and giving access to it. Where five or more parking spaces are required, the total parking area including passageways and driveways must average 300 square feet per required parking space.
- b) Spaces Required: Off-street parking spaces must be provided for each building erected or enlarged in accordance with the following schedule. When the computation to determine the number of required parking spaces results in a requirement of a fractional space, any fraction up to and including one-half (0.5) shall be disregarded, and fractions over one-half (0.5) shall equal one (1) space.