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PART 1
GENERAL PROVISIONS

§ 27-101. Short Title. [Ord. 8/12/1993, Art. I, § 1]

This Chapter shall be known, and may be cited, as the "Centre Hall Borough Zoning Ordinance."

§ 27-102. Authority. [Ord. 8/12/1993, Art. I, § 2]

This Chapter is enacted and ordained under the grant of powers by the General Assembly of the Commonwealth of Pennsylvania, the Pennsylvania Municipalities Planning Code, Act of 1988, December 21, P.L. 1329, as amended (53 P.S. § 10101 et seq.).

§ 27-103. Purpose. [Ord. 8/12/1993, Art. I, § 3]

This Chapter is enacted for the purposes for which zoning ordinances may be enacted pursuant to § 604 of the Pennsylvania Municipalities Planning Code, as amended, 53 P.S. § 10604.

§ 27-104. Statement of Community Development Objectives. [Ord. 8/12/1993, Art. I, § 4]

The Community Development Objectives of this Chapter are the goals, objectives and policies stated in the Comprehensive Plan of Centre Hall Borough, adopted on the ____ day of _____ A.D. 199__, or as it may be amended.

§ 27-105. Establishment of Controls. [Ord. 8/12/1993, Art. I, § 5]

In their interpretation and application, the regulations set by this Chapter within each district shall be held to be the minimum requirements adopted for the promotion of the purposes of this Chapter and shall apply with uniformity to each class of use or structure.

- A. **Types of Control.** The following regulations shall apply in the respective districts: use regulations, including primary and accessory uses; lot requirements, including size, width and coverage; setback requirements for front, side and rear yards; maximum height requirements; and, supplemental regulations.
- B. **New Lots, Uses and Structures.** In all districts, after the effective date of this Chapter, any new lot, use or structure shall be constructed, developed and used only in accordance with the regulations specified for each district.
- C. **Existing Lots, Uses, and Structures.** In all districts, after the effective date of this Chapter, any existing lot, use or structure which is not in conformity with the regulations for the district in which it is located shall be deemed to be nonconforming, and subject to the regulations set forth herein.

- D. Relationship With Other Restrictions. The provisions of this Chapter are not intended to interfere with, abrogate or annul other rules, regulations, ordinances or private agreements; provided, that where this Chapter imposes a greater restriction than that imposed by such other rules, easements, covenants, restrictions, agreements, regulations or ordinances, the provisions of this Chapter shall control.
- E. Exemptions. This Chapter shall not apply to any lot, use or structure which is owned or leased by the municipality, or which is exempted from zoning regulations by the Pennsylvania Municipalities Planning Code or other laws of the Commonwealth of Pennsylvania.

PART 2
DISTRICT REGULATIONS

§ 27-201. Establishment of Districts. [Ord. 8/12/1993, Art. II, § 1]

For the purposes of this Chapter, the Borough is hereby divided into the following districts:

District Map	Map Symbol
A. Conservation Districts.	
(1) Forest	F
(2) Agricultural/Rural Residential	R-1
B. Residential Districts.	
(1) Single-Family Residential	R-2
C. Commercial Districts.	
(1) Residential Office	RO
(2) Village Commercial	VC
D. Industrial Districts.	
(1) Planned Commercial-Industrial	PCI

§ 27-202. Annexed Territory. [Ord. 8/12/1993, Art. II, § 2]

All territory which may hereafter be annexed by the Borough shall be zoned and classified simultaneously with the perfection of the annexation.

§ 27-203. The Official Zoning Map. [Ord. 8/12/1993, Art. II, § 4]

The boundaries of the districts in which this Borough is divided shall be shown upon a map entitled the "Official Zoning Map." The said map and all notations, references and other data shown thereon is hereby incorporated by reference into this Chapter as if it were fully described herein.

- A. Adoption of the Official Zoning Map. The Official Zoning Map shall be identified by the signatures of the Chairman or President of the Borough Council, attested by the Borough Secretary, under the following words: "This is to certify that this is the Official Zoning Map of Centre Hall Borough, Centre County, Pennsylvania", together with the date of enactment of the ordinance. The map shall be kept on file with the Borough Zoning Officer, and shall be the final authority as to the current zoning status of land and water areas in the Borough.

- B. Changes in the Official Zoning Map. If, in accordance with the provisions of this Chapter, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered promptly on said map. All changes shall be certified by initialing of the Chairman or President of the Borough Council, together with a brief description of the changes and the date of enactment of such changes, under

the word "Revised". No amendment to this Chapter which involves matter portrayed on the Official Zoning Map shall become effective until after such change and entry has been shown on said map.

- C. Replacement of the Official Zoning Map. In the event that the Official Zoning Map becomes damaged, lost or difficult to interpret because of the nature or number of changes, the Borough Council may, by resolution, adopt a new Official Zoning Map which shall supersede the previous map. The new Official Zoning Map shall be identified by the signatures of the Chairman or President of the Borough Council, attested by the Borough Secretary, under the following words: "This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted _____ as part of Ordinance No. _____, known as the Zoning Ordinance of Centre Hall Borough", together with the date of adoption of the resolution. The previous Official Zoning Map or any significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption or amendment.
- D. District Boundary Lines. The district boundary lines shall be shown on the Official Zoning Map. Where uncertainty exists as to the boundaries of districts, the following rules shall apply:
- (1) Boundaries indicated as approximately following the center lines of streets, highways or alleys shall be construed to follow such center lines.
 - (2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
 - (3) Boundaries indicated as approximately following Borough limits shall be construed as following such Borough limits.
 - (4) Boundaries indicated as following railroad lines or railroad rights-of-way shall be construed to be midway between the main tracks or, if there are no tracks, to the center of the right-of-way.
 - (5) Boundaries indicated as approximately following the center lines of streams or other bodies of water shall be construed to follow such center lines and, in the event the stream or other body of water moves, the boundary shall move with the center line of such.
 - (6) Boundaries indicated as approximately following the edges or banks of streams or other bodies of water shall be construed as following such edges or banks and, in the event the stream or body of water moves, the boundary shall move with the edge or bank of same.
 - (7) Boundaries indicated as parallel to or extensions of features indicated in Subsections (1) through (5) above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be

determined by the scale of the map to carry out the spirit and intention of the zoning boundary designation.

- (8) Where physical features existing on the ground are alleged to be at variance with those shown on the Official Zoning Map, or in other circumstances not covered by Subsections (1) through (6) above, it shall be the function of the Zoning Officer to make a determination.
- (9) Where one or more district boundary lines divides a lot held in single ownership, the regulations of one of the districts on either side of any such boundary line may be chosen by the owner to apply to the portion of such lot in the district on the other side of such line for a distance of not more than 50 feet beyond the district boundary lines provided lot, or area and setback requirements are met for said portions.

§ 27-204. Use Regulations. [Ord. 8/12/1993, Art. II, § 4; as amended by Ord. 123, 12/12/1996, § 9]

The use of land and structures shall be limited to only the primary and accessory uses permitted in each zoning district, unless specifically permitted, exempted, or otherwise modified by this Section or other sections of this Chapter. All other uses not expressly permitted are prohibited. In addition to the regulations stipulated for each use elsewhere in this Chapter, the following use regulations shall apply.

- A. **Primary Uses.** In the Residential Districts, no more than one primary use shall be permitted on any single lot of record. In all other zoning districts, there may be more than one primary use, but each additional primary use must conform to the lot, yard setback, maximum height and all other regulations contained herein.
- B. **Accessory Uses.** All accessory structures, except where otherwise permitted by this Chapter, shall comply with the lot, yard setback and maximum height requirements for the primary use to which it is accessory. Accessory uses and structures may include, but are not limited to, the following:
 - (1) **Dwelling Units.** All single-family detached dwellings may include dwelling units; provided, the following conditions are met:
 - (a) The total living space shall not be less than 500 square feet.
 - (b) A single-family dwelling can be converted to two dwelling units, provided there are no more than two dwelling units on each lot.
 - (c) Any dwelling unit located separately above the first floor must comply with the National Fire Code Regulations for outside fire escapes.
 - (d) The property must comply with maximum lot coverage restrictions for the district.

- (e) Two off-street parking spaces must be provided if there is more than one dwelling per property lot.
- (2) Dwelling Unit in Commercial Districts. All commercial buildings permitted in the RO, VC and I-1 Districts may include one dwelling unit.
- (3) Retail Outlets. Industrial uses may include a retail factory-outlet for the sale of those products produced on the premises; provided, that the floor area of such outlet does not exceed 25% of the total floor area of the primary structure, or, if there is more than one use in the primary structure, 25% of the particular use, whichever is less. Wholesale distribution use may include retail sales to the general public as an accessory use; provided, that total accessory uses do not exceed 25% of the total floor area of the use. Any such retail outlet use must comply with the parking requirements.
- (4) Swimming Pools. Swimming pools are permitted as accessory structures in any district; provided, that outdoor pools capable of containing water 18 inches or more in depth shall meet the following requirements:
 - (a) Setbacks. No swimming pool may be located in any front or side yard setback area, but may be located in the rear yard setback area; provided, that no part of the pool, excluding paved areas, accessory structures and fencing shall be located within eight feet of rear property line, nor from the side lot line of a distance equivalent to the side yard setback for an accessory structure within the applicable district.
 - (b) Fence. All outdoor swimming pools below ground level shall be completely surrounded by a fence or wall not less than four feet in height, which shall be so constructed as not to have openings, holes or gaps larger than four inches in either height or width. Should the wall of the pool be above ground, the required fence or wall may be securely affixed to the top of the pool wall so that the total height of the wall of the pool and the fence or wall shall be not less than four feet.
 - (c) Gates. All gates or doors opening through such required fence or wall shall be equipped with a self-latching device capable of being locked for keeping the gate or door securely closed at all times when not in use.
 - (d) Lighting. Lights used to illuminate any swimming pool shall be so arranged and shaded as to reflect light away from adjoining premises so as not to become a nuisance or annoyance to adjacent property owners.

- (5) **Accessory Buildings.** Small accessory buildings of not more than 144 square feet in ground floor area and not more than 10 feet in height are permitted in the side and rear yard setback areas provided they are not placed closer than eight feet from any lot line.
- C. **Airports and Landing Strips.** All airports and landing strips shall be designed and constructed in accordance with standards of the Federal Aviation Agency and the Pennsylvania Bureau of Aviation.
- D. **Automobile Service Stations.** In addition to the district regulations specified, all automobile service stations shall meet the following regulations:
- (1) **Dismantled Motor Vehicles.** The dismantling of motor vehicles shall be performed within a completely enclosed building, and all dismantled motor vehicles, and parts thereof, shall be stored within such buildings.
 - (a) **Fuel Pumps.** Fuel pumps may be located within the front yard setback area provided such are at least 30 feet from any lot line.
- E. **Auto Wrecking, Junk and Scrap Establishments.** In addition to the district regulations specified, all auto wrecking, junk and scrap establishments shall meet the following regulations:
- (1) All material shall be placed in such a manner that it is incapable of being transferred off the premises by wind, water or other natural cause.
 - (2) No material shall be placed within the front, side or rear yard setback areas. All yard setback areas shall at all times be kept clean, vacant and maintained with grass and vegetative cover.
 - (3) All paper, cloth and rags and other fibers and activities involving the same, other than loading and unloading, shall be within fully enclosed buildings.
 - (4) All materials and activities not within fully enclosed buildings shall be surrounded by a fence or wall at least six feet in height. Such fence shall be completely sight obscuring from the nearest point on the lot line and maintained in good condition. No such fence may be permitted in any yard setback area. Any gate in a fence shall be similarly constructed and maintained, and shall be kept securely locked at all times when the establishment is not in operation. The yard setback areas should be planted in grass, trees, bushes and other vegetative cover.
 - (5) All gasoline and oil shall be drained from any junked motor vehicle into containers and stored at only one location on the premises. No more than 20 gallons in aggregate shall be stored above ground.

- (6) Fire hazards shall be minimized by the segregation of combustible from noncombustible materials, and the provision of adequate aisles for escape and firefighting equipment.
 - (7) The storage of material in piles shall not exceed 10 feet in height.
 - (8) The manner of storage and arrangement of junk and the drainage facilities of the premises shall be such as to prevent the accumulation of stagnant water.
 - (9) Every structure erected upon the lot after the enactment of this Chapter shall be of fireproof construction.
- F. Child Day Care Centers. In addition to the district regulations specified, all child day-care centers shall meet the following requirements:
- (1) Vehicle Access. Child day-care centers shall be located only on lots with direct motor vehicle access onto collector or arterial streets in the districts where they are permitted uses.
 - (2) Fence. All outdoor play areas shall be completely enclosed by a fence or wall with a minimum height of four feet and screened by an evergreen planting which shall reach a height of at least six feet at maturity. Such play areas shall not be placed in the front or side yard setback area.
- G. Churches and Other Places of Worship and Theaters for the Performing Arts and Auditoriums. Churches and other places of worship and theaters for the performing arts and auditoriums shall be located only on lots with direct motor vehicle access onto collector or arterial streets in the districts where they are permitted uses.
- H. Convenience Food Stores. Convenience food stores are defined as small stores permitted in selected rural and residential districts which retail food and beverages primarily to the immediately surrounding population. Sales of additional products, when clearly incidental and subordinate to the retailing of food and beverages, may include non-prescription drugs, housewares, periodicals and tobacco. The sale of gasoline and oil and food beverages for consumption on the premises is expressly prohibited. In addition to the district regulations specified, all convenience food stores shall meet the following requirements:
- (1) No convenience food store shall have a gross floor area exceeding 2,500 square feet.
 - (2) Except for driveways and walkways, all yards shall have a continuous buffer yard extending 10 feet in depth from the front lot line and 25 feet in depth from the side and rear lot lines. The buffer yard shall be planted with a vegetative ground cover and maintained, and shall also include a continuous, sight-obscuring evergreen hedge or shrubs

- planted parallel to the lot line. Such hedge or shrub shall reach a height of at least six feet at maturity, unless adjacent to a street, in which case such hedge or shrub shall not exceed 2 1/2 feet in height.
- (3) All sales and display shall be within completely enclosed buildings, and there shall be no display or storage of any material outside such buildings. No public address systems or other devices for reproducing or amplifying voices or music shall be mounted outside such buildings or be audible beyond any lot line on which the building is situated.
 - (4) The convenience food store may include one dwelling unit.
 - (5) The convenience food store must be located on a collector or arterial street.
- I. Dwelling Units, Attached. In addition to the district regulations specified, no buildings used for semidetached dwelling units in the R-2 District shall contain more than two dwelling units per building.
- J. Manure storage. In addition to the district regulations specified, the outdoor storage of silage or hydrated manure in bulk for farm uses shall not be permitted within 150 feet of any lot line.
- K. Golf Courses, Mini-Golf Courses, Pitch Putt Golf Courses, and Driving Ranges. In addition to the district regulations specified, all golf courses, pitch putt golf courses, mini-golf courses and driving ranges shall meet the following applicable regulations:
- (1) No golfing green or fairway shall be closer than 100 feet to any lot line.
 - (2) Golfing tees and greens for the same hole may not be separated by a street.
 - (3) Driving ranges shall have screens or fences of a height and location sufficient to prevent golf balls from landing on the property of another.
- L. Home Occupations. Permitted home occupations shall include professional offices, crafts and domestic services such as: the professional practice of medicine and dentistry; architecture and engineering; law, teaching, accounting, real estate and insurance; artists, artisans and writers; barbers and beauticians; domestic service such as babysitting (no more than five children who are not regular members of the household), cooking and sewing. Under no circumstances shall home occupation be construed to include motor vehicle repair and/or maintenance. All home occupations shall conform to the following regulations:
- (1) The home occupation shall be carried on completely within the dwelling unit or garage for personal vehicle storage.

