

ARTICLE 3 DISTRICTS

301. DESIGNATION OF DISTRICTS AND PURPOSES.

- A. For the purposes of this Ordinance, Fountain Hill Borough is hereby divided into the following zoning districts, with the following abbreviations:

LD-R	Low Density Residential District
MD-R	Medium Density Residential District
MHD-R	Medium-High Density Residential District
HD-R	High Density Residential District
RO	Residential Office District
RC	Residential Commercial District
TC	Town Center District
GC	General Commercial District
I	Industrial District
INST	Institutional District

- B. For the purposes of this Ordinance, the zoning districts named in Section 301.A. shall be of the number, size, shape and location shown on the "Official Zoning Map." Any use of the abbreviations listed in Section 301.A. shall mean the district name that is listed beside the abbreviation.

- C. Overlay Districts. The Historic Districts, as defined in Section 308, and the Flood Hazard District and Steep Slopes Areas, as defined by Article 5, shall serve as overlay districts to the applicable underlying districts.

- D. Purposes of Each District. In addition to the overall purposes and objectives of this Ordinance and the Comprehensive Plan, the purposes of each zoning district are summarized below:

1. LD-R Low Density Residential District - To provide the least dense residential living environment where careful site planning will preserve natural features. To provide areas for single family detached dwellings on larger lots. To protect these areas from incompatible uses. To encourage owner-occupancy and neighborhood stability.
2. MD-R Medium Density Residential District - To provide for medium density residential areas for single-family detached and twin dwelling units. To protect these areas from incompatible uses. To encourage owner-occupancy and neighborhood stability.
3. MHD-R Medium High Density Residential District - To provide for a variety of housing types from single family homes to apartments at medium high densities. To protect these areas from incompatible uses.
4. HD-R High Density Residential District - To provide opportunities for high density residential uses including mid-rise and high-rise apartments.
5. RO Residential / Office District - To provide for a variety of residential uses at medium high densities, and to provide for professional, medical and similar offices, south of the St. Luke's Hospital. To allow compatible types and patterns of land use.

6. RC Residential / Commercial District - To provide for a variety of residential uses at medium high densities, and compatible commercial uses.
7. TC Town Center District - To provide for mixed uses including residential and public uses, and select commercial uses and businesses. To promote pedestrian-friendly commercial activities. To avoid heavy auto-related commercial uses that are most likely to conflict with nearby homes and the pedestrian-orientation.
8. GC General Commercial District - To provide for a wider range of commercial uses, including heavier commercial uses than are allowed in the Town Center and Residential / Commercial Districts.
9. I Industrial District - To provide for industrial uses and select commercial uses/businesses. To carefully control the types of industrial operations to avoid nuisances (such as excessive noise) and hazards.
10. INST Institutional District - To provide for hospital, other medically-related and quasi-public uses.

302. **APPLICATION OF DISTRICT REGULATIONS.**

- A. The regulations set by this Ordinance shall apply uniformly to each class of uses or structures within each district, except as provided for in this Ordinance.
- B. No structure shall hereafter be erected, used, constructed, reconstructed, demolished, razed, moved, placed, altered or occupied and no land shall hereafter be used, developed or occupied unless it is in conformity with the regulations herein specified for the use and district in which it is located.
- C. No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.
- D. Boundary Change. Any territory which may hereafter become part of the Borough through annexation or a boundary adjustment shall be classified as the LD-R zoning district of Fountain Hill Borough until or unless such territory is otherwise classified by Borough Council.

303. **ZONING MAP.**

- A. A map entitled "Fountain Hill Borough Zoning Map" accompanies this Ordinance and is declared a part of this Ordinance. The Official Zoning Map, which should bear the adoption date of this Ordinance and the words "Official Zoning Map," shall be retained in the Borough Building.
- B. Map Changes. Changes to the boundaries and districts of the Official Zoning Map shall only be made in conformity with the amendment procedures specified in the Municipalities Planning Code. All changes should be noted by date with a brief description of the nature of the change, either on the map or within an appendix to this Ordinance.

- C. Replacement Map. If the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of changes and additions, or needs to have drafting errors or omissions corrected, Borough Council may, by resolution, adopt a new copy of the Official Zoning Map which shall supersede the prior Official Zoning Map. Unless the prior Official Zoning Map has been lost or has been totally destroyed, the prior map or any remaining parts shall be preserved together with all available records pertaining to its previous adoption or amendment.

304. **DISTRICT BOUNDARIES.** The following rules shall apply where uncertainty exists as to boundaries of any district as shown on the Zoning Map.

- A. District boundary lines are intended to follow or be parallel to the center line of street rights-of-way, creeks, railroads and lot lines (according to official County records) as they existed at the time of the adoption of this ordinance, unless such district boundary lines are fixed by dimensions as shown on the Official Zoning Map.
- B. Where a district boundary is not fixed by dimensions and where it approximately follows lot lines, such boundary shall be construed to follow such lot lines unless specifically shown otherwise.
- C. The location of a district boundary that divides a lot shall be determined by the use of the scale appearing on the Zoning Map unless indicated otherwise by dimensions.
- D. Where a municipal boundary divides a lot, the minimum lot area shall be regulated by the municipality in which the principal use(s) are located, unless otherwise provided by applicable case law. The land area within each municipality shall be regulated by the use regulations and other applicable regulations of each municipality.