- (2) The home occupation shall be carried on only by members of the immediate family residing in the dwelling unit plus not more than one full-time additional employee or equivalent.
 - (3) Not more than 25% of the first floor area (footprint) of the dwelling and garage for personal vehicle storage shall be devoted to home occupations.
 - (4) Articles sold or offered for sale on the premises shall be limited to those produced on the premises.
 - (5) There shall be no use of show windows or display or advertising visible outside the premises to attract customers or clients except as permitted in the Sign Ordinance. Nor shall there be any exterior storage of wares or materials.
 - (6) No exterior alterations, additions or changes to the residential character of the dwelling unit shall be permitted in order to accommodate or facilitate a home occupation.
 - (7) No repetitive servicing by truck or service vehicle for supplies and materials shall be required by the home occupation.
 - (8) The home occupation shall comply with all other provisions of this Chapter.
 - (9) Adequate parking and parking spaces shall be provided for residents, employees and for the reasonably expected needs of persons visiting the premises because of the home occupation and conformity with the parking regulations of this Chapter.
- M. Public and Private Nurseries, Kindergartens, Elementary, Secondary and Post-Secondary Schools. Public and private nurseries, kindergartens, elementary, secondary and post secondary schools shall locate in the districts where they are permitted uses only when adjacent to the following street classifications:
- (1) Nurseries, kindergartens and elementary schools shall be located only on lots with direct motor vehicle access onto collector streets.
 - (2) Secondary and post secondary schools shall be located only on lots with direct motor vehicle access onto collector or arterial streets.
- N. Personal Care Boarding Home, Family Care, Group Homes and Halfway Houses/Rehabilitation Centers.
- (1) No personal care boarding home, family care, group home or halfway house/rehabilitation center shall be allowed unless it is certified by, and meets all regulations of appropriate local, State or Federal agencies.

- (2) No more than one personal care boarding home, family care, group home or halfway house/rehabilitation center shall be allowed per block face.
- O. Uses Omitted and Prohibited. This Chapter is intended to apply to all conceivable uses and structures. Under no circumstances, however, shall the following uses be permitted in any district in the Borough:
- (1) Any dumping, depositing or filling with refuse, garbage or building debris not in accordance with State or Borough regulations or this Chapter.
 - (2) The removal of topsoil and sod, except as part of the construction, grading or alteration of an approved building, street, construction site or other structure, the normal preparation and maintenance of lawns or the removal of sod as part of a recognized farm or garden use.
 - (3) If there is any lawful use which is not specifically provided for in any of the districts, it shall be permitted in the district in which similar uses are provided as determined by the Zoning Officer.
- P. Uses Prohibited in Residential and Commercial Districts. The raising and keeping of animals of the equine, bovine, ovine and porcine species even as household pets and wild animals of any nature, unless as a part of a farm use meeting the requirements in the appropriate district regulations; provided, that this regulation shall be modified and subject to any other ordinances, resolutions or actions of the municipality relating to the keeping of animals during the annual Grange Fair.
- Q. Forestry Uses. Forestry uses relating to the harvesting of lumber products shall not engage in "clear cutting."

§ 27-205. Lot Requirements. [Ord. 8/12/1993, Art. II, § 5; as amended by Ord. 123, 12/12/1996, § 5]

The lot requirements for any use or structure shall not include any part of a lot that is required by any other use or structure to comply with the requirements of this Chapter.

- A. Minimum Lot Size and Width. All lots created after the date of enactment of this Chapter shall be no less than the minimum lot size and width requirements stipulated for each use in the district regulations.
- B. Maximum Lot Coverage. The total ground floor area (footprint) of all primary and accessory structures and any coverage not penetrable by water (driveways, swimming pools, etc.) shall not exceed the percent of coverage permitted in the particular district with the exception of a lot for which the primary use is a parking lot, in which case the coverage allowed may exceed the coverage permitted in that particular district if said excess coverage and the percentage thereof is approved by the Borough Engineer.

§ 27-206. Yard Requirements. [Ord. 8/12/1993, Art. II, § 6; as amended by Ord. 135, 6/13/2002, §§ 2, 3]

No structure shall be placed in the front, side or rear yard setback areas specified for each use in the district regulations of this Chapter, except where specifically permitted below or in other Sections of this Chapter.

- A. Where two or more primary structures for nonresidential use are proposed to be placed upon a lot in single ownership, the front, side and rear yard setback areas are required only at lot lines abutting other property.
- B. Where two or more detached or semidetached dwelling units are proposed to be built upon a lot in single ownership, the front, side and rear yard setback areas are required as though each structure were on an individual lot.
- C. Where a side lot line runs coterminous with a party wall of a semidetached and an attached dwelling, the side yard setback for such lot line does not apply to the structure.
- D. Where two or more attached dwelling units are proposed to be placed upon a lot in single ownership, or upon two or more abutting lots under single ownership, the front, side and rear yard setback areas stipulated in the district regulations are required only from the lot lines abutting the property of another. Within the lot, however, the minimum horizontal distance between facing walls of any two buildings shall be 40 feet.
- E. Where a lot abuts upon a street (including private streets) with a right-of-way of less than 50 feet in width, the front yard setback shall be measured from a line parallel to, and 25 feet from, the center line of the street cartway.
- F. Fences, hedges and freestanding walls are permitted in any yard setback area unless otherwise restricted or prohibited by other provisions of this Chapter.
- G. Balconies, bay window, chimneys and flues, columns, cornices and eaves, fire escapes, gutters and downspouts, sills and unenclosed porches may not project into the specified yard setback areas of a lot.
- H. On corner lots, nothing, including structures, fences, walls and vegetation, shall be erected, placed, planted or allowed to grow in such a manner as to impede vision between a height of 2 1/2 and 10 feet above the center line grades of the intersecting streets and within an area bounded by the street right-of-way lines of such corner lots and a line joining points on these street right-of-way lines 25 feet from their intersection.
- I. On a corner lot the following setbacks shall apply:

Front Property Line Width Of:	Side Yard Setback Along Street Shall Be:	Maximum Width Of Structure At Building Line:
Less than 70 feet	Not less than 10 feet	52 feet
70 feet to less than 100 feet	Not less than 20 feet	71 feet
100 feet or more	not less than 30 feet	62 feet

Setbacks for front yards, rear yards and side yards not bordering a street shall be governed by all setback requirements of this Chapter.

- J. On a through lot the following shall apply for a rear yard setback:
- (1) If a door in a structure is larger than 36 inches wide and is to face the street, the setback shall be no less than 20 feet from the property line.
 - (2) If a wall of a structure faces the street and does not have any door in said wall greater than 36 inches wide, the setback shall be no less than eight feet. This shall also apply to any other structure that shall not be used to store a motor vehicle.
- K. Buffer Yards. Where a Commercial or Industrial District adjoins a residential district, a buffer yard of not less than 25 feet shall, at the time of development, be provided on such commercial or industrial land, except where the district boundary is coterminous with a public street. The buffer yard shall be parallel to, and adjacent with, the district boundary, and shall be completely covered with a vegetative ground cover. In addition, sight obscuring evergreen planting shall be placed the full length of the boundary in accordance with the following requirements:
- (1) All planting shall be at least four feet in height when planted, and shall reach a height of at least six feet at maturity.
 - (2) All plantings and vegetative ground cover shall be maintained. Any plant material which does not live shall be replaced within one year.
 - (3) Buffer yards shall not be used for parking, loading, storage or structures. All except side buffer yards of interior lots may be crossed by access driveways and utility easements, provided such are not more than 25 feet in width at the point of intersection.

§ 27-207. Maximum Height Requirements. [Ord. 8/12/1993, Art. II, § 7]

No structure shall exceed the height limitations specified for the use in each district, except as allowed below.

- A. Exceptions. The maximum height requirements shall not apply to the following: accessory farm buildings, barns and silos, belfries, bulkheads,

chimneys, church spires, domes, flag poles, monuments, utility poles and towers, ventilators and water tanks, provided they are erected only to such height as is necessary to accomplish the purpose they are to serve, and provided they are not intended for human occupancy as dwellings.

- B. Masts and aerals, radio and telephone broadcasting, transmission or receiving towers and windmills shall be permitted in the commercial districts up to a height of 65 feet.
- C. Computation. The height of a structure shall be computed as the vertical distance measured from the mean level of the ground surrounding the structure to its highest point.

§ 27-208. Essential Services. [Ord. 8/12/1993, Art. II, § 8]

- 1. Essential Services. Essential services shall be categorized in three ways: on-lot, area facilities and plants.
- 2. On-lot Facilities. On-lot facilities shall consist of sewer laterals, telephone lines, water connections, etc., which connect the use on the lot to the utility or essential services; on-lot essential services shall be considered accessory uses or structures which are accessory to the primary use.
- 3. Area Facilities. Area facilities shall consist of telephone transfer stations, electrical transmission connectors and other small structures or facilities necessary for area dissemination of the utility or essential services. These shall be permitted only as special exceptions by the Zoning Hearing Board, subject to the following conditions:
 - A. The lot shall be capable of meeting minimum area requirements or shall be legally part of another conforming lot so that in the event the facility is no longer necessary, the lot will be usable according to the district regulations.
 - B. The proposed facility is necessary.
 - C. The proposed facility will be landscaped or designed to conform with its surroundings and the neighborhood.
 - D. Access to the facility will be adequate.
- 4. Plants. Plants or other major facilities for generating, storing or treating shall meet all the requirements for the district in which they are located.

§ 27-209. Public and Quasi-Public Facilities. [Ord. 123, 12/12/1996, § 10; as amended by Ord. 144, 6/27/2005, § 2]

- 1. Public Facilities. Owned, operated or controlled by a governmental unit or governmental agency.

2. **Quasi-Public Facilities.** Similar to public in usage and existing for public use, but not owned, operated or controlled by a governmental unit or a governmental agency. Examples include the fire company, churches, grange hall, Eastern Star, Masons Lodge and the Lion's Club. Quasi-public facilities shall be permitted uses in any zoning district, provided that the use conforms to the lot requirements, yard setback requirements, maximum height regulations, parking regulations and all other appropriate requirements of the zoning district in which the quasi-public facility is to be located.
3. **Exceptions.** Public and quasi-public facilities shall be permitted to purchase one lot or property for the purpose of extending or establishing a parking lot for that facility. This shall be permitted only if the facility existed prior to the adoption of this Chapter. Maximum lot coverage for the parking lot shall be determined by § 27-708C(9)(1) of this Chapter.

PART 3
CONSERVATION DISTRICTS

§ 27-301. Forest District (F). [Ord. 8/12/1993, Art. III, § 1]

1. Intent. In addition to the intent of the Agricultural District, it is the intent of the Forest District to promote the following:
 - A. To encourage the preservation of woodlands in rural areas.
 - B. To protect and retain natural resources.
 - C. To alleviate erosion, sedimentation and flooding.
 - D. To protect and regenerate watersheds.
 - E. To maintain micro-climates and the level of oxygen produced by woodlands.
 - F. To protect wildlife, habitat.
 - G. To provide for aesthetic enjoyment, open space and recreational uses.
2. District Regulations. Only the uses listed below shall be permitted in Forest District. All uses must conform to the lot, yard setback and maximum height regulations stipulated herein, as well as other appropriate requirements of this Chapter.¹

§ 27-302. Agricultural-Rural District (R-1). [Ord. 8/12/1993, Art. III, § 2]

1. Intent. It is the intent of the Agricultural-Rural Residential District to promote the following:
 - A. To protect and stabilize agriculture as an on-going economic activity.
 - B. To protect and retain natural resources, particularly highly productive soils.
 - C. To protect the area's rural atmosphere and lifestyle.
 - D. To keep substantial areas of permanent open space as one means of retaining that rural atmosphere.
 - E. To maintain the opportunity for the production of fresh produce for the residents of Centre County.

¹Editor's Note: The table containing the Criteria and Standards for the Forest District (F) is included at the end of this Chapter.

- F. To guide the majority of the Borough's growth to areas where public utilities and improved roads either exist or are planned.
 - G. To provide for limited residential development upon appropriate sites, such as wooded areas or areas with low productive soils.
 - H. To permit limited commercial and community facilities which are compatible with the rural environment, which offer alternative economic alternatives to property owners not able or wishing to continue farming, and/or which would create serious nuisances or hazards if located within populous areas.
2. District Regulations. Only the uses listed below shall be permitted in the Agricultural-Rural Residential District. All uses must conform to the lot, yard setback and maximum height regulations stipulated herein, as well as other appropriate requirements of this Chapter.²

²Editor's Note: The table containing the Criteria and Standards for the Agricultural-Rural Residential District (R-1) is included at the end of this Chapter.

PART 4
RESIDENTIAL DISTRICTS

§ 27-401. Single-Family Residential District (R-2). [Ord. 8/12/1993, Art. IV, § 1; as amended by Ord. 123, 12/12/1996, § 7; and by Ord. 142, 8/12/2004, § 2]

1. Intent. It is the intent of the Single-Family Residential District to promote the following:
 - A. To provide for low density housing in appropriate locations, and to permit limited public and quasi-public uses appropriate for residential neighborhoods.
 - B. To protect residential areas from changes and intrusions which may cause deterioration.
 - C. To meet minimum standards of health and safety by protecting against hazards and nuisances.
 - D. To provide for adequate daylight, ventilation, quiet, privacy and recreational opportunity.
 - E. To prevent congestion and the overcrowding of land caused by excessive densities.
2. District Regulations. Only the uses listed below shall be permitted in the Single-Family Residential District. All uses must conform to the lot, yard setback and maximum regulations stipulated herein, as well as other appropriate requirements of this Chapter.³

³Editor's Note: The table containing the Criteria and Standards for the Single-Family Residential District (R-2) is included at the end of this Chapter.

PART 5
COMMERCIAL DISTRICTS

§ 27-501. Residential-Office District (RO). [Ord. 8/12/1993, Art. V, § 1; as amended by Ord. 123, 12/12/1996, § 6; and by Ord. 142, 8/12/2004, § 3]

1. Intent. It is the intent of the Residential-Office District to promote the following:
 - A. To permit a harmonious mixture of housing, commercial offices and community facilities.
 - B. To provide a transition from residential neighborhoods to commercial areas.
 - C. To meet minimum standards of health and safety by protecting against hazards and nuisances.
2. District Regulations. Only the uses listed below shall be permitted in the Residential-Office District. All uses must conform to the lot, yard setback and maximum height regulations stipulated herein, as well as other appropriate requirements of this Chapter.⁴

§ 27-502. Village Commercial District (VC). [Ord. 8/12/1993, Art. V, § 2; as amended by Ord. 142, 8/12/2004, § 4]

1. Intent. It is the intent of the Village Commercial District to promote the following:
 - A. To perpetuate the distinctive character and identity of older neighborhoods (1) by keeping buildings at or near the street line, (2) by placing parking areas generally to the rear or sides of buildings, (3) by maintaining and replacing shade trees and (4) by emphasizing pedestrian movements.
 - B. To permit a harmonious mixture of housing and selected service and community activities and generally including retail and other commercial activities not typical of the Village Residential District.
 - C. To encourage selective reuse of buildings outgrowing the purpose of their original construction.
 - D. To protect residential areas from changes and intrusions which may cause deterioration.
 - E. To meet minimum standards of health and safety.

⁴Editor's Note: The table containing the Criteria and Standards for the Residential-Office District (RO) is included at the end of this Chapter.

- F. To provide for adequate daylight and ventilation.
 - G. To provide for the public convenience and avoid congestion.
2. District Regulations. Only the uses listed below shall be permitted in the Village Commercial District. All uses must conform to the lot, yard setback and maximum height regulations stipulated herein, as well as other appropriate requirements of this Chapter.⁵

⁵Editor's Note: The table containing the Criteria and Standards for the Village Commercial District (VC) is included at the end of this Chapter.

PART 6
INDUSTRIAL DISTRICT

§ 27-601. Planned Commercial Industrial District (PCI). [Ord. 8/12/1993, Art. VI, § 1]

1. Intent. It is the intent of the Planned Commercial Industrial District to promote the following:
 - A. To provide for a full range of commercial and industrial uses in appropriate locations in the Borough.
 - B. To minimize the hazards of industrial and general commercial activities.
 - C. To cluster commercial and industrial activities so as to avoid effects on residential and conservation uses.
 - D. To carry forward the historical development of the Borough.
 - E. To provide a location for all types of uses in the Borough.
2. District Regulations. Only the uses listed below shall be permitted in the Planned Commercial Industrial District. All uses must conform to the lot, yard setback and maximum height regulations stipulated herein, as well as other appropriate requirements of this Chapter.⁶

⁶Editor's Note: The table containing the Criteria and Standards for the Planned Commercial Industrial District (PCI) is included at the end of this Chapter.

PART 7
SUPPLEMENTAL REGULATIONS

§ 27-701. Slope Controls. [Ord. 8/12/1993, Art. VII, § 1]

All land defined herein as having steep slopes shall be subject to the following regulations:

- A. Intent. It is the intent of this Section to control the development of land in areas containing excessive topography for the following purposes:
- (1) To limit erosion and sedimentation.
 - (2) To protect watersheds and limit increases in storm water runoff.
 - (3) To prevent an increase in the possibilities of landslides and soil subsidence.
 - (4) To maintain adequate foliage cover on hillsides.
 - (5) To protect streams from increases in sediment pollution.
- B. Permitted Uses: Steep slopes may be used as permitted by the district regulations within which they are located, subject to the additional requirements below.
- C. Principles of Development. Wherever possible, structures and grading of land shall only be located on portions of a lot where the slope is less than 25%, as herein defined. However, where it is necessary to use steep slopes to permit development of a lot, all such proposals shall, in addition to other applicable regulations of this Chapter, be in accordance with the following principles of development. All development on steep slopes shall:
- (1) Be oriented so that grading and other site preparations are kept to an absolute minimum.
 - (2) Where grading is essential, shape such grading to complement the natural land form.
 - (3) Be staged where necessary to complete construction of each stage during a season so that large areas of disturbed land are not left bare and exposed during the winter-spring runoff period.
 - (4) Accomplish all paving as rapidly as possible after grading.
 - (5) Allocate to open space and recreation uses those areas least suited to development, as evidenced by competent soils, geology and hydrology investigations.

- (6) Landscape areas around structures to blend them with the natural landscape.
 - (7) Take measures to minimize erosion and sedimentation and to limit increases in storm water runoff in accordance with other ordinances and regulations of the Borough and the laws and regulations of the Commonwealth of Pennsylvania.
- D. Site Plan Review. All applications for zoning permits for lots, uses and structures located, in whole or in part, on land with steep slopes shall submit, along with the application, a site plan as required by Part 9 of this Chapter. Such application shall also include a storm water runoff plan as required by the applicable subdivision ordinance and a copy of the erosion and sedimentation control plan as required by the Pennsylvania Department of Environmental Resources.

§ 27-702. Nuisance Standards. [Ord. 8/12/1993, Art. VII, § 2]

All uses of land and structures shall be prohibited which:

- A. Produce heat or vibration perceptible by human senses beyond any lot line.
- B. Produce glare from any process which emits harmful ultraviolet rays, including arc welding and acetylene torch cutting, perceptible beyond the lot line.
- C. Produce electromagnetic radiation or radioactive emissions injurious to human beings, animals or vegetation or which interfere with the use of any other property.

§ 27-703. Outdoor Storage. [Ord. 8/12/1993, Art. VII, § 3]

The outdoor storage of materials shall be subject to the following requirements:

- A. All outdoor storage of fuel, raw materials and products, except finished products for retail sale to the public, in any Commercial District, shall be completely screened from view from any public right-of-way and in Conservation and Residential Districts by a sight-obscuring evergreen planting, fence or wall.
- B. All discarded organic rubbish or garbage stored outdoors shall be placed in watertight, vermin-proof containers.

§ 27-704. Waste and Sewage Disposal. [Ord. 8/12/1993, Art. VII, § 4]

All methods and plans for the disposal of sewage and wastes shall be designed in accordance with regulations of the Pennsylvania Department of Environmental Resources pertaining thereto. A required sewage permit issued by the Sewage Enforcement Officer or the appropriate sewage authority shall be a prerequisite to the issuance of a zoning permit.

§ 27-705. Illumination. [Ord. 8/12/1993, Art 7, § 5]

The illumination of any lot, use or structure shall be arranged in such a manner that the direct rays of the light source shall not enter any dwelling unit or fall within the right-of-way of any public street or highway.

§ 27-706. Landscaping and Soil Erosion Control. [Ord. 8/12/1993, Art. 7, § 6]

Unless otherwise regulated by this Chapter, any vacant portion of a lot not in use shall be planted with grass or similar vegetation, and/or trees and shrubs, except for farm uses and gardens left vacant outside the growing season.

§ 27-707. Motor Vehicle Access. [Ord. 8/12/1993, Art. 7, § 7]

Every building hereafter erected or moved shall be on a lot adjacent to a public street or with motor vehicular access to public street via a private street. The intent of the following regulations is to provide safe and convenient access for servicing, fire protection, traffic circulation and required off-street parking.

- A. On arterial streets, access for each lot shall be limited to not more than two driveways for the first 300 feet of frontage or fraction thereof, and one driveway for each additional 300 feet of frontage.
- B. On all other streets, access for each lot shall be provided by not more than one driveway for the first 50 feet of frontage or fraction thereof, and one driveway for each additional 50 feet of frontage.
- C. No driveway shall be closer to the side or rear property line than five feet, unless the two adjoining property owners mutually agree to a common driveway. A written agreement approved by the Solicitor and Zoning Officer and acceptable to be recorded by the Recorder of Deeds must be submitted with the application for zoning permit.
- D. Driveways which provide access to all uses other than detached and semidetached dwellings shall have a throat width of not less than 12 feet or greater than 24 feet, and the curb return radius shall not be less than 13 feet or greater than 15 feet.
- E. In all Commercial and Industrial Districts, all driveways shall enter a public street right-of-way at least 100 feet from the intersection with another public street, except for intersections of two or more arterial streets, in which case the minimum distance shall be at least 200 feet. In all other districts, all driveways shall enter a public street right-of-way at least 50 feet from its intersection with another public street of any classification. If the lot width is insufficient to provide for the required distance, access shall be as far from the intersection as the lot and other provisions of this Chapter will permit. For all cases cited above, the distance in which access is prohibited shall be measured from the tangent of the curb return of the intersecting street cartway to the tangent of the curb return of the driveway, but shall not include, in measurement, any portion of either curb return.

- F. If two or more driveways of the same lot enter a public street right-of-way, the distance between the entrances of the driveways shall be at least 50 feet.

§ 27-708. Off-Street Parking and Loading Regulations. [Ord. 8/12/1993, Art. VII, § 8; as amended by Ord. 123, 12/12/1996, § 11]

Off-street parking and loading space shall be provided and maintained for each use and structure hereafter established, erected, altered or extended in accordance with the provisions of this Section.

A. General Regulations.

- (1) All required off-street parking spaces shall be used solely for the parking of motor vehicles by residents, visitors, patrons or employees. No motor vehicles without current and valid inspection stickers as required by the Commonwealth of Pennsylvania shall be parked or stored on any lot unless within completely enclosed buildings, except in the Planned Commercial District as part of a permitted auto wrecking, junk and scrap establishment.
- (2) Location. All required parking spaces shall be located on the same lot as the use they serve, except that:
 - (a) The owner of two or more abutting lots may locate the use on one lot and the parking space required for the use on another of his abutting lots.
 - (b) Two or more abutting property owners may locate the parking space required for their uses on any of their lots if:
 - (i) The lot(s) providing the parking space abuts the lot(s) containing the use(s) it serves.
 - (ii) All of the affected lots are in the same zoning district.
 - (iii) The total number of spaces provided is not less than the sum of spaces required for all the uses.
 - (iv) Means of pedestrian access is provided from the parking space to the uses so that pedestrians are not required to traverse property owned by other than said property owners, except where public sidewalks may provide the access.
 - (v) That a lease, easement or other form of agreement be executed among said property owners assuring use of the required parking spaces until or unless the required parking spaces are located on the same lot as the use they serve.

- (c) In the Village, Commercial and Residential Office Districts the parking spaces required for a use of a lot may be located on another lot provided:
 - (i) The lot on which the parking is located is in the R-O or VC District and further provided that no such lot shall have more than four parking spaces.
 - (ii) The lot on which the parking is provided is within 66 feet of the lot on which the use is located.
 - (iii) That a lease, easement or other form of general agreement be executed among the owners of the lot on which the use and parking are located assuring the use of the required parking spaces until or unless the required parking spaces and the use which the parking spaces serve are located on the same lot. Said lease, easement or other form of agreement shall be submitted to the Solicitor for approval.
- (d) In all cases above, both lots shall be included in the application for a zoning permit.
- (3) All parking spaces and lots open to the sky (i.e., not in garages and carports) shall be located no closer than five feet from any property line, except for abutting property lines of two or more lots exercising the options for common parking stipulated in Subsection A(2) above.
- (4) All covered parking spaces and lots, including garages and carports, shall not be located within any yard setback area, except when permitted as an accessory building regulated in § 27-204B of this Chapter.
- (5) Existing Facilities. Parking spaces and lots serving structures and uses in existence at the date of the adoption of this Chapter shall not be subject to the requirements of this Section as long as the kind or extent of use is not changed, provided that any parking facility now serving such structures or uses shall not in the future be reduced below such requirements, or if already below such requirements, be reduced further.
- (6) Change in Requirements. Whenever there is an alteration or extension of a use or structure which increases the parking requirements according to Subsection B below, the total additional parking required for the alteration or extension shall be provided in accordance with the requirements of that subsection.
- (7) Construction. All required off-street parking spaces and aisles shall be covered with an all-weather material. For spaces and aisles which are

not part of a parking lot as herein defined, this may include gravel or other crushed stone. However, for parking lots, the paving material shall be limited to asphalt, concrete or similar hard surface material with all parking spaces designed with a four inch white or yellow stripe painted the entire length of each space in accordance with the dimensional requirements stipulated in Subsection B below.

B. Required Off-Street Parking Spaces. All uses and structures shall provide off-street parking spaces in an amount equal to, or greater than, the number listed below. The total number of parking spaces necessary for two or more uses on the same lot shall be the sum of that required for each use.

- (1) Exception: Village Districts. Parking areas in the Village District, excluding driveways or aisles, shall not occupy more than the equivalent of four parking spaces (640 square feet).
- (2) Dimensions. Each required off-street parking space shall be at least 10 feet wide and 18 feet long if set at an angle to the access aisle, or eight feet wide and 24 feet long if parallel to the access aisle.
- (3) Number and Computations. In computing the required number of spaces, all fractional numbers shall be increased to the next highest integer. When computation is based on the number of employees, the number employed during the largest work shift shall be used.