305. **SETBACKS ACROSS MUNICIPAL BOUNDARIES.**

- A. Intent - To continue the objective of compatible land uses across municipal boundaries.
- B. This Ordinance requires additional setbacks and the provision of buffer yards when certain uses would abut an existing dwelling or a residential zoning district. These same additional setback and buffer yard provisions shall be provided by uses proposed within Fountain Hill Borough regardless of whether such abutting existing dwelling or primarily residential zoning district is located in an abutting municipality and/or in Fountain Hill.

306. **TABLE OF PERMITTED USES BY DISTRICT.**

A. For the purposes of this Section 306, the following abbreviations shall have the following meanings:

- P = Permitted by right use (zoning decision by Zoning Officer)
- SE = Special exception use (zoning decision by Zoning Hearing Board)
- N = Not Permitted
- (S. 402) = See Additional Requirements in Section 402
- (S. 403) = See Additional Requirements in Section 403

B. Unless otherwise provided by law or specifically stated in this Ordinance (including Section 105.B.), any land or structure shall only be used or occupied for a use specifically listed in this Ordinance as allowed in the zoning district where the land or structure is located. Any use shall only be permitted if it complies with all other requirements of this Ordinance.

This table is divided into two sections:

1. Primarily Residential Districts, and
2. Primarily Mixed-Use and Non-Residential Districts.

See Section 105.B. which generally provides a process for approval of a use that is not listed - based upon similarity to permitted uses and other criteria. Except as provided in such Section 105.B., any other principal use that is not specifically listed as “P” or “SE” in the applicable district in this table is prohibited in that district.

For temporary uses, see Section 103.

306.B.1. PRIMARILY RESIDENTIAL DISTRICTS

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS			
	LD-R	MD-R	MHD-R	HD-R
a. RESIDENTIAL USES				
Single Family Detached Dwelling (Manufactured/mobile homes shall meet the additional requirements of Section 402.A.23.)	P	P	P	P
Twin Dwelling, side-by-side, with each new dwelling unit on its own fee-simple or condominium lot	N	P	P	P
Townhouse/Rowhouse (S. 402.A.39), with each new dwelling on its own fee-simple or condominium lot	N	P	P	P
Apartments (S. 402.A.39), other than conversions of an existing building into an increased number of dwelling units	N	N	P**	P**
Boarding House (includes Rooming House)	N	N	N	N
Group Home within a lawful existing dwelling unit (S. 402.A.15.), not including a Treatment Center	P	P	P	N
Conversion of an Existing Building to Result in an Increased Number of Dwelling Units (See also "Unit for Care of Relative" under Accessory Uses)	N	N	N*	N*
Manufactured/Mobile Home Park (S. 402.A.23.)	N	N	SE	N
b. COMMERCIAL USES				
Bed and Breakfast Inn (S. 402.A.8.)	N	N	N	N
Commercial Communications Antennae/Tower (S. 402.A.12.)				
- Meeting Section 402.A.12.a. pertaining to antenna extending a limited height above certain existing structures	N	N	N	N
- Other, such as a freestanding tower	N	N	N	N
Funeral Home	N	N	SE	N
Office	N	N	SE	N
Museum	N	N	N	N
Picnic Grove, Commercial (S. 402.A.27)	N	N	N	N
Stable, Horse, with a minimum lot area of 2 acres for the first horse and 1 acre for each additional horse	N	N	N	N

* = Except apartment conversions shall be permitted as a special exception use if limited to within a building that existed with a minimum indoor heated living floor area of 3,000 square feet at the time of adoption of this Ordinance. No building shall be expanded or newly constructed under this conversion, except for additions necessary for emergency or handicapped access. Each dwelling unit shall meet the minimum floor area requirements of Section 801.

** = Compliance is required with the minimum tract area provided in Section 307.

P = Permitted by right (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board)

N = Not permitted

(S. 402) = See Additional Requirements in Section 402

(S. 403) = See Additional Requirements in Section 403

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS			
	LD-R	MD-R	MHD-R	HD-R
c. INSTITUTIONAL USES				
Cemetery, which shall not include a Crematorium	N	P	P	N
Community Center, Youth Recreation Center or Library	N	SE	SE	SE
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Day Care Center, Child (S. 402.A.14.) (See also as an accessory use in this table and S. 403.D.3.)	N	N	N	SE
Membership Club	N	N	SE	SE
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Nursing Home or Assisted Living Facility/ Personal Care Home (S. 402.A.24.)	N	N	N	SE
Place of Worship (S. 402.A.28.)	SE	SE	SE	SE
<hr/>				
School, Public or Private, Primary or Secondary (S. 402.A.34.)	N	SE	SE	SE
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d. PUBLIC/ SEMI-PUBLIC USES				
Borough-Owned Uses	P	P	P	P
Government Facility, other than uses listed separately in this Section 306	N	SE	SE	SE
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Emergency Services Station, which may include a supporting social club facility	N	SE	SE	SE
Publicly Owned or Publicly Operated Recreation or Closely Similar Park Open for Public Recreation Use Without Charge	P	P	P	P