Use	Number of Required Spaces
1. Residential Uses	
a. Structures with less than four dwelling units	Two per dwelling unit
b. Structures with four or more dwelling units	Two per dwelling
2. Commercial Uses	
a. All retail and service establishments except those specified below	One per 250 square feet of retail and service floor area, plus one per employee
b. Furniture stores, contractor's equipment, and feed sales, boat and marine, mobile home, motor vehicle and monument burial vault and casket sales	One per 400 square feet of enclosed retail and service floor area, plus one per 3,000 square feet of outside sales, plus one per employee
c. Automobile service station	Two per fuel pump if station provides for repairs, otherwise one per pump, plus one per employee
d. Barbers and beauticians	Two per chair

Use	Number of Required Spaces
e. Car wash	Four per stall
f. Mortuary	One per four sets, plus one per vehicle maintained on the premises, plus one per employee
g. Bowling alleys, billiard parlors, table, one per table tennis, pinball machines or similar amusement enterprises	Four per ally or machine, plus one per employee
h. Arenas, stadiums, auditoriums, theaters, roller rinks, ice rinks and dance halls	One per four seats with fixed seats, otherwise one per four persons based on maximum design capacity
i. Business, professional and financial offices	One per 400 square feet of floor area
j. Medical and dental offices, clinics	Five per practitioner
k. Eating and drinking	One per four persons, based on maximum design capacity
l. Hotels, motels and tourist homes	One per room, plus one per four persons for restaurants and meeting rooms, based on maximum design capacity
3. Industrial Uses.	
a. All industrial uses except those specified below	One per employee, plus one for each 25 required spaces
b. Auto wrecking, junk and scrap establishments	One per employee plus five
c. Freight and trucking terminals, moving and storage, parcel delivery and express transfer stations, and wholesale distributions and warehouses	One per employee plus one per vehicle maintained on the premises
4. Public and Quasi-Public Uses	
a. Ambulance, taxi and limousine service	One per vehicle maintained on the premises plus one per employee

Use	Number of Required Spaces
b. Bus passenger station	One per employee plus one per 100 square feet of waiting room
c. Child day-care center	One per employee plus one per five children
d. Churches and other places of worship	One per four seats, based on maximum capacity of the nave
e. Curbs, lodges, fraternal organizations, community centers	One per three persons, based on maximum capacity
f. Commercial cemeteries	25 plus one per employee
g. Golf courses and driving ranges	Two per tee
h. Hospitals	One per bed
i. Nursing homes and other	One per 10 patients, based on maximum capacity, plus one per employee
j. Public libraries, museums, art galleries, visitor centers	One per 800 square feet
k. Schools	
- institutions of higher education and post secondary schools	One per employee plus one per student
- nursery, kindergarten, elementary	Two per classroom
- secondary schools	One per 10 students
l. Group home	One per staff employee or caregiver, plus one per client, maximum of five
m. Personal care boarding home for adults	One per unit
n. Community center or halfway house	One per three persons, based on maximum capacity

C. **Parking Lots.** For the purposes of this Chapter, parking lots are defined as facilities providing off-street parking space for five or more motor vehicles. All parking lots shall meet the design and maintenance standards specified below. All applications for a zoning permit to use land, in whole or in part, as a parking lot as herein defined shall be accompanied by a site plan as stipulated in § 27-904.

(1) **Dimensions.**

- (a) All parking spaces shall comply with the dimensions specified in Subsection B above. The minimum dimensions of all aisles providing access to parking lot spaces shall be as follows:

Permitted Angles of Parking Space to Aisle (in degrees)	Aisle Width (in feet)	
	One Way	Two Way
Parallel	12	20
30 (150)	12	20
45 (135)	15	20
60 (120)	18	20
90	24	24

- (b) The above permitted angles of parking spaces shall be the only permitted angles. No portion of any parking space shall intrude into the required aisle width. For aisles providing access to parking spaces set at angles other than those specified above, the required aisle width shall be that of the nearest specified angle of parking. If equidistant from specified angles, the greatest aisle width of the two nearest angles shall apply.
- (2) **Obstructions.** Parking lots shall be designed to permit each motor vehicle to proceed to and from all unoccupied parking spaces without requiring the moving of any other parked motor vehicle.
- (3) **Ingress and Egress.** Entrance and exit driveways and aisles linking parking lots to public streets shall comply with the standards for motor vehicle access stipulated in § 27-707 of this Part. Parking spaces shall be designed to prevent motor vehicles from backing onto a public street in order to leave the lot.
- (4) **Location and Yard Requirements.** All parking lots shall meet the location requirements stipulated in Subsection A(2) above. All yards surrounding the parking lot, exclusive of driveways providing ingress and egress to the lot, shall be bordered by a curb six inches high along the sides of the yard area abutting the parking lot, including spaces and aisles. Such curb may consist of bumpers at the end of each parking space. Setback areas shall be planted with grass or similar vegetative material and may include shrubs, fences or walls provided they are not placed closer than three feet from any parking space.
- (5) **Structures.** Utility poles, light standards and similar structures shall not be permitted within any aisle or parking space. Any structure located elsewhere within a parking lot shall be surrounded on all sides abutting the spaces or aisles by a curb six inches high, separated from the structure by at least three feet, the distance to be measured from

the broadest point on each side exclusive of any portion greater than 10 feet from the ground.

- (6) **Raised Islands.** Raised islands may be installed at the ends of all parking bays abutting an aisle or driveway. If raised islands are installed they shall be bordered by a curb six inches high wherever it abuts a space or aisle, and shall be at least 10 feet wide and extend the length of the parking space and/or bay. Said islands shall be planted with grass, shrubs or similar vegetative materials, and may be combined with crushed stone. Utility poles and light standards are permitted within the raised islands provided they are separated from the spaces and aisles as required in Subsection C(5) above.
- (7) **Maintenance.** All parking lots shall be kept free of litter and trash. Any vegetative material required herein which dies shall be replaced as soon as recommended seasonal conditions occur for the replacement of the species.
- (8) **Drainage.** All parking spaces shall have with a storm drainage plan designed to prevent excessive flow of water to public streets, alleys or adjoining properties. This plan must be submitted to the Borough Engineer for approval.
- (9) **Perimeter Planting.**
 - (a) The perimeter of all parking areas shall be landscaped with living plant materials to a minimum width of five feet measured from the back of the parking area curb towards the property line or building wall, except where the perimeter is adjacent to a public street, in which case the minimum width shall be seven feet. However, in the PC-1 Zone, the front yard to a depth of up to 30 feet measured from the front property line may also be required to be landscaped and shall be planted with approved perimeter planting. The perimeter planting shall include a combination of shrubs, deciduous and coniferous trees, all selected to provide shade and a view-restrictive screen for parking areas. Special consideration should be given to form, color, texture, density, growth habits and maintenance requirements.
 - (b) Trees and shrubs shall be an integral part of this perimeter planting. Walls, earth mounds and fences or any combination thereof may be included with living plant materials to produce a view-restrictive screen. Headlights of parked vehicles must be obscured from the public way. Grass or other living ground cover shall be planted, mulched and maintained on all portions of the landscaped strip not occupied by other landscape material.

- (c) A minimum of one tree shall be planted within the perimeter planting area for every 45 feet of the perimeter of the parking area, exclusive of driveway widths. Required perimeter trees shall be planted no less than 25 feet nor greater than 50 feet apart.
 - (d) Trees and shrubs need not be required between parking areas and buildings where said buildings screen the parking areas from adjacent properties (see illustration below). However, in certain areas trees and shrubs may be required in such locations to screen first-floor windows in said buildings. The linear feet of such exempted areas shall not be used to calculate the required number of trees or to determine proper tree spacing, nor shall the trees required for the remaining perimeter be located in the exempted area.
- (10) Tree Specifications.
- (a) Existing trees, if properly located, may be used to satisfy the requirements above for perimeter and interior plantings. Existing trees located closer together than the twenty-five-foot minimum shall, for the purpose of calculating the required number of trees, be counted as one tree. No required tree shall be planted closer than 20 feet to an existing columnar tree or 25 feet to an existing tree of other shape.
 - (b) The size of all trees shall be a minimum of 2 1/2 inches to three inches caliper, measured six inches above ground level. These shall be planted a minimum of three feet from the back of any curbing.
 - (c) All plant material and installation shall follow the American Standard for Nursery Stock and the Code of Standards currently recommended by the American Association of Nurserymen.
- (11) Sight Distance. At intersections between driveways and/or parking lot aisleways and between driveways and streets, all earth banks and vegetation shall be cut or removed when such will impede vision between a height of 2 1/2 and 10 feet above the driveways within an area bounded by the edge of the driveway and/or street cartway lines and a line joining points of these lines 25 feet from their intersection or 1/2 of right-a-way or whichever is greater.
- (12) Building Structures or Ramps. Motor vehicles parked within, under or on top of buildings, parking structures or on ramps shall be screened from public view. On street level, living plant material is required in the setback areas. Walls, earth mounds, fences or any combination thereof may also be included with the plant material. All floors or

levels about the street shall be screened by walls, fences or other improved materials.

- (13) Walkways. Walkways adjacent to or within off-street parking areas shall be wide enough to provide a minimum of four feet clear horizontal passage exclusive of car overhang, parking meters or other obstructions.

D. Loading Regulations. Space for the loading and unloading of vehicles shall be provided when required below. Each required space shall be at least 12 feet in width, 45 feet in length and have a vertical clearance of at least 14 feet. Spaces shall be located no closer than 10 feet from a public right-of-way and five feet from any other lot line, and shall be paved with an all-weather material.

- (1) One off-street loading space is required for all nonresidential uses with a floor area of at least 5,000 square feet but less than 20,000 square feet. For nonresidential uses which have a floor area of 20,000 square feet or more, one additional space shall be provided for each additional 20,000 square feet, or fraction thereof.
- (2) Required off-street parking spaces shall not be used for loading and unloading purposes except during hours when business operations are suspended.
- (3) All required loading and unloading spaces shall be located on the same property as the use they serve.
- (4) The provisions of Subsections A(3) and A(4) above pertaining to off-street parking space shall also pertain to all required off-street loading and unloading spaces.

§ 27-709. Temporary Uses. [Ord. 8/12/1993, Art. VII, § 9]

Temporary uses shall be permitted by the Zoning Officer only in the zoning districts specified and according to the requirements of this Section and shall be required to obtain a zoning permit. This Section shall not apply to accessory uses allowed under the district regulations nor to temporary uses that are clearly incidental to a permanent use. Other temporary uses not specifically allowed by this Section are prohibited.

A. Temporary Uses Permitted. The following temporary uses are permitted according to the requirements specified and only for the period of time given:

- (1) Carnival or Circus.
 - (a) Permitted in the agricultural, residential or commercial districts.
 - (b) The maximum time shall be 15 days.

- (c) No such temporary use shall be located within 150 feet of any dwelling unit within a residential zoning district, except that the Borough may enact by ordinance, resolution or other action special regulations for the annual Grange Fair.
- (2) Christmas Tree Sales.
 - (a) Permitted in the Rural or Commercial Districts or in the Village District.
 - (b) The maximum time shall be 45 days.
 - (3) Contractor's Office or Storage Shed.
 - (a) Permitted in any district only where the use is incidental to a construction project.
 - (b) Temporary use shall be removed within 30 days after the project is completed or canceled.
 - (4) Educational, Artistic or Recreational Events.
 - (a) Permitted in any district.
 - (b) The maximum time shall be 90 days.
 - (5) Religious Services.
 - (a) Permitted in the Agricultural District.
 - (b) The maximum time shall be 30 days.
 - (6) Seasonal Sale of Farm Produce, Horticultural Products or Seafood Products.
 - (a) Permitted in the Conservation or Commercial Districts or in the Village District.
 - (b) The maximum time shall be 270 days.
 - (7) Public Auctions.
 - (a) Permitted in all districts.
 - (b) The maximum time shall be three days.
 - (8) Livestock Exhibition.
 - (a) Permitted in the Rural Districts.
 - (b) The maximum time shall be 15 days.

- (c) No such temporary use shall be located within 500 feet of any dwelling unit within a Residential Zoning District.
- (9) Flea Markets, Bake Sales, Bazaars, Yard or Porch Sales:
 - (a) Permitted in all districts.

§ 27-710. Adult Businesses and Entertainments. [Ord. 8/12/1993, Art. VII, § 10]

1. Definition. An adult business or entertainment is any establishment which:
 - A. In whole or in part sells, leases, dispenses or displays publications, photographs, drawings, posters, films, videos or reproductions of any type depicting explicit or implicit sex acts or lewdness.
 - B. Exhibits or permits the exhibition of live sexual acts or implied sexual acts, or solicits or permits solicitation, of persons and/or animals for purposes of indulging in sexual relations or implied sexual relations.
2. Special Exception. An adult business or entertainment shall be permitted only as a special exception in the Planned Commercial District.
3. Criteria. A special exception shall be granted by the Zoning Hearing Board if the following criteria are met:
 - A. No adult business or entertainment shall be located within 750 feet of any (1) Residential District; (2) church or other place of worship; (3) cemetery; (4) school; (5) park; (6) premises licensed to sell alcoholic beverages; or (7) other adult business or entertainment.
 - B. One parking space shall be provided for each 100 square feet of building area. Parking shall be located in front of the establishment, but not in the front yard setback.
 - C. The premises shall be screened on the sides and rear by evergreen plantings at least five feet in height at time of planting.
 - D. Adult businesses must provide a guard at all times in the video area to prevent sexual contacts or solicitations or more than one person occupying a booth.
 - E. No personal contact in the form of providing sexual services shall be permitted.
 - F. No more than one person shall be permitted in a video booth at any one time.
 - G. Hours of operation shall be limited from 9:00 a.m. to 9:00 p.m.

- (1) No publications or videos shall show pictures of sexual acts being committed by human beings (a) in which genitalia are exposed; nor (b) bestiality; nor (c) upon children under the age of 17 years.

PART 8**NONCONFORMING USES, STRUCTURES AND LOTS OF RECORD****§ 27-801. Intent. [Ord. 8/12/1993, Art. VIII, § 1]**

It is the intent of this Chapter to recognize the right of nonconformities to continue, but to encourage that such lots, uses and structures be brought into conformity with this Chapter as soon as constitutionally permissible. To achieve this end, nonconformities are subject to the regulations set forth in this Part.

§ 27-802. Nonconforming Lots of Record. [Ord. 8/12/1993, Art. VIII, § 2]

1. In any district in which dwellings are permitted as primary uses, a single-family detached dwelling and customary accessory uses may be erected on any single nonconforming lot of record at the effective date of adoption or amendment of this Chapter, notwithstanding limitations imposed by other provisions of this Chapter. This provision shall apply even though such lot fails to meet the requirements for area and/or width that are applicable in the district; provided, that all other yard dimensions and requirements of the lot shall conform to the regulations for single-family detached dwellings in the Single Family Residential District (R-2). Variance of yard setback requirements may be obtained only through action of the Zoning Hearing Board.
2. Lots which fail to meet either minimum width or area requirements may be expanded to include abutting lots under the same ownership by the filing of a new approved plot plan showing the combination of the lots and new lot lines.

§ 27-803. Nonconforming Uses and Structures. [Ord. 8/12/1993, Art. VIII, § 3]

Where a lawful use of structure exists which, on the effective date of this Chapter or subsequent amendment thereto, becomes nonconforming, such use or structure may be continued as long as it remains otherwise lawful, including subsequent sales of the property, subject to the following provisions.

- A. The existing nonconforming use shall not be changed to a different nonconforming use.
- B. No such nonconforming use or structure shall be altered or extended except if such complies with the following criteria and standards:
 - (1) To provide for a natural expansion which is not detrimental to public health, safety and general welfare; provided such expansion does not exceed 50% of the existing ground floor area of the structure or other space occupied by the use.

- (2) Provided such does not constitute the addition of a new nonconforming use or structure.
 - (3) Provided such does not decrease yards when such already fail to meet minimum yard setback areas.
 - (4) Provided that the alteration or extension meets the district regulations for such use or structure as if same were being altered or extended in the district where such use is permitted. In cases where the use is permitted in two or more districts, the most restrictive district regulations shall apply.
- C. In the event that any nonconforming structure is destroyed or partially destroyed by any means, such nonconforming structure and use may be rebuilt and reestablished to the same extent as prior to said destruction; provided, that a special exemption shall be first granted by the Zoning Hearing Board, according to the following criteria:
- (1) That in rebuilding the nonconforming structure the landowner shall meet as many of the requirements of this Chapter as is reasonably possible and consistent with allowing the landowner to reestablish the nonconforming use or structure to the extent as existed before said destruction.
- D. When a nonconforming use or structure is discontinued or abandoned for a period of one year or more continuously, or replaced by a conforming structure, the premises shall not thereafter be used except in conformity with the regulations of the district in which it is located, except if the use is a farm use as herein defined.

§ 27-804. Registration of Nonconforming Uses and Structures. [Ord. 8/12/1993, Art. VIII, § 4]

1. In order to administer this Chapter, the Zoning Officer shall maintain a register of nonconforming uses, structures and lots.
2. The purpose of maintaining a register of nonconforming uses, structures or lots is to provide an administrative means for a landowner to establish and preserve evidence of a nonconforming use, structure or lot.
3. An application for a certificate of nonconformity may be made to the Zoning Officer by a landowner. The application shall be made on forms supplied by the Borough on which the landowner shall: (A) identify the nonconforming use, structure or lot; (B) state all information known to the landowner about the date when the nonconforming structure, use or lot come into existence; (C) state the period of uninterrupted existence or continuation of the nonconformity use, structure or lot; (D) and state the names of all witnesses or list the evidence which may support the claim of existence and continuation of the nonconformity.

4. The Zoning Officer shall investigate the claim of nonconformity in order to determine whether or not it came into existence prior to the regulations of this or a prior zoning ordinance which made it nonconforming; whether or not the claimed use has been continuous; and to determine the extent of the nonconformity.
5. If the use, structure or lot is determined by the Zoning Officer to be a valid, preexisting, continuous nonconforming use, structure or lot, the Zoning Officer shall issue a certificate of nonconformity. The said certificate shall identify the nonconformity, state the dates of its inception and continuity and define the extent of the nonconformity in terms relevant to the use, structure or lot. Such certificate shall be valid evidence of the nonconforming use, structure or lot as determined by the Zoning Officer.
6. If the Zoning Officer denies an application for a certificate of nonconformity, the Zoning Officer shall state the reasons for his denial and the results of his investigation upon which he bases the denial.
7. The Zoning Officer shall make the determination upon each application for a certificate of nonconformity within 30 days of receiving a complete application for certificate of nonconformity together with the filing fee as established by the Borough for such applications. No application shall be considered complete until the fee for filing has been received.
8. The Zoning Officer shall maintain a record of all applications filed, determinations made, and certificates issued or denied.
9. Any person aggrieved by the determination of the Zoning Officer is issuing or denying an application for a certificate of nonconformity may appeal the action within 30 days of its issuance to the Zoning Hearing Board.

§ 27-805. New Construction. [Ord. 8/12/1993, Art. VIII, § 5]

To avoid undue hardship, nothing in this Chapter shall be deemed to require a change in the plans, construction or designated use of any structure on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Chapter and upon which actual building construction has been carried on diligently. "Actual construction" is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing structure has been substantially begun preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be actual construction; provided, that work shall be carried on diligently.

PART 9
ADMINISTRATION AND ENFORCEMENT

§ 27-901. General Provisions. [Ord. 8/12/1993, Art. IX, § 1]

1. The Borough Council shall appoint a Zoning Officer who shall meet the requirements of the Pennsylvania Municipalities Planning Code. The Zoning Officer shall administer and enforce this Chapter in accordance with its literal terms, and shall not have the power to permit any construction or any use or change of use which does not conform to this Chapter. The duties of the Zoning Officer shall be as follows:
 - A. To examine, record and file all applications for zoning permits, with any accompanying plans and documents, and to issue such permits only for lots, uses and structures which are in conformity with the provisions of this Chapter.
 - B. To receive applications for certificates of nonconforming uses, investigate, and issue or deny certificates of nonconforming uses.
 - C. To post a schedule of fees in his office.
 - D. To receive, investigate and process all complaints and to notify persons of any violation of provisions of this Chapter.
 - E. To conduct inspections of property for which zoning permits have been issued to ascertain if the construction or use is in conformity with the provisions of the permit.
 - F. Upon request of the Borough Council or the Planning Commission, to present to such body facts, records and any similar information required to assist such body in its deliberations.
 - G. To be responsible for keeping current copies of this Chapter and the Official Zoning Map for distribution to the public.
 - H. To present to the Zoning Hearing Board, in each case before the Zoning Hearing Board, all relevant facts and arguments to support the Borough's position, interpretation and procedures in the application of the provisions of this Chapter.
 - I. To institute civil enforcement proceedings as a means of enforcement when acting within the scope of the Zoning Officer's employment.
 - J. To perform other duties in the administration and enforcement of this Chapter as may be directed or as required by this Chapter or the Pennsylvania Municipalities Planning Code.

§ 27-902. Fees. [Ord. 8/12/1993, Art. IX, § 2]

1. Fees. The Borough Council shall establish a schedule of fees and a collection procedure for all zoning matters provided for by this Chapter or the Pennsylvania Municipalities Planning Code. Said schedule of fees shall be established by resolution of the Borough Council, and may be amended by resolution from time to time.
2. The schedule of fees shall be posted in the office of the Zoning Officer.
3. All such fees shall be payable to the Borough.
4. No request for a zoning permit or any other application provided for in this Chapter or the Pennsylvania Municipalities Planning Code shall be considered complete nor considered filed until all fees have been paid in full.
5. No application or appeal shall be considered filed until the appropriate filing fee shall have been paid in full.

§ 27-903. Zoning Permits. [Ord. 8/12/1993, Art. IX, § 3; as amended by Ord. 135, 6/13/2002, § 4]

1. A zoning permit shall be required prior to the erection, extension or alteration of any structure or portion thereof (including driveways and sidewalks), except those listed in Part 2, § 27-206F, and prior to the use or change in use of a structure or land. No such zoning permit shall be required for normal maintenance activities and minor repairs which do not constitute an erection, extension or alteration as herein defined. No permit shall be granted by the Zoning Officer for any purpose except in compliance with the provisions of this Chapter or, upon appeal, in compliance with a decision of the Zoning Hearing Board or the courts.
2. Application for Zoning Permits. To apply for a zoning permit, the applicant shall submit an application for a zoning permit to the Zoning Officer along with all required fees. When required by this Part, site plans and other information shall accompany the application.
3. Review of Application. All applications for zoning permits shall be granted or denied by the Zoning Officer within 30 days from the date of receipt of the application and fees for such. The Zoning Officer shall notify the applicant in writing of all action taken on the application for a zoning permit within said 30 day period. If the application is denied, such notification shall specify the provisions of this Chapter with which such application does not comply. If, for any reason, the Zoning Officer fails to notify the applicant of all action taken in the manner and time limit set forth above, such application shall be considered approved as submitted.
4. Permit Expiration. A zoning permit shall be valid for a period of 24 months from the day of issuance, or until a certificate of occupancy is issued,

whichever is first. A permit may be extended by the Zoning Officer upon proper application and payment of fees for a period not to exceed 18 months.

§ 27-904. Site Plan Review. [Ord. 8/12/1993, Art. IX, § 4]

1. Site Plan. A site plan, as described below, shall accompany all applications for a zoning permit whenever such applications propose the following: (A) a proposed use or structure located in or within 100 feet of a floodplain as stipulated in Part 7, § 27-701; (B) a proposed use or structure on steep slopes as stipulated in Part 7, § 27-702; (C) a proposed use required to have a parking lot as stipulated in Part 7, § 27-708; (D) whenever development is proposed involving the location of two or more primary uses or structures on a single lot including, but not limited to, apartment complexes, shopping centers, and industrial parks; and (E) any proposed use or structure located in any Commercial or Industrial District except for single-family and two-family detached or single-family semidetached dwellings.
2. Submission and Content of the Site Plan. Three copies of the site plan shall be submitted to the Zoning Officer along with the application for a zoning permit. The site plan shall be drawn to a scale of one inch equals 50 feet or larger and contain the following written and graphic information unless an item is waived by the Zoning Officer because such is unnecessary to determine conformance with this Chapter.
 - A. The name of the proposed development and the name and address of the owner of the property and the individual or firm preparing the site plan.
 - B. Date of the application for a zoning permit.
 - C. Graphic scale.
 - D. North point.
 - E. Key map at a scale of one equals 400 feet showing streets and roads, buildings, and motor vehicle access within 500 feet from the exterior boundary of the lot.
 - F. Total size of the property, and each lot and/or area to be leased.
 - G. The proposed use of the property.
 - H. Topographic contour lines drawn at vertical intervals of five feet, including elevation of each ten-foot interval, both before and after the proposed construction.
 - I. The total tract boundary with distances marked to at least the nearest foot.

- J. Location of the front, side and rear yard setback area as required by the applicable zoning district.
 - K. All existing and proposed structures, showing location and a statement of the ground floor area, any retail and service floor area, height and elevation of each.
 - L. All streams, springs, sink holes, floodplain boundaries and slopes of 25% or more.
 - M. All existing and proposed street rights-of-way and cartways, including those abutting the property.
 - N. All existing and proposed points of motor vehicle access to the property.
 - O. All existing and proposed parking and loading spaces, parking lots and a statement of the surfacing material to be used.
 - P. The location of all outdoor lighting fixtures.
 - Q. The location and common name of existing and proposed vegetation to be used for landscaping.
 - R. The location of all buffer yards required by this Part.
 - S. A space labeled "Approved by" for the signature of the Zoning Officer and a space for the date of such approval.
3. Review Procedure. All applications for a zoning permit which include a site plan as herein required shall be reviewed in the same manner as stipulated in § 27-902.2, above, except that (A) upon receipt of the application, the Zoning Officer shall forward one copy of the site plan to the staff of the Centre County Planning Commission for review and comment, and (B) upon approval of the application, the Zoning Officer shall sign two copies of the site plan, return one copy to the applicant along with the requested zoning permit and retain the other copy for his files.

§ 27-905. Certificate of Occupancy. [Ord. 8/12/1993, Art. IX, § 5]

Upon completion of the erection, extension or alteration of a structure, or upon fulfilling the requirements of a change in use for which a zoning permit was issued, the applicant shall apply for a certificate of occupancy. The structure or the use for which the zoning permit was issued may not be occupied or otherwise used until a certificate of occupancy has been issued by the Zoning Officer.

- A. Within 15 days of an application for a certificate of occupancy, the Zoning Officer or his designated agent shall inspect the premises and determine if the action taken complies with the regulations of this Chapter. If it does, a certificate of occupancy shall be issued within the 15 day time limitation.

The 15 day inspection period begins with the notification of the Zoning Officer by the applicant.

- B. If the action fails to comply with the regulations of this Chapter, the Zoning Officer shall notify the applicant, in writing, of the denial of a certificate of occupancy and shall state the provisions of this Chapter with which the action does not comply. The applicant may correct the defects cited in the denial of the Zoning Officer for a certificate of occupancy. If, upon notification by the applicant and inspection of the premises, the Zoning Officer finds that the defects have been corrected and that no additional defects have been created, a certificate of occupancy shall be issued within two working days.
- C. Failure of the Zoning Officer to properly grant or deny an occupancy permit in the manner and time period stipulated above shall constitute an approval of the application for a certificate of occupancy, and the premises may be occupied or otherwise used as stipulated in the zoning permit.
- D. Temporary Certificate of Occupancy. A temporary certificate of occupancy may be issued in the manner prescribed above, pending (1) the completion of a structure or the fulfillment of requirements for a change in use to allow for partial occupancy and (2) the posting of a bond or certified check in an amount equal to the Zoning Officer's estimate of work remaining to be completed for a permanent certificate. The certificate shall be valid only until such time as the action for which the zoning permit was issued is complete, or for a period of six months after issuance, whichever is less.
- E. Upon expiration of the temporary certificate of occupancy, the applicant shall apply for a permanent certificate of occupancy or, if the action remains incomplete, may apply for one additional temporary certificate of occupancy. If the action remains incomplete after all additional temporary certificates have expired, the Zoning Officer shall use the proceeds of the bond or certified check to complete the necessary work. Any costs incurred by the Borough over and above the amount of the bond or certified check shall be paid by the zoning permit holder prior to occupying the structure or otherwise using the land.

§ 27-906. Violations and Penalties. [Ord. 8/12/1993, Art. IX, § 6]

Failure to comply with any provisions of this Chapter shall be a violation of this Chapter.

- A. Complaints Regarding Violations. Whenever a violation of this Chapter occurs, or is alleged to have occurred, any person may file a complaint to the Zoning Officer stating fully the causes and basis thereof. The Zoning Officer shall record such complaint, investigate and take action thereon as provided by this Chapter.

- B. Notice of Violation. If the Zoning Officer shall find that any provision of this Chapter has been violated, he shall initiate enforcement proceedings by sending an enforcement notice as provided for by § 616.1 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10616.1.
- C. Penalties. Penalties and remedies for violations of this Chapter are stipulated in §§ 617 and 617.2 of Article VI of the Pennsylvania Municipalities Planning Code, as amended, 53 P.S. §§ 10617 and 10617.2.

§ 27-907. Appeals. [Ord. 8/12/1993, Art. IX, § 7]

Any appeal from a decision or action of the Borough Council or of any officer or agency of the Borough in matters pertaining to this Chapter shall be made in accordance with the Pennsylvania Municipalities Planning Code, as amended.

§ 27-908. Amendments. [Ord. 8/12/1993, Art. IX, § 8]

The regulations, restrictions and district boundaries set forth in this Chapter may, from time to time, be amended through action of the Borough Council in the manner provided by the Pennsylvania Municipalities Planning Code.

PART 10
ZONING HEARING BOARD

§ 27-1001. Establishment of Zoning Hearing Board. [Ord. 8/12/1993, Art. X, § 1]

There is hereby created a three-member Zoning Hearing Board, whose membership, organization and procedures, shall be those as set forth in Article IX of the Pennsylvania Municipalities Planning Code, as amended.

§ 27-1002. Alternate Members. [Ord. 8/12/1993, Art. X, § 2]

The Borough Council may appoint up to three alternate members of the Zoning Hearing Board who shall serve pursuant to Article IX of the Pennsylvania Municipalities Planning Code.