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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS			
	LR-D	MD-R	MHD-R	HD-R
d. PUBLIC/SEMI-PUBLIC USES (Cont.)				
Public Utility Facility (See also Section 114) (other than uses listed separately in this Section 306)	N	SE	SE	SE
Swimming Pool, Non-household (S. 402.A.36.)	SE	SE	SE	SE
e. ACCESSORY USES				
See list of additional permitted uses in Section 306.C., such as "Residential Accessory Structure or Use" See Additional Requirements in Section 403 for Specific Accessory Uses.				
Day Care Center accessory to and on the same lot as an existing lawful Place of Worship, with a minimum lot area of 5,000 square feet	P	P	P	P
Day Care (S. 403.D.3.) as accessory to a dwelling:				
- Day care of a maximum of 3 persons, in addition to "Relatives" of the caregiver. Day care of adults shall meet the definition of "Adult Day Care."	P	P	P	P
- Family Day Care Home	N	SE	SE	SE
- Group Day Care Home	N	N	N	SE
Home Occupation (S. 403.D.7.)	SE	SE	SE	SE
No-Impact Home-Based Business (S. 403.D.8.)	P	P	P	P
Unit for Care of Relative (S. 403.D.13.)	SE	SE	SE	SE
Wind Turbine (S. 403.D.14)	P	P	P	P
f. MISCELLANEOUS USES				
Nature Preserve	P	P	P	P
Parking Lot as the Principal Use of a Lot	N	SE	SE	SE
Crop Farming or Forestry	P	P	P	P
All Uses that will be unable to comply with the performance standards of this ordinance. See the "Environmental Protection" requirements of Article 5.	N	N	N	N
P = Permitted by right use (zoning decision by Zoning Officer) SE = Special exception use (decision by Zoning Hearing Board) N = Not permitted (S. 402) = See Additional Requirements in Section 402 (S. 403) = See Additional Requirements in Section 403				

306.B.2. PRIMARILY MIXED-USE AND NON-RESIDENTIAL DISTRICTS

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	(RO = Residential Office; RC = Residential Commercial; TC = Town Center; GC = General Commercial; INST = Institutional)					
	RO	RC	TC	GC	I	INST
a. RESIDENTIAL USES						
Single Family Detached Dwelling (including manufactured/mobile home [S. 402.A.23])	P	P	P	N	N	N
Twin Dwelling, side-by-side, with each dwelling unit on its own fee-simple or condominium lot	P	P	P	N	N	N
Townhouse/ Rowhouse (S. 402.A.39)	P	P	P	N	N	N
Apartments (S. 402.A.39)	P*	P*	P*	N	N	N
Boarding or Rooming House (S. 402.A.9.)	N	N	SE	N	N	N
Manufactured/Mobile Home Park (S. 402.A.22.)	N	N	N	N	N	N
Dormitory housing only full-time students and staff of an accredited college or university	SE	N	SE	N	N	SE
Group Home within a lawful pre-existing dwelling unit (S.402.A.15), not including a Treatment Center	P	P	P	P	P	P
b. COMMERCIAL USES						
Adult Use (S. 402.A.1.)	N	N	N	N	SE	N
After Hours Club (Note - This use is effectively Prohibited By State Act 219 of 1990)	N	N	N	SE	N	N
Amusement Arcade	N	N	P	P	N	N
Auto Repair Garage or Auto Service Station (S.402.A.6 and 7) which may occur in combination with a convenience store	N	N	N	SE	N	N
Auto, Boat or Mobile/Manufactured Home Sales (S. 402.A.5.)	N	N	N	P	N	N
Bakery, Retail	N	P	P	P	N	N
Bed and Breakfast Inn (S. 402.A.8.)	SE	SE	P	P	N	N
Car Wash (S. 402.A.10.)	N	N	N	SE	N	N
Catering, Custom, for Off-Site Consumption	P	P	P	P	P	N
Check Cashing Business (S.402.A.11.)	N	N	N	SE	N	N

* = Compliance is required with the minimum tract area provided in Section 307.

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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	RO	RC	TC	GC	I	INST
b. COMMERCIAL USES (Cont.)						
Communications Tower/Antennae, Commercial (S. 402.A.12)						
- Meeting section 402.A.12. Pertaining to accessory structures	SE	SE	SE	SE	SE	SE
- Other, such as a freestanding tower	N	N	N	N	SE	SE
Conference Center	P	P	P	P	P	P
Construction Company or Tradesperson's Headquarters (including but not limited to landscaping, janitorial or pest control contractor; See also as Home Occupation). Accessory outdoor storage shall be permitted provided it meets the plant screening requirements of Sections 803 and 804.	SE	SE	N	P	P	P
Crafts or Artisan's Studio (see also as Home Occupation)	P	P	P	P	P	N
Custom Printing, Photocopying, Faxing, Mailing, Courier Service and Similar Business Services	P	P	P	P	P	N
Exercise Club	P	P	P	P	P	N
Financial Institution (includes banks), with any "Drive-through" facilities meeting Section 403.D.4	P**	P**	P**	P**	N	N
Funeral Home (See crematorium as a separate use.)	P	P	P	P	P	P
Gas Station - See Auto Repair or Auto Service Station						
Greenhouse, Garden Center or Plant Nursery	N	P	P	P	P	P
Kennel (S. 402.A.18.)	N	N	N	SE	N	N
Laundromat	N	P	P	P	P	N
Laundry, Commercial or Industrial	N	P	N	N	P	N
Licensed Gaming Facility (S.402.A.19.)	N	N	N	N	SE	N
Massage Therapy, Certified - Allowed under "Personal Services"						

** = The applicant shall prove that the entrances and exits for the drive-through service have been designed to minimize conflicts with pedestrian travel along streets. To the maximum extent feasible, drive-through service entrances and exits should use alleys and side streets, as opposed to crossing major pedestrian routes along main streets.