§ 27-1003. Hearings. [Ord. 8/12/1993, Art. X, § 3]

The Board shall conduct hearings and make decisions in accordance with the procedures provided in Article IX of the Pennsylvania Municipalities Planning Code.

§ 27-1004. Power and Functions. [Ord. 8/12/1993, Art. X, § 4]

The Board shall have such powers and perform such functions as are authorized by Article IX of the Pennsylvania Municipalities Planning Code.

§ 27-1005. Zoning Appeals to Court. [Ord. 8/12/1993, Art. X, § 5]

Appeals to court shall be governed by Article X of the Pennsylvania Municipalities Planning Code.

PART 11
DEFINITIONS

§ 27-1101. Language Interpretations. [Ord. 8/12/1993, Art. XI, § 1]

For the purpose of this Chapter, certain terms and words used herein shall be interpreted as follows:

- A. Words used in the present tense include the future tense; the singular number includes the plural, and the plural number includes the singular; words of masculine gender include feminine gender, and words of feminine gender include masculine gender.
- B. The word "includes" or "including" shall not limit the term to the specific example, but is intended to extend its meaning to all other instances of like kind and character.
- C. The word "person" includes an individual, firm, association, organization, partnership, trust, company, corporation or any other similar entity.
- D. The words "shall" and "must" are mandatory; the words "may" and "should" are permissive.
- E. The words "used" or "occupied" include the words "intended, designed, maintained or arranged to be used or occupied."
- F. The word "municipal" shall mean Borough.
- G. The word "municipality" shall mean Borough of Centre Hall.
- H. The term "county" shall mean the County of Centre.

§ 27-1102. Definitions. [Ord. 8/12/1993, Art. XI, § 2; as amended by Ord. 123, 12/12/1996, §§ 2-5, 8, 10, 12; and by Ord. 135, 6/13/2002, §§ 5, 6]

Unless a contrary intention clearly appears, the following words and phrases shall have the meaning given in this Section. All words and terms not defined herein shall be used with a meaning of standard usage.

ACCESSORY STRUCTURE, BUILDING — A separate structure or building used to house or provide for an accessory use. See "use."

ADDITION — See "extension".

ADULT BUSINESSES AND ENTERTAINMENTS — See § 27-710 of Part 7.

AIRPORTS AND LANDING STRIPS — All facilities for the storage, maintenance, take-off and landing of motorized aircraft.

AISLE — A corridor used for access within a parking lot by motor vehicles to the parking space.

ALLEY — See "street."

ALTERATION — As applied to a structure, a change or rearrangement in the structural parts, including supporting members such as bearing walls, columns, beams, or girders or an enlargement, whether by extending on a side or by increasing in height, or the relocation of a structure onto or within a lot.

AMENDMENT — Any change or revision of the text of this Chapter or the Official Zoning Map.

ANIMAL HOSPITAL — A building used by a veterinarian for the treatment, housing or boarding of small domestic animals such as dogs, cats, rabbits, birds and fowl.

APARTMENT COMPLEX — A group of two or more buildings occupying a lot in single ownership, with each building used by three or more families.

APPLICANT — Defined in § 105 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10105.

APPLICATION FOR DEVELOPMENT — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

APPOINTING AUTHORITY — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

AUTHORITY — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

AUTOMOBILE SERVICE STATION — The use of land and structures engaged in the retail sale of gasoline, oil, grease, batteries, tires and other motor vehicle accessories, which may also provide minor mechanical repairs and servicing of motorized vehicles.

AUTO WRECKING, JUNK AND SCRAP ESTABLISHMENTS — The use of land and structures for the storage, baling, packing, sorting, handling, disassembling, purchase or sale of any material which has been used, salvaged, scrapped or reclaimed, but is capable of being reused in some form, including metals, fiber, paper, cloth and rags, rubber, rope, bottles, machinery, tools, appliances, fixtures, utensils, limber, boxes, crates, pipe and pipe fittings, tires, motor vehicles which do not have a current and valid inspection sticker as required by the Commonwealth of Pennsylvania, and motor vehicle parts, but not including garbage or other organic wastes.

BLOCK FACE — The area which encompasses the houses on both side of the street, bordered at either or both sides by the nearest cross street.

BOUNDARY — A line marking the limit, or border, of a lot or district.

BUILDING — A structure, including any part thereof, having a roof and used for the shelter or enclosure of persons or property.

BUILDING SETBACK LINE — The line within a lot defining the required minimum setback distance between any structure and the adjacent street line.

CAMPS AND CAMPING GROUNDS — The use of land and structures by campers for seasonal, recreational and temporary living purposes in cabins, tents or outdoor recreational vehicles.

CARTWAY — The portion of a street right-of-way designed or intended for vehicular use.

CENTERLINE — A line running parallel to and equidistant from both sides of a street.

CHILD DAY-CARE CENTER — The use of land and structures for supervised day care of six or more children.

CHURCHES AND OTHER PLACES OF WORSHIP (QUASI-PUBLIC) — The use of land and structures for religious worship, education and related activities; includes chapels, cathedrals, temples, synagogues and the like.

CLUBS, LODGES AND FRATERNAL ORGANIZATIONS (QUASI-PUBLIC) — The use of land and structures by a nonprofit group which is not operated for the purpose of trade or business, no part of the earnings of which benefit any individual but which is operated for social and community service activities among group members and their guests.

COMMERCIAL DAIRY — The use of land and structures for the manufacture and processing of dairy products.

COMMON OPEN SPACE — Defined in § 107 of this Pennsylvania Municipalities Planning Code.

COMMUNITY CENTER — The use of land or structures for social and community service activities which are charitable, educational or religious in nature and are for public rather than for private gain, including recreational programs, counseling services, and human service agencies and programs.

CONDITIONAL USE — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

CONSTRUCTION — The construction, reconstruction, renovation, repair, extension, expansion, alteration or relocation of a building or structure, including the placement of manufactured homes.

CONVENIENCE FOOD STORE — Small stores permitted in selected rural and residential districts which retail food and beverages primarily to the immediately surrounding population.

COUNTY — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

CURB RETURN — A curved curb connecting the tangents of two intersecting curbs of streets or driveways.

DEVELOPER — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

DEVELOPMENT — Any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, the placement of manufactured homes, streets and other paving, utilities, filling, grading, excavation, mining, dredging or drilling operations.

DEVELOPMENT PLAN — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

DIRECT RAYS — When used in regard to illumination, that form of lighting wherein the source is visible and the light is distributed directly from it to the object being illuminated.

DISTRICT — All land and watercourses located within designated boundaries on the Official Zoning Map; a zoning district.

DRIVE-IN COMMERCIAL USE — The use of land and structures in which goods or services are dispensed directly to the patron while in a motor vehicle by any means which eliminates the necessity for the patron to exit the motor vehicle.

DRIVEWAY — A corridor which provides motor vehicle access from a street into or across a lot.

DWELLING — A building designed for human living quarters. (See "Sketch of Selected Zoning Terms," following.)

- A. **ATTACHED** — Both side walls of all except the dwelling units at the ends of the building are party walls.
- B. **DETACHED** — Each dwelling unit has open space on all sides.
- C. **DWELLING UNIT** — A dwelling occupied or designed to be occupied by one family.

- D. MULTIFAMILY DWELLING — Three or more dwelling units, with the units stacked one above the other.
- E. SEMIDETACHED — One side of each dwelling unit is a party wall in common with an adjoining dwelling unit.
- F. SINGLE-FAMILY DWELLING — A single dwelling unit occupying the building from ground to roof.
- G. TWO-FAMILY DWELLING — Two dwelling units, one above the other.

ERECTION — Construction or assembly.

EROSION — The removal of soil, stone and other surface materials by the action of natural elements.

ESSENTIAL SERVICES — Facilities for the distribution of utility services, including gas, electric, steam, water, sewerage, telephone and similar services. See Part 2, § 27-208.

EXTENSION — (1) an addition to the floor area of an existing structure; (2) an increase in the size of a structure; (3) an increase in that portion of a lot occupied by an existing use; (4) an enlargement of a use or structure.

FACING WALLS — (1) walls of a structure opposite to and parallel with one another, or (2) wall lines or wall lines extended of opposite walls intersecting at angles of less than 65°.

FAMILY — (1) a person, or (2) no more than two unrelated persons, or (3) two or more persons, all of whom are related by blood, marriage, parentage or adoption (including foster children), living together as a single housekeeping unit. Domestic servants employed on the premises and temporary gratuitous guests may be housed on the premises without being counted as part of the family.

FAMILY CARE — The provision of care in accord with regulations of the appropriate State agency(ies) for up to three mentally ill, retarded or disabled children or adults or elderly persons in a dwelling unit by a provider who resides in that unit.

FARM USE — The use of land and structures for one or more of the following: the tilling of the land, the raising of crops, fruits and vegetables, and the raising and keeping of animals and plants; horticultural uses related to the raising, propagating, and selling of trees, shrubs, flowers and other plant materials; forestry uses related to the harvesting of lumber products.

FAST FOOD RESTAURANT — Any establishment whose principal business is the sale of food or beverages with rapid turnover to customers in a ready-to-consume state for consumption either within the building or for carry out off the premises, and whose design or principal method of operation

includes the following: foods and beverages are usually served in disposable or edible containers; it is self-service, with customers expected to clean up after themselves; and menus are posted.

FINISHED LIVING AREA — All habitable interior space, excluding unheated porches, carports and garages.

FLOODPLAIN — The limits of the Floodplain Conservation regulations are hereby determined to be areas subject to periodic inundation by flood waters or runoff as delineated on the Flood Insurance Rate Map (FIRM) for municipality, as prepared by the Federal Emergency Management Agency or on maps pertaining to Centre Hall Borough in "Soil Survey of Centre County, Pennsylvania," August 1981, published by the United States Department of Agriculture, Soil Conservation Service in Cooperation with The Pennsylvania State University College of Agriculture and the Pennsylvania Department of Environmental Resources State Conservation Commission. Such maps shall be interpreted as follows:

- A. Areas subject to periodic inundation by flood waters shall include (a) all flood hazard areas indicated on the aforementioned Flood Hazard Boundary Maps, and (b) the following alluvial soil types indicated on the aforementioned soil survey maps:

Symbol	Name
At	Atkins Silt Loam
Ba	Basher Loam
Ca	Carlisle Muck
Ch	Chagrin Soils
Du	Dunning Silty Clay Loam
Lx	Lindside
Mm	McIvin Silt Loam
No	Nolin Silt Loam
Ph	Philo Loam
Pk	Philo Silt Loam
Po	Pope Soils

Where the boundaries of such areas delineated on the two map sets are not coterminal, that map which depicts the greater distance from the related streams or body of water shall control.

- B. Natural drainage swales subject to periodic inundation by runoff rather than flood waters are also subject to the floodplain conservation regulations. Such drainage swales are identified as Nolin silt loam soils, soil symbol "No" on the aforementioned soil survey maps.
- C. Excluded from this definition of floodplain are: (a) all lands within such areas designated above to which the natural flow of flood waters or runoff within drainage swales has been prevented because of lawful

alterations to such areas by roads, dams or other obstructions; and (b) all lands which, prior to the passage of this Chapter, were filled with earth to an elevation greater than that of the boundary of the natural floodplain drainage swale as shown on said maps.

FLOODPLAIN AREA — A relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river or watercourse; and/or any area subject to the unusual and rapid accumulation of surface waters from any source.

FLOOD WATERS — Waters which escape from streams or other bodies of water and overflow adjacent lands, as distinct from runoff.

FLOOR AREA — The sum of the gross usable area of all floors of a building measured from the face of the exterior walls. Retail and service floor area is that portion of the total floor area relegated to use by the customer and employees to consummate retail sales and services including display areas for goods but not including office space or storage areas.

FRONTAGE — The portion of a lot boundary abutting a street.

GOVERNING BODY — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

GRADING — The act of excavating and/or filling land for the purpose of changing natural slope.

GROUP HOME — A dwelling unit in which care and residence are provided in accord with regulations of the appropriate State agency(ies) for more than three, and not more than eight nonadjudicated clients who are dependent children or elderly, mentally ill, retarded or disabled adults.

HALFWAY HOUSE/REHABILITATION CENTER — A residence or community center in which social and community service activities in accord with regulations of the appropriate State agency(ies) are provided for no more than eight resident and an unlimited number of nonresident alcoholics, drug addicts, emotionally disturbed adults, former convicts or other adjudicated individuals.

HEIGHT — The vertical distance of a structure measured from the mean level of the ground surrounding the structure to its highest point, regardless of roof design.

HISTORICAL MUSEUM (QUASI-PUBLIC) — The use of land and structures which are open to the general public and such land, structures and preserved and exhibited objects are of educational and historical significance. Historical museums shall be permitted, but are not limited to, the following functions: the exhibiting, preserving, recording; or storing of objects of educational and historical significance; educational events; arts

and crafts demonstrations; art performances; and fund raising events to benefit the museums.

HOME OCCUPATION — An accessory use of a dwelling which is customarily conducted in a dwelling and is incidental to and subordinate to the use of the premises as a dwelling. A home occupation may be the practice of a profession, a craft or an activity conducted by a resident or residents of the dwelling which, while it may be for gainful employment, does not change the character of the residence as a dwelling nor the character of the residential district in which it is located.

HOSPITAL (QUASI-PUBLIC) — A business or nonprofit establishment for the diagnosis, treatment and other care of the general public through an organized medical staff which is primarily engaged in providing in-patient care. The establishment shall be licensed by the Pennsylvania Department of Health and have as its mission the provision of acute care medical and nursing services to injured, disabled, pregnant, diseased, sick or mentally ill persons and/or the provision of rehabilitation services for such persons and to provide further services which promote good health and well-being of people.

HUNTING AND FISHING CABIN — A building used for seasonal and temporary living purposes by persons engaged in hunting, fishing and similar recreational purposes. Also called a "seasonal cottage" or "seasonal dwelling" or "summer cottage".

INDUSTRIAL PARK — An area planned for the integrated design of two or more primary industrial uses and structures on a lot held in single ownership.

LAND DEVELOPMENT — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

LANDOWNER — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

LIVING SPACE — The portion of the floor area of a dwelling relegated to use for residential purposes but excluding crawl spaces, garages, carports, breezeways, attics or portions thereof with clear ceiling heights of less than five feet, open porches, balconies, terraces and accessory structures.

LOT — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

- A. **CORNER LOT** — A lot at the junction of and abutting on two or more intersecting streets or at the point of abrupt change of a single street where the interior angle is less than 135 and the radius of the street is less than 100 feet.
- B. **FRONT LOT LINE** — The line separating the lot from the street right-of-way.
- C. **INTERIOR LOT** — A lot with only one frontage on a street.