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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	RO	RC	TC	GC	I	INST
b. COMMERCIAL USES (Cont.)						
Motel or Hotel (S. 402.A.16.), which may include an accessory restaurant	N	N	P	P	P	N
Office	P	P	P	P	P	P
Pawn Shop (S.402.A.26.)	N	N	N	SE	N	N
Personal Services (includes tailoring, custom dressmaking, haircutting/styling, drycleaning, shoe repair, "massage therapy, certified" and closely similar uses) (See also Home Occupation)	N	P	P	P	P	N
Recreation, Indoor (includes bowling alley, roller or ice skating, batting practice and closely similar uses; other than uses listed separately in this Section 306)	P	P	P	P	P	N
Recreation, Outdoor (including miniature golf course, golf driving range, amusement park, private picnic groves and closely similar uses; other than uses listed separately in this Section 306)	N	SE	SE	P	P	P
Repair Service, Household Appliance	N	P	P	P	P	P
Restaurant (S. 402.A.33.) with drive-through service (S. 403.D.4.)	N	SE	SE	P	N	N
Restaurant (S. 402.A.33.), without drive-through service	N	P	P	P	N	P
Retail Store (other than uses listed separately in this Section 306). Sales of gasoline are only allowed if an Auto Service Station is also allowed in the district. A Retail Store may also include an auction house.	N	P*	P*	P	N	N
Self-Storage Development - See under Industrial uses						
Target Range, Firearms (S. 402.A.37.)						
- Completely indoor and enclosed	N	N	P	P	P	N
- Other than above	N	N	N	N	SE	N

* Limited to indoor sales and display, except for clearly customarily accessory activities, such as sidewalk sales. Such use shall not include the sale of gasoline or propane, nor drive-through service.

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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	RO	RC	TC	GC	I	INST
b. COMMERCIAL USES (Cont.)						
Tattoo or Body Piercing Establishment (other than temporary tattoos or ear piercing which are personal service uses)	N	N	N	P	N	N
Tavern or Nightclub	N	N	SE	SE	N	N
Theater, Indoor, other than an Adult Use	N	N	P	P	N	N
Trade/ Hobby School	SE	SE	P	P	P	P
Veterinarian Office (S. 402.A.41.)	SE	N	P	P	P	P
Wholesale Sales - see under Industrial Uses						
c. INDUSTRIAL USES						
Assembly or Finishing of Products Using Materials Produced Elsewhere (such as products from plastics manufactured off-site)	N	N	N	N	P	N
Building Supplies and Building Materials, Wholesale Sales of	N	N	N	N	P	N
Distribution as a principal use (other than Trucking Company Terminal)	N	N	N	N	P	N
Electricity Generating Plant (other than Waste-to-Energy)	N	N	N	N	SE	N
Industrial Equipment Sales, Rental and Service, other than vehicles primarily intended to be operated on public streets	N	N	N	P	P	N
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N	N	N
Junk Yard (S. 402.A.17.)	N	N	N	N	SE	N
Liquid Fuel Storage, Bulk, for off-site distribution, other than: auto service station, retail propane distributor, pre-packaged sales or fuel tanks for company vehicles	N	N	N	N	SE	N

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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	RO	RC	TC	GC	I	INST
d. INDUSTRIAL USES (Cont.)						
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:						
- Agricultural Chemicals, Fertilizers or Pesticides	N	N	N	N	SE	N
- Asphalt	N	N	N	N	SE	N
- Apparel, Textiles, Shoes and Apparel Accessories (see also Crafts Studio)	N	N	N	P	P	N
- Ceramics Products (other than Crafts Studio)	N	N	N	N	P	N
- Chemicals, Bulk Manufacture, Bulk Processing, Bulk Mixing or Bulk Recycling of "Highly Hazardous Substances" above the EPA reportable threshold limits	N	N	N	N	SE	N
- Chemical Products, other than above and other than pharmaceuticals	N	N	N	N	SE	N
- Clay, Brick, Tile and Refractory Products	N	N	N	N	P	N
- Computers and Electronic and Microelectronic Products (assembly of pre-manufactured products may occur as accessory to a retail store)	N	N	N	N	P	N
- Concrete, Cement, Lime and Gypsum Products	N	N	N	N	SE	N
- Electrical Equipment, Appliances and and Components	N	N	N	N	SE	N
- Explosives, Fireworks or Ammunition	N	N	N	N	N	N
- Fabricated Metal Products (except Ammunition, Fireworks or Explosives)	N	N	N	N	P	N
- Food (Human) and Beverage Products, at an industrial scale as opposed to a clearly retail scale (Other than uses listed individually in this Section 306)	N	N	N	N	P	N
- Food Products - Meat Packing (other than Slaughterhouse, which is listed separately)	N	N	N	N	SE	N
- Food Products for animals	N	N	N	N	SE	N

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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	RO	RC	TC	GC	I	INST
d. INDUSTRIAL USES (Cont.)						
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:						
- Gaskets	N	N	N	N	P	N
- Glass and Glass Products (other than Crafts Studio)	N	N	N	N	P	N
- Incineration, Reduction, Distillation, Storage or Dumping of Slaughterhouse Refuse, Rancid Fats, Garbage, Dead Animals or Offal (other than within an approved solid waste facility)	N	N	N	N	N	N
- Leather and Allied Products (other than Crafts Studio or Tannery)	N	N	N	N	P	N
- Machinery	N	N	N	N	P	N
- Manufactured or Modular Housing	N	N	N	N	P	N
- Medical Equipment and Supplies	N	N	N	N	P	N
- Metal Products, Primary	N	N	N	N	SE	N
- Mineral Products, Non-metallic (other than Mineral Extraction)	N	N	N	N	SE	N
- Paper and Paper Products (including recycling, but not including manufacture of raw paper pulp)	N	N	N	N	P	N
- Paper - Raw Pulp	N	N	N	N	N	N
- Paving Materials, other than bulk manufacture of asphalt	N	N	N	N	SE	N
- Petroleum Refining	N	N	N	N	N	N
- Pharmaceuticals and Medicines	N	N	N	N	P	N
- Plastics, Polymers, Resins, Vinyl, Coatings, Adhesives or Sealants, Printing Ink or Photographic Film	N	N	N	N	SE	N
- Products from Previously Manufactured Materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	N	N	P	N
- Roofing Materials and Asphalt Saturated Materials	N	N	N	N	P	N