- D. LOT LINE — A boundary line of a lot; includes property line.
- E. LOT SIZE — The area contained within the boundary lines of a lot.
- F. LOT WIDTH — The horizontal distance between side lot lines.
- G. REAR LOT LINE — Any line parallel to or within 45 of being parallel to a street line which defines the rear of the lot.
- H. SIDE LOT LINE — Any lines which are not front or rear lot lines.
- I. THROUGH LOT — A lot with front and rear street frontage.

MAXIMUM LOT COVERAGE — The total ground floor area (footprint) of all primary and accessory structures and any coverage not penetrable by water (driveways, swimming pools, etc.) shall not exceed the percent of coverage permitted in the particular district with the exception of a lot for which the primary use is a parking lot, in which case the coverage allowed may exceed the coverage permitted in that particular district if said excess coverage and the percentage thereof is approved by the Borough Engineer.

MANUFACTURED HOME — A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term includes park trailers, travel trailers, recreational and other similar vehicles placed on a site for more than 180 consecutive days.

MANUFACTURED HOME PARK — A parcel (or contiguous parcels) of land which has been planned and improved for the placement of two or more manufactured homes.

MINING and QUARRYING — The use of land for the purpose of extracting rocks and minerals for sale, exclusive of grading a lot preparatory to the construction of a structure for which a zoning permit has been issued.

MEDIATION — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

MOBILE HOME — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

MOBILE HOME LOT — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

MOBILE HOME PARK — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

MUNICIPAL AUTHORITY — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

MUNICIPALITY — Defined in § 107 of the Pennsylvania Municipalities Planning Code. As used in this Chapter it means the Borough.

NONCONFORMING LOT — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

NONCONFORMING STRUCTURE — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

NONCONFORMING USE — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

NURSING HOMES AND OTHER CONVALESCENT HOMES — A building with sleeping rooms where persons are housed or lodged and furnished with meals, nursing care for hire, and which is approved for such by the Pennsylvania Department of Public Welfare.

OFFICIAL MAP — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

OFFICIAL ZONING MAP — The map setting forth the boundaries of the zoning districts of this Chapter and adopted by the Borough Council.

OFF-SITE SEWER SERVICE — A sanitary sewage collection system in which sewage is carried from individual lots by a system of pipes to a central treatment and disposal plant.

OFF-STREET LOADING SPACE — A space not located within any street right-of-way used by motor vehicles for the temporary storage of trucks and other commercial vehicles while loading and unloading merchandise or materials.

OFF-STREET PARKING SPACE — A space not located within any street right-of-way used by motor vehicles for the temporary storage of one motor vehicle.

ON-SITE SEWER SERVICE — A sanitary sewage disposal system in which sewage is treated and discharged on the same lot at the use which it serves.

ONE-HUNDRED-YEAR FLOOD — A flood that, on the average, is likely to occur once every 100 years, (i.e., that has a 1% chance of occurring each year, although the flood may occur in any year).

PARKING BAY — A row of parking spaces abutting one another along the length of each space.

PARKING LOT — A facility providing off-street parking space for five or more motor vehicles.

PENNSYLVANIA MUNICIPALITIES PLANNING CODE — Act of 1968, July 31, P.L. 805, as amended, and reenacted, Act of 1988, December 21, P.L. 1329 (53 P.S. § 10101 et seq.).

PLANNING COMMISSION — The planning commission established for this municipality pursuant to Article II of the Pennsylvania Municipalities Planning Code.

PLANNED RESIDENTIAL DEVELOPMENT — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

PLANNING AGENCY — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

PREMISES — Any lot and any structure constructed thereon.

PRIVATE — Not publicly owned, operated or controlled.

PUBLIC — Owned, operated or controlled by a governmental unit or a governmental agency.

A. QUASI-PUBLIC — Similar to public in usage and existing for public use, not owned, operated or controlled by a governmental unit or a governmental agency. Examples include the fire company, churches, grange hall, Eastern Star, Masons Lodge and the Lion's Club.

PUBLIC HEARING — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

PUBLIC NOTICE — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

PUBLIC UTILITY FACILITY — For the purpose of this Chapter, electric substations, automatic telephone exchanges, micro-relay stations and the like (but excluding public sewer and water facilities and radio and television transmitters and towers) and any other public utility corporation when exempted from the provisions of this Chapter by State law.

RACE TRACK — A commercial establishment for the racing of animals or motor vehicles.

RENEWABLE ENERGY SOURCE — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

RIDING STABLE AND ACADEMY — An establishment where horses are kept for riding or driving or are stabled for compensation as part of a club, association, ranch or similar establishment.

RIGHT-OF-WAY — A corridor of land set aside for use, in whole or in part, by a street.

RUNOFF — The surface water discharge or rate of discharge of a given watershed after a fall of rain, snow or other form of precipitation that does not enter the soil but runs off the surface of the land.

SCHOOL — Any place offering instruction in any branch of knowledge under the supervision of the Commonwealth of Pennsylvania or lawfully constituted ecclesiastical governing body, person, partnership or corporation meeting the requirements of the Commonwealth of Pennsylvania.

SEASONAL COTTAGE; SEASONAL DWELLING — A single-family detached dwelling used for seasonal and temporary living purposes during any season by persons engaged in recreational pursuits. Also called a "summer cottage" or "hunting and fishing cabin."

SEDIMENTATION — The process by which mineral or organic matter is accumulated or deposited by the movement of wind and water or by gravity.

SHOPPING CENTER — A group of two or more primary uses or structures used for retail sales and service occupying a lot in single ownership.

SIDEWALK — A corridor providing for pedestrian access on or across a lot.

SPECIAL EXCEPTION — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

STEEP SLOPE — Land whose slope (surfaces at an angle to the plane of the horizon) is 25% or more (a vertical difference of 25 feet or more per 100 feet of horizontal difference).

STREET — Defined in § 107 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10105. The following terms used therein are further defined for the purpose of this Chapter as follows: (See "Street Criteria" for illustration).

A. **ALLEY** — A street, usually located to the rear or side of properties otherwise abutting a street, used primarily for vehicular service access.

Examples:

Pine Alley

Grove Alley

Cherry Alley

B. **ARTERIAL STREET** — A major street with fast or heavy traffic of considerable continuity used primarily as a traffic artery connecting

two or more neighborhoods or areas. For the purposes of this Chapter, existing arterial streets include the following:

Examples:

Pennsylvania Avenue (State Route 144)

East Church Street (State Route 192)

West Church Street (State Route 2006)

- C. **COLLECTOR STREET** — A major street which carries traffic from local streets to arterial streets. For the purposes of this Chapter, existing collector streets include the following:

Examples:

Hoffer Avenue

Ridge Street

Locust Street

- D. **LOCAL STREET** — Any street which is not defined herein as either an arterial or collector street.

Examples:

Long Avenue

Patricia Avenue

Willow Avenue

STREET LINE — The dividing line between a street and the lot; includes right-of-way line and front lot line.

STRUCTURE — Any manmade object having an ascertainable stationary location on or in land or water, whether or not affixed to the land (as stated in the Pennsylvania Municipalities Planning Code); provided, however, that on-site sewage systems shall not be construed to be a structure and for purposes of setback requirements, sidewalks, driveways, fences and freestanding walls shall not be considered a structure.

SUBDIVISION — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

SUBSTANTIAL IMPROVEMENT — Any modification, alteration, reconstruction or improvement of any kind to an existing structure to an extent or amount of 50% or more of its market value either (1) before the improvement, modification or repair is started or (2) if the structure has been damaged and is being restored before the damage occurred.

SUBSTANTIALLY COMPLETED — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

SUMMER COTTAGE — A single-family detached dwelling used for seasonal and temporary living purposes during any season by persons engaged in recreational pursuits. Also known as a "seasonal cottage," "seasonal dwelling" or "hunting and fishing cabin."

SUMMER SPORTS AREA (QUASI-PUBLIC) — An establishment or facility providing outdoor recreation during the summer or warm weather period of the year such as golf course, golf ball driving ranges, batting cages, baseball, football, soccer and other sports playing fields.

TEMPORARY USE — A use permitted for a fixed period of time with the obligation and intent to discontinue the use at the end of such time. Such uses do not involve the construction or alteration of any permanent structure.

THEATER FOR THE PERFORMING ARTS — The use of land and structures which may contain an assembly hall and studios with or without stage, which may be equipped with curtains and permanent stage scenery or with mechanical equipment adaptable, but not limited to, the showing of plays, operas, performances, spectacles and similar forms of live or audio visual entertainment and for instruction in the performing arts.

TOURIST HOME — A single-family dwelling in which overnight accommodations are provided as offered for transient guests for compensation and where the provider of accommodations resides in the dwelling.

TRANSFERABLE DEVELOPMENT RIGHTS — Defined in § 107 of the Pennsylvania Municipalities Planning Code.

USE — Any purpose for which a lot or structure may be designed, arranged, intended, maintained or occupied or any activity, occupation, business or operation carried on in a structure on a lot.

- A. **ACCESSORY USE** — The use of land which is (a) customarily incidental; and (b) inferior, secondary and subordinate to the primary use and located on the same lot with such unless specifically permitted elsewhere herein.
- B. **PRIMARY USE** — The principal use of a lot or structure.

VARIANCE — Defined in §§ 107 and 910.2 of the Pennsylvania Municipalities Planning Code.

VISITORS CENTER (QUASI-PUBLIC) — The use of the land and structure or part thereof, which is open to the general public and designed for the dissemination of information. Such information may include, but shall not be limited to, exhibits, maps, brochures, pamphlets and similar items.

WINTER SPORTS AREA (QUASI-PUBLIC) — An establishment or facility providing outdoor recreation during the winter such as skiing, sledding and skating.

YARD — An unoccupied space, open to the sky, extending from the lot line to a structure. The size of a required yard shall be measured as the shortest distance between the structure and lot line.

- A. **BUFFER YARD** — A yard covered with vegetation and designed to provide an area of separation between districts or uses.
- B. **FRONT YARD** — The yard extending the full length of the front lot line.
- C. **REAR YARD** — The yard extending the full length of the rear lot line.
- D. **SIDE YARD** — A yard extending along the side lot line from the required front yard to the required rear yard setback area.
- E. **YARD SETBACK AREA** — An area bounded by a lot line and a line drawn parallel to the lot line at a distance specified in this Chapter for front, side or rear yard setbacks.

ZONING

27 Attachment 1

Borough of Centre Hall

CRITERIA AND STANDARDS FOR THE FOREST DISTRICT (F)*

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:		Yard Setback Requirements The following lot requirements shall be met:			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	
Land and structures may be used for only the following:						
Primary Uses						
(1) The tilling of the land, the raising of crops, fruits and vegetables and the raising and keeping of live-stock and poultry						
(2) Horticultural uses related to the raising, propagating and selling of trees, shrubs, flowers and other plant materials produced and raised on the premises						
(3) Forestry uses related to harvesting of lumber products; lumber mills	2 acres	150 at the building setback line; 50 at the street line	30%	50	50	75
(4) Usual farm structures, including barns and greenhouses						
(5) Commercial establishments for the processing, storage and sale of farm products produced and raised on the premises						

CENTRE HALL CODE

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:		Yard Setback Requirements The following lot requirements shall be met:			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	
Land and structures may be used for only the following:						
(6) Single-family detached dwellings			30%	50		
(7) Public or private conservation areas for the conservation of open space, water, soil and wildlife resources						
(8) Park and recreational areas						
(9) Churches and other places of worship, parish houses and convents						
(10) State game and forest lands and correctional institutions						
(11) Essential services; plants						
(12) Seasonal cottages; hunting and fishing cabins, camps and campgrounds						
(13) Radio and television studios, transmitters and towers						
Accessory Uses and Structures	See primary use above to which it is accessory					
Special Exceptions Essential services - area facilities	See Part 2, § 27-208(3)					

* See "Sketch of Selected Zoning Terms" for term illustrations.

ZONING

27 Attachment 2

Borough of Centre Hall

CRITERIA AND STANDARDS FOR THE AGRICULTURAL-RURAL RESIDENTIAL DISTRICT (R-1)*

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use: Minimum Size Minimum Width (feet) Maximum Coverage	Yard Setback Requirements The following lot requirements shall be met:			Maximum Height (feet)	
		Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)		
Land and structures may be used for only the following: Primary Uses						
(1) All uses of R-2 and F Districts						
(2) The tilling of the land, the raising of crops, fruits and vegetables and the raising and keeping of livestock and poultry						
(3) Horticultural uses related to the raising, propagating and selling of trees, shrubs, flowers and other plant materials produced and raised on the premises						
(4) Forestry uses related to the harvesting of lumber products; lumber mills						
(5) Usual farm structures, including barns and greenhouses						
(6) Commercial establishments for the processing, storage and sale of farm products produced and raised on the premises						
(7) Airports and landing strips	10 Acres	300	30%	50	75	35
(8) Golf courses, driving ranges and mini golf courses	10 Acres	300	30%	50	50	

See Forest District Regulations

CENTRE HALL CODE

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:		Yard Setback Requirements The following lot requirements shall be met:			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	
Land and structures may be used for only the following:						
(9) Multifamily dwellings, single-family, two family						
(10) Animal hospitals, veterinary offices						
(11) Animal kennels; pet grooming and training						
(12) Clubs, lodges and fraternal organizations						
(13) Cemeteries						
(14) Country clubs						
(15) Mobile home parks						
(16) Public utility facilities						
(17) Essential services; plants						
(18) Medical and dental clinics						
Accessory Uses and Structures						
Special Exceptions Essential services - area facilities	1 Acre	150 at the building setback line; 50 at the street line				
		See primary use above to which it is accessory				
		See Part 2, § 27-208(3)				

* See "Sketch of Selected Zoning Terms" for term illustrations.

12/13/2012

ZONING

27 Attachment 3

Borough of Centre Hall

CRITERIA AND STANDARDS FOR THE SINGLE-FAMILY RESIDENTIAL DISTRICT (R-2)**

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following lot requirements shall be met:				Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)		
Land and structures may be used for only the following: Primary Uses								
(1) Single-family detached dwellings with onsite sewer services. No more than two units per building	* 12,500 square feet	100 at the building setback line; 50 at the street line	38% (any lot with less than 10,000 square feet shall have 45%)	30 on local and collector streets; 50 on arterial streets or no nearer the street than any existing structure located within 100 feet on either side of the proposed structure	8	8	8	35
(2) Single-family detached dwellings with onsite sewer services. No more than two units per building	* 15,000 square feet							
(3) Single-family semidetached dwellings or two-family detached with onsite sewer services. No more than two units per building	15,000 square feet							

CENTRE HALL CODE

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following lot requirements shall be met:				Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)		
Land and structures may be used for only the following:	1 acre							
(4) Single-family semidetached dwellings or two-family detached with onsite sewer services. No more than two units per building				30	8	8		
(5) Child day-care centers								
(6) Churches and other places of worship, parish houses and convents								
(7) Public and private nursery, kindergarten, elementary and secondary schools								
(8) Public park and recreational areas								
Accessory Uses and Structures	See primary use above to which it is accessory							
Special Exceptions Essential services - area facilities	See Part 2, § 27-208(C)							

* NOTATION: Nonconforming Lot See Part 8.