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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	RO	RC	TC	GC	I	INST
d. INDUSTRIAL USES (Cont.)						
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:						
- Rubber, Natural or Synthetic	N	N	N	N	SE	N
- Scientific, Electronic and Other Precision Instruments	N	N	N	N	P	N
- Soaps and Cleaning Compounds	N	N	N	N	P	N
- Sporting Goods, Toys, Games, Musical Instruments or Signs	N	N	N	N	P	N
- Transportation Equipment	N	N	N	N	P	N
- Wood Products and Furniture (not including raw paper pulp)	N	N	N	N	P	N
- See Section 105 for uses that are not listed						
Mineral Extraction (S. 402.A.21.) and related processing, stockpiling and storage	N	N	N	N	SE	N
Packaging	N	N	N	N	P	N
Package Delivery Services Distribution Center	N	N	N	N	P	N
Photo Processing, Bulk	N	N	N	P	P	N
Printing or Bookbinding	N	N	N	N	P	N
Recycling Collection Center (S. 402.A.30.), not involving operations of an industrial scale (See also Borough-Owned Use)	N	N	N	N	P	N
Recycling Center, Bulk Processing, provided all operations of an industrial scale occur within an enclosed building (this use shall not include a solid waste disposal or transfer facility nor a junkyard)	N	N	N	N	SE	N
Research and Development, Engineering or Testing Facility or Laboratory	N	N	N	N	SE	N
Sawmill/ Planing Mill	N	N	N	N	P	N
Self-Storage Development (S. 402.A.35.)	N	N	N	P	P	N

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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	RO	RC	TC	GC	I	INST
d. INDUSTRIAL USES (Cont.)						
Slaughterhouse, Stockyard or Tannery	N	N	N	N	SE	N
Solid Waste Transfer Facility (S. 402.A.38.) or Waste to Energy Facility	N	N	N	N	SE	N
Trucking Company Terminal (S. 402.A.38.)	N	N	N	N	SE	N
Warehousing or Storage as a principal use (S. 402.A.42.)	N	N	N	N	P	N
Warehousing or Storage as an accessory use to a permitted principal use on the same lot or an adjacent lot or located in the same zoning district	N	N	N	P	P	N
Welding	N	N	N	P	P	N
Wholesale Sales (other than Motor Vehicles)	N	N	N	P	P	N
e. INSTITUTIONAL USES						
Cemetery (see Crematorium listed separately)	P	P	P	P	P	N
College or University: (other than Dormitory, which is listed separately)	N	N	N	N	N	P
Community Center or Library	P	P	P	P	P	P
Crematorium	N	N	N	N	SE	N
Cultural Center or Museum	P	P	P	P	P	P
Day Care Center, Adult (S. 402.A.2.)	P	P	P	P	P	P
Day Care Center, Child (S. 402.A.14.) (See also as an accessory use)	P	P	P	P	P	P
Hospital or Surgery Center	N	N	N	N	N	SE
Membership Club meeting and recreational facility, but with any "After Hours Club" or "Tavern" having to meet the requirements for such use	SE	SE	SE	P	P	N
Nursing Home or Personal Care Home/ Assisted Living (S. 402.A.24.)	N	P	N	P	P	P
Place of Worship (S. 402.A.28.)	P	P	P	P	P	P
School, Public or Private, Primary or Secondary (S. 402.A.34.)	P	P	P	P	N	P
Treatment Center (S. 402.A.40.)	N	N	N	N	SE	SE

P = Permitted by right use (zoning decision by Zoning Officer)
 SE = Special exception use (zoning decision by Zoning Hearing Board)
 N = Not Permitted
 (S. 402) = See Additional Requirements in Section 402
 (S. 403) = See Additional Requirements in Section 403

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	RO	RC	TC	GC	I	INST
f. PUBLIC/ SEMI-PUBLIC USES						
Borough-Owned Uses	P	P	P	P	P	P
Correctional Facility	N	N	N	N	SE	SE
Government Facility, other than uses separately in this Section 306	SE	SE	SE	SE	SE	SE
Emergency Services Station, which may include a supporting social club building or facility	P	P	P	P	P	P
Publicly Owned or Publicly Operated Recreation, or Closely Similar Primarily Outdoor Park Open for Public Recreation Use Without Admission Charge	P	P	P	P	P	P
Public Utility Facility (See also Section 114) (other than uses listed separately in this Section 306)	SE	SE	SE	SE	P	P
Swimming Pool, Non-household (S. 402.A.36.)	SE	SE	P	P	P	P
U.S. Postal Service Facility, which may include a leased facility	P	P	P	P	P	P
g. ACCESSORY USES						
See list of additional permitted uses in Section 306.C., such as "Residential Accessory Structure or Use"						
See Additional Requirements in Section 403 for Specific Accessory Uses.						
Day Care Center accessory to a lawful Place of Worship	P	P	P	P	P	P
Day Care, Child (see S. 403.D.3.) accessory to a lawful dwelling unit:						
- Group Day Care Home	P	P	P	P	P	P
- Family Day Care Home	P	P	P	P	P	P
Heliport	N	N	N	N	SE	SE
Home Occupation accessory to a lawful dwelling unit:						
- Home Occupation (S. 403.D.7.)	P	P	P	P	P	P
- No-Impact Home-Based Business (S. 403.D.8.)	P	P	P	P	P	P
Wind Turbine (S. 403.D.14.)	P	P	P	P	P	P

P = Permitted by right use (zoning decision by Zoning Officer)
 SE = Special exception use (zoning decision by Zoning Hearing Board)
 N = Not permitted
 (S. 402) = See Additional Requirements in Section 402
 (S. 403) = See Additional Requirements in Section 403

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	RO	RC	TC	CG	I	INST
h. MISCELLANEOUS USES						
Airport	N	N	N	N	SE	N
Forestry	P	P	P	P	P	P
Nature Preserve or Environmental Education Center	P	P	P	P	P	P
Parking Lot as the Principal Use of a Lot	P	P	P	P	P	P
Crop Farming	P	P	P	P	P	P
Raising of Livestock or Poultry	N	N	N	N	SE	N
Wind Energy Facility (S.402.A.41.)	N	N	N	N	SE	N
All Uses that will be unable to comply with the performance standards of this Ordinance. See the "Environmental Protection" requirements of Article 5	N	N	N	N	N	N

306.C. Permitted Accessory Uses in All Districts. An accessory use of a dwelling is only permitted if such use is customarily incidental to the residential use and is specifically permitted by this Ordinance. The following are permitted by right as accessory uses to a lawful principal use in all districts, within the requirements of Section 403 and all other requirements of this Ordinance:

1. Standard Antennae, including antennae used by contractors to communicate with their own vehicles*
2. Fence* or Wall*
3. Garage, Household
4. Garage Sale*
5. Pets, Keeping of*
6. Parking or Loading, Off-Street, only to serve a use that is permitted in that district
7. Recreational Facilities, limited to use by residents of a development, and their occasional invited guests
8. Residential accessory structure (see definition in Article 2) *
9. Signs, as permitted by Article 7
10. Swimming Pool, Household *
11. Wind Turbine*
12. Such other accessory use or structure that the applicant proves to the satisfaction of the Zoning Officer is clearly customary and incidental to a permitted by right, special exception or conditional principal use.

* See standard for each in Section 403.

306.D. Permitted Accessory Uses to Business and Institutional Uses. The following are permitted by right accessory uses only to a lawful principal commercial, industrial or institutional use, provided that all requirements of this Ordinance are met:

1. Storage of fuels for on-site use or to fuel company vehicles
2. The following accessory uses, provided that the use is clearly limited to employees, patients,

residents, students and families of employees of the use and their occasional invited guests:

- a. Internal cafeteria without drive-through service,
- b. Day care center or
- c. Recreational facilities.
3. Bus Shelters meeting Section 403.
4. Automatic Transaction Machine
5. Storage sheds meeting the requirements of Section 307.A.

307. TABLE OF DIMENSIONAL REQUIREMENTS IN EACH DISTRICT.

307.A. The following area, yard and building requirements shall apply for the specified zoning district, unless a more restrictive requirement for a specific use is required by Sections 402 or 403 or another section of this Ordinance. All measurements shall be in feet unless otherwise stated. See definitions of terms (such as lot width) in Section 202.

Zoning District: Type of Use	Min. Lot Area (sq.ft.)	Min. Lot Width Measured at Min. Building Setback Line (ft.)	Min. Front Yard Setback (ft.)	Min. Rear Yard Setback (ft.) (Note A)	Min. Side Yard Setback (each) (ft.) (Note A)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
LD-R District: a) Single family detached dwelling * b) Other allowed use Each dwelling shall have a minimum principal building width and length of 18 feet (not including unenclosed structures).	a) 1 acre** b) 1 acre	a) 150 b) 150	a) 30 (Note E) b) 30 (Note E)	a) 40 b) 40	a) 25 b) 25	a) 10% b) 10%	a) 25% b) 25%
MD-R District: a) Single family detached dwelling * b) Twin dwelling unit * c) Other allowed use.	a) 5,000 ** b) 3,500 ** c) 5,000	a) 60 b) 30 per dwelling unit c) 60	a) through c): 25 (Note E)	a) through c): 20	a), b) and c): 10 each, except 0 at the shared lot line of lawfully attached dwellings.	a) through c): 40%.	a) through c): 60%.

Zoning District: Type of Use	Min. Lot Area (sq.ft.)	Min. Lot Width Measured at Min. Building Setback Line (ft.)	Min. Front Yard Setback (ft.)	Min. Rear Yard Setback (ft.) (Note A)	Min. Side Yard Setback (each) (ft.) (Note A)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
<p>MHD-R District:</p> <p>a) Single family detached dwelling *</p> <p>b) Twin dwelling unit</p> <p>c) Townhouse provided that no more than 6 townhouses shall be attached in any grouping; the maximum density shall not exceed 12 units per acre; and the total building length shall not exceed 150 feet.</p> <p>d) Apartments, except if all apartments on a lot are permanently limited to persons age 55 and older, the physically handicapped and their spouses, then the minimum average lot area per apartment shall be reduced to 2,400 square feet.</p> <p>e) Other allowed principal use</p>	<p>a) 4,000 **</p> <p>b) 3,000 **</p> <p>c) 3,000 ** for end units 3,500** for other units</p> <p>d) 3,000 **</p> <p>e) 6,000</p>	<p>a) 40</p> <p>b) 25 per dwelling unit</p> <p>c) 25 for end units 20 for other units (Note B)</p> <p>d) 400</p> <p>e) 70</p>	<p>20 (Note E)</p>	<p>a) and b): 20</p> <p>c), d) and e): 25</p>	<p>a) and b): 6 each, except 0 at the shared lot line of lawfully attached dwellings.</p> <p>c), d) and e): 10 each, except 0 at the shared lot line of lawfully attached dwellings.</p>	<p>a) and b): 50%</p> <p>c), d) and e): 55%</p>	<p>75%</p>