** See "Sketch of Selected Zoning Terms" for term illustrations.

ZONING

27 Attachment 4

Borough of Centre Hall

CRITERIA AND STANDARDS FOR THE RESIDENTIAL-OFFICE DISTRICT (RO)*

PERMITTED USES Land and structures may be used for only the following: Primary Uses	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following lot requirements shall be met:			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
(1) All permitted uses of the Single-Family Residential District		See Single-Family District Regulations		40 feet or no nearer the street than any existing structure located within 100 feet on either side of the proposed structure and establishing a minimum lot size for single-family detached dwellings with off-site sewer services with no more than two units per building at 10,000 square feet.			

CENTRE HALL CODE

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:		Yard Setback Requirements The following lot requirements shall be met:				
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Maximum Height (feet)
Land and structures may be used for only the following: (2) Business, professional & financial offices (3) Clubs, lodges and fraternal organizations (4) Community centers (5) Medical and dental offices and clinics, excluding animal hospitals and veterinary offices (6) Mortuaries	The minimum lot size shall be determined on the minimum width, maximum coverage, yard setback, parking and other requirements contained in this Section and Chapter	100	55%	40 feet or in line with existing buildings with 100 feet on both sides	8	8	36
(7) Municipal office buildings (8) Opticians and optical goods (9) Public and private institutions of higher education (10) Public libraries and museum; are galleries and reading rooms (11) Studios for instructions in music and the performing arts; photographic studios (12) Tourist homes - Bed and Breakfast							
Note: Any structure that is removed, if it is to be replaced, must be replaced by a similar structure or use as allowed within that zoning district. Example: If a dwelling is removed, it must be replaced by another dwelling.							

ZONING

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following lot requirements shall be met:			
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Maximum Height (feet)
<p>Land and structures may be used for only the following:</p> <p>Note: All drive-in primary and accessory commercial uses are expressly prohibited from the Residential-Office District.</p> <p>Accessory Uses and Structures</p>							
Special Exceptions Essential services - area facilities	See primary use above to which it is accessory See Part 2, § 27-208(C)						

* See "Sketch of Selected Zoning Terms" for term illustrations.

ZONING

27 Attachment 5

Borough of Centre Hall

CRITERIA AND STANDARDS FOR THE VILLAGE COMMERCIAL DISTRICT (VC)*

PERMITTED USES Land and structures may be used for only the following: Primary Uses	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following lot requirements shall be met:				Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)		
(1) All permitted uses of the Single-Family Residential District				40 feet or no nearer the street than any existing structure located within 100 feet on either side of the proposed structure and establishing a minimum lot size for single-family detached dwellings with off-site sewer services with no more than two units per building at 10,000 square feet				

CENTRE HALL CODE

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:		Yard Setback Requirements The following lot requirements shall be met:				Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Land and structures may be used for only the following: (2) Tourist homes (3) All retail establishments for the sale, service and rental of goods, except aircraft, beer distributors, boat and marine supplies, contractor's and farm equipment, lumber-yards, mobile homes and accessories, motor vehicles and accessories (including automobile service stations and garages), glass, pawn shops and swimming pools (4) Barbers and beauticians, caterers, health clubs, mortuaries, photographic equipment and processing, reading rooms, shoe repair and tailors	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage, yard setback, parking and other requirements contained in this Section and Chapter	50	60%	40 feet or in line with existing buildings within 100 feet on both sides	8	8	
(5) Studios for instruction in music and the performing arts; photographic studios and handcraft studios (6) Business, professional and financial offices (7) Medical and dental offices and clinics, excluding animal hospitals and veterinary offices. (8) Mail-order agencies (9) Eating and drinking establishments, except fast-food restaurants (10) Clubs, lodges and fraternal organizations							

ZONING

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following lot requirements shall be met:			
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Maximum Height (feet)
Land and structures may be used for only the following: (11) Community centers (12) Municipal office buildings (13) Public libraries and museums; art galleries							
Note: No structure shall exceed 3,000 square feet in ground floor size. All drive-in primary and accessory commercial uses and all mobile homes, even if placed on permanent foundations, are expressly prohibited from the Village District							
Accessory Uses and Structures	See primary use above to which it is accessory						
Special Exceptions Essential services - area facilities	See Part 2, § 27-208(C)						

* See "Sketch of Selected Zoning Terms" for term illustrations.

ZONING

27 Attachment 6

Borough of Centre Hall

CRITERIA AND STANDARDS FOR THE PLANNED COMMERCIAL INDUSTRIAL DISTRICT (PCI)*

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:		Yard Setback Requirements The following lot requirements shall be met:				
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Maximum Height (feet)
Land and structures may be used for only the following: Primary Uses							
(1) All retail establishments for the sale, service and rental of goods, except aircraft							
(2) All service establishments including but not limited to automobile service stations, barbers and beauticians, dry cleaning, health clubs, mortuaries and tailors							
(3) All permitted uses of the Village Commercial District	The minimum lot size shall be determined on the minimum width, maximum coverage, yard setback, parking, and other		Maximum building coverage - all uses 40%				
(4) Ambulance Services							

CENTRE HALL CODE

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following lot requirements shall be met:				Maximum Height (feet)
	Minimum Size requirements contained in this Section and Chapter	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)		
Land and structures may be used for only the following:				50 feet	15 feet	50 feet	45 feet	
(5) Amusement Enterprises, including billiard parlors, bowling alleys, skating rinks and similar uses								
(6) Arenas, stadiums, commercial auditoriums and motion picture theaters								
(7) Animal hospitals and veterinary offices			Maximum total impervious coverage all uses 80%					
(8) Bus passenger service								
(9) Commercial dairies; commercial horticultural nurseries								
(10) Eating and drinking establishments								
(11) Hotels and motels								
(12) Public and private garages for storage and maintenance of motor vehicles								
(13) Public utility facilities; essential services								
(14) Taxi and limousine service								
(15) Tourist homes; bed and breakfast homes								
(16) Community center								
(17) Halfway houses/rehabilitation centers, personal care building homes, group homes, family care								

ZONING

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:		Yard Setback Requirements The following lot requirements shall be met:				
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Maximum Height (feet)
Land and structures may be used for only the following:							
(18) Assembly from electrical components, including the assembly of radios, televisions and other electronic products							
(19) Fabricating of models or test equipment used in research							
(20) Newspaper publishing							
(21) Optical instrument systems development							
(22) Plastics assembly							
(23) Printing and bindings							
(24) Radio and television studios, transmitters and towers							
(25) Research, engineering or testing laboratories							
(26) Public utility facilities; essential services plant							
(27) Any production, manufacturing, assembly, processing, cleaning, repair, storage, or distribution of goods, materials, foodstuffs and other products not involving a retail activity except as an accessory use							
(28) Auto wrecking, junk and scrap establishments							
	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage yard setback, parking, and other requirements contained in this Section and Chapter	150 feet	Maximum building coverage - all uses 50% Maximum total coverage all uses 65%				

CENTRE HALL CODE

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following lot requirements shall be met:			
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Maximum Height (feet)
Land and structures may be used for only the following:							
(29) Freight and trucking terminals							
(30) The manufacture, processing or bulk storage of natural gas, petroleum, gasoline, and other petroleum derivatives and explosives							
(31) Moving and storage, parcel delivery and express transfer stations							
(32) Public and private garages for the storage and maintenance of motor vehicles	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage yard setback, parking, and other requirements contained in this Section and Chapter	150 feet	Maximum building coverage and maximum impervious coverage 50%	50 feet	25 feet	50 feet	35 feet
(33) Public utility facilities; essential services							
(34) Refractories							
(35) Rendering plants							
(36) Incinerators							
(37) Wholesale distribution; warehouses							
(38) Mobile homes, lots and parks							
Accessory Uses and Structures	See primary use above to which it is accessory						
Special Exception Uses: Adult business and entertainment	See Part 7, § 27-711						

ZONING

PERMITTED USES Land and structures may be used for only the following: Essential service - area facility	Lot Requirements The following lot requirements shall be met for each primary use:		Yard Setback Requirements The following lot requirements shall be met:			
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)
See Part 2, § 27-208(C)						

* See "Sketch of Selected Zoning Terms" for term illustrations.

ZONING

27 Attachment 7

Borough of Centre Hall

DWELLING TYPES

. Illustrations .

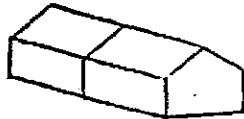
SINGLE FAMILY DETACHED DWELLING



Allowed in:
F, R1, R2, RO, VC, PCI

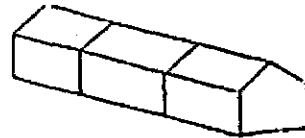
One dwelling unit,
no party wall.

SINGLE FAMILY ATTACHED DWELLINGS



Allowed in:
R1, R2, VC, RO, PCI

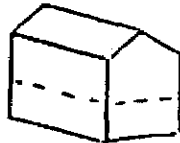
• Semi-Detached:
two dwelling units,
one party wall.
two or more party walls.



Allowed in:
R1

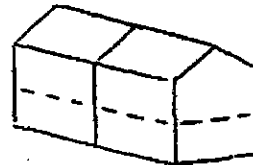
• Townhouse:
Single Family Semi-Detached:
Three or more units,

TWO FAMILY DETACHED



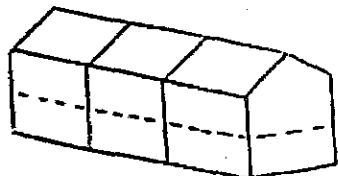
Allowed in:
R1, R2, VC, RO, PCI

• Duplex:
Two dwelling units,
no party walls.
party walls optional.



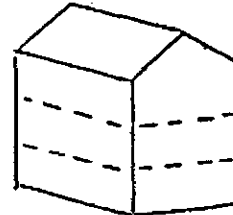
Allowed in:
R1

• Fourplex:
2 Family Semi-Detached
Four dwelling units,



Allowed in:
R1

• Garden Apartment:
Two Family Semi-Detached:
Six or more units,
some party walls.



Allowed in:
R1

• Apartment House:
Multi-Family Dwelling:
Three or more units,
three or more stories.

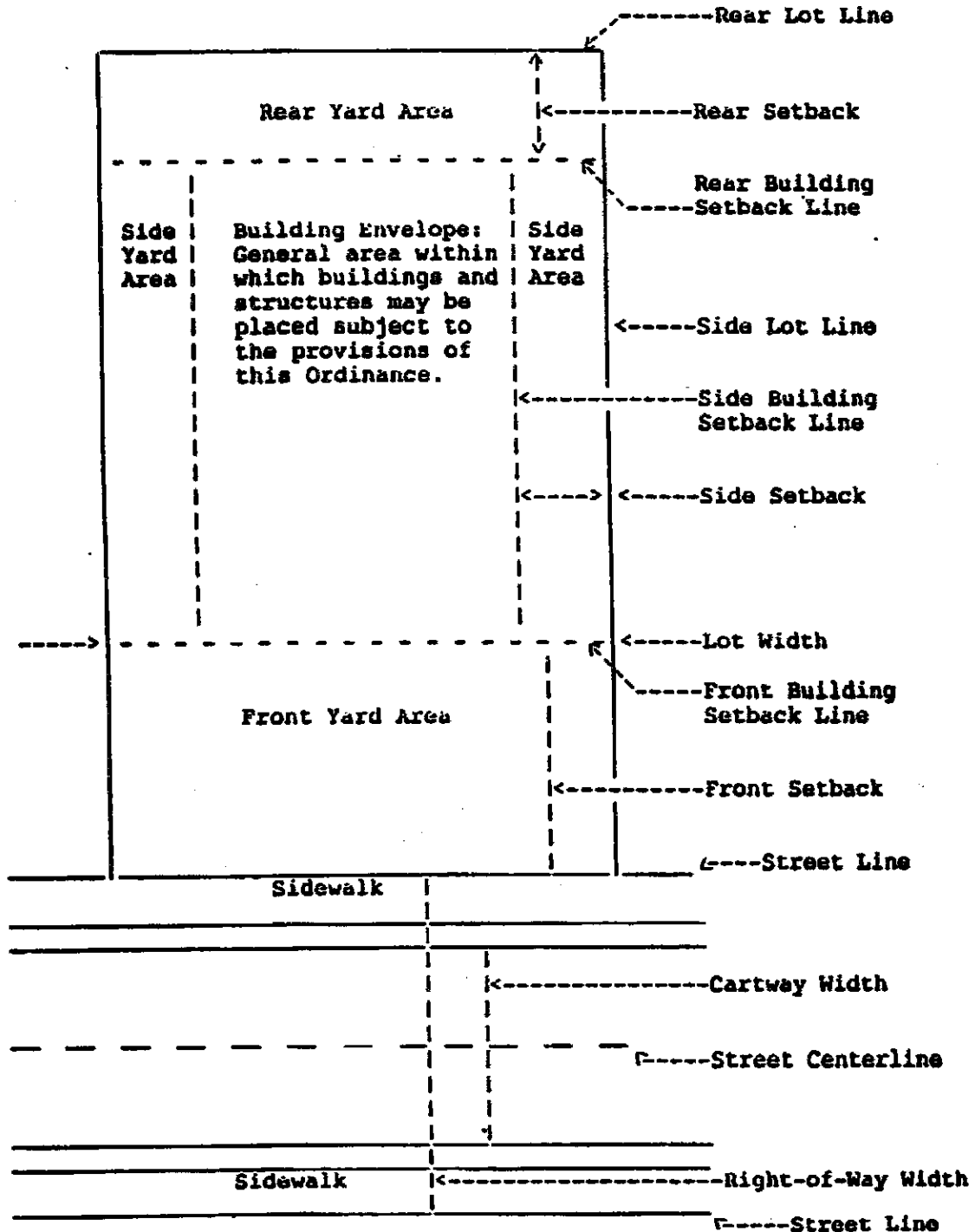
ZONING

27 Attachment 8

Borough of Centre Hall

SKETCH OF SELECTED ZONING TERMS

Select the appropriate drawing to illustrate terms



ZONING

27 Attachment 9

Borough of Centre Hall

STREET CRITERIA