Zoning District: Type of Use	Min. Lot Area (sq.ft.)	Min. Lot Width Measured at Min. Building Setback Line (ft.)	Min. Front Yard Setback (ft.)	Min. Rear Yard Setback (ft.) (Note A)	Min. Side Yard Setback (each) (ft.) (Note A)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
<p>HD-R District:</p> <p>a) Single family detached dwelling *</p> <p>b) Twin dwelling unit</p> <p>c) Townhouse provided that no more than 6 townhouses shall be attached in any grouping; the maximum density shall not exceed 12 units per acre; and the total building length shall not exceed 150 feet.</p> <p>d) Apartments, except if all apartments on a lot are permanently limited to persons age 55 and older, the physically handicapped and their spouses, then the minimum average lot area per apartment shall be reduced to 2,400 square feet.</p> <p>e) Other allowed principal use</p>	<p>a) 4,000 **</p> <p>b) 3,000 **</p> <p>c) 3,000 ** for end units, 3,500 ** for other units (Note B)</p> <p>d) None</p> <p>e) 70</p>	<p>a) 40</p> <p>b) 25 per dwelling unit</p> <p>c) 25 for end units, 20 for other units (Note B)</p> <p>d) None</p> <p>e) 70</p>	<p>15 (Note E)</p>	<p>15</p>	<p>a) and b): 6 each, except 0 at the shared lot line of lawfully attached dwellings.</p> <p>c) 10 each, except 0 at the shared lot line of lawfully attached dwellings.</p> <p>d) and e): 15</p>	<p>a) and b): 50%</p> <p>c), d) and e): 55%</p>	<p>75%</p>

Zoning District: Type of Use	Min. Lot Area (sq.ft.)	Min. Lot Width Measured at Min. Building Setback Line (ft.)	Min. Front Yard Setback (ft.)	Min. Rear Yard Setback (ft.) (Note A)	Min. Side Yard Setback (each) (ft.) (Note A)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
<p>RO District:</p> <p>a) Single family detached dwelling *</p> <p>b) Twin dwelling unit</p> <p>c) Townhouse provided that no more than 6 townhouses shall be attached in any grouping; the maximum density shall not exceed 12 units per acre; and the total building length shall not exceed 150 feet.</p> <p>d) Apartments, except if all apartments on a lot are permanently limited to persons age 55 and older, the physically handicapped and their spouses, then the minimum average lot area per apartment shall be reduced to 2,400 sq.ft.</p> <p>e) Other allowed principal use.</p>	<p>a) 4,000 **</p> <p>b) 3,000 **</p> <p>c) 3,000 ** for end units, 3,500 ** for other units</p> <p>d) 3,000 **</p> <p>e) 6,000</p>	<p>a) 40</p> <p>b) 25 per dwelling unit</p> <p>c) 25 for end units, 20 for other units (Note B)</p> <p>d) 400</p> <p>e) 70</p>	<p>20 (Note E)</p>	<p>a) and b): 20</p> <p>c), d) and e): 25</p>	<p>a and b): 6 each, except 0 at the shared lot line of lawfully attached dwellings.</p> <p>c), d) and e): 10 each, except 0 at the shared lot line of lawfully attached dwellings.</p>	<p>a) and b): 50%</p> <p>c), d) and e): 55%</p>	<p>75%</p>

Zoning District: Type of Use	Min. Lot Area (sq.ft.)	Min. Lot Width Measured at Min. Building Setback Line (ft.)	Min. Front Yard Setback (ft.)	Min. Rear Yard Setback (ft.) (Note A)	Min. Side Yard Setback (each) (ft.) (Note A)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
<p>RC, TC and GC Districts:</p> <p>a) Any dwelling units allowed by Section 306 shall meet the requirements of this Section 307 for the MHD District and not the RC, TC or GC Districts, age-restricted apartments shall be allowed with a minimum lot area of 2,400 sq. ft. per dwelling unit.</p> <p>b) Other allowed use</p> <p>Special exception approval shall be required in order for a commercial use to be open to the public between the hours of 12 midnight and 5 a.m. The only standard for such special exception approval shall be that the applicant prove that such operations will be compatible with any dwellings that are adjacent or across the street.</p>	<p>b) 3,000</p>	<p>b) 40, except that any business development in the GC District shall have a minimum frontage of 100 feet.</p>	<p>b) 20 (Note E)</p>	<p>b) 15 (Note D)</p>	<p>b) 10 (Note F)</p>	<p>b) 60%</p>	<p>b) 90%</p>

Zoning District: Type of Use	Min. Lot Area (sq.ft.)	Min. Lot Width Measured at Min. Building Setback Line (ft.)	Min. Front Yard Setback (ft.)	Min. Rear Yard Setback (ft.) (Note A)	Min. Side Yard Setback (each) (ft.) (Note A)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
RC District a) Single family detached dwelling * b) Twin dwelling unit c) Townhouse provided that no more than 6 townhouses shall be attached in any grouping; the maximum density shall not exceed 12 units per acre; and the total building length shall not exceed 150 feet.	a) 4,000 ** b) 3,000 ** c) 3,000 ** for end units, 3,500** for other units d) 3,000 ** e) 6,000	a) 40 b) 25 per dwelling unit c) 25 for end units, 20 for other units (Note B) d) 400 e) 70	20 (Note E)	a) and b): 20 c), d) and e): 25	a) and b): 6 each, except 0 at the shared lot line of lawfully attached dwellings c), d) and e): 10 each, except 0 at the shared lot lint of lawfully attached dwellings	a) and b): 50% c), d) and e): 55%	75%
I District: Allowed Use No new or expanded principal building and no new or expanded off-street parking, loading or industrial storage area shall be placed within 60 feet from the average water level of the Lehigh River.	None	50	10	10 (Note D)	10 (Note D)	80%	90%
INST District a) All Uses	a) 5,000	a) 50	a) 30	a) 30	a) 10 (Note D)	a) 30%	a) 50%

- Notes:
- See Section 803.B. for corner lot setbacks.
 - See Section 403 for swimming pools.
 - See Section 806 regarding extension of nonconforming setbacks.
 - See Section 803 regarding permitted reductions in setbacks to reflect average setbacks of adjacent buildings.
-
- * = Each dwelling unit is required to be on its own fee-simple or condominium lot.
 - ** = Lot area is per dwelling unit.
 - (Note A) = The following exceptions to side and rear yards shall apply:
See accessory residential accessory setbacks in Section 307.C. below.
 - (Note B) = Except if 2 or more off-street parking spaces per dwelling or garage doors for 2 or more vehicles are located within 20 feet of a public street, then the lot width per dwelling unit along such street shall be a minimum of 24 feet.
 - (Note C) = A canopy over gasoline pumps may have a front yard setback of 20 feet, provided no sign is located on the canopy within 35 feet from the street right-of-way.
 - (Note D) = Except a minimum of 40 feet for a new or expanded principal non-residential building from a directly abutting primarily residential lot in a residential district. From a portion of a building used for manufacturing operations or tractor-trailer loading docks, this setback shall be increased to a minimum of 70 feet.
 - (Note E) = An unenclosed front porch may intrude into the front yard by up to a maximum of 10 feet. Such front porch may be covered by a roof.
 - (Note F) = Except a minimum of 30 feet for a new or expanded principal non-residential building from a directly abutting primarily residential lot in a residential district.

Abbreviations: sq. ft. = square feet; min. = minimum; max. = maximum; ft. = feet

307.B. Height. The following height provisions shall apply unless specifically stated otherwise for a specific use:

1. The maximum height for structures shall be 3 stories or 35 feet, whichever is more restrictive, except as follows:
 - a. Structures that are accessory to dwellings shall have a maximum height of 1 story (with the top story limited to non-habitable storage areas) or 15 feet, whichever is more restrictive.
 - b. See also Section 802 "Height Exceptions."
 - c. Within the TC or GC Districts, a principal building shall have a maximum height of 60 feet.
 - d. Within the HD-R District, a principal building may have a maximum height of 75 feet.
 - e. Within the INST District, a principal building may have a maximum height of 100 feet.

307.C. Residential Accessory Structure Setbacks.

1. A 3 feet wide minimum side and rear yard setback shall apply for a permitted detached structure that is accessory to a dwelling, except:
 - a. In no case shall a vehicle garage be setback less than 5 feet from the cartway of an alley.
 - b. Structures shall not obstruct minimum sight clearance at intersections.
 - c. No setback is required for a structure that is accessory to a dwelling from a lot line along which two dwellings are attached (such as a lot line shared by twin dwellings).

2. A residential porch or deck that is open along sides not attached to the principal building may extend into a required side or rear building setback. See Note E in Section 307.A. above concerning front yard setbacks. However, if a deck or porch is covered by a roof or is raised an average of more than 5 feet above the ground level, then the deck or porch shall meet the minimum side yard and shall be setback a minimum of 15 feet from a rear lot line. A setback is not required where two buildings are attached to each other along a lot line. Space under an unenclosed porch may be used for household storage.

3. See Section 403 for swimming pools. See Section 403 for fences and walls.

308. **HISTORIC BUILDINGS IN OVERLAY DISTRICTS.**

A. Purposes. In addition to serving the overall purposes of this Ordinance, this section is intended to:

1. Promote the retention of community character through preservation of the local heritage by recognition and protection of historic and architectural resources;
2. Establish a clear process to review and approve demolition of historic buildings;
3. Encourage continued use, appropriate rehabilitation and adaptive reuse of historic buildings;
4. Implement Sections 603(b), 603(g), 604(1) and 605(2) of the Pennsylvania Municipalities Planning Code which address protecting and facilitating the preservation of historic values through zoning and using zoning to regulate uses and structures at or near places having unique historic, architectural or patriotic interest or value;
5. Strengthen the local economy by promoting heritage tourism, improving property values and increasing investment in older buildings;
6. Utilize the Traditional Neighborhood Development provisions of the Pennsylvania Municipalities Planning code; and
7. Carry out recommendations of the Borough Comprehensive Plan, including recommendations to preserve historic buildings and community character.

B. Applicability.

1. This Section 308 shall apply to any principal building and structure within the H Historic Overlay Districts A, B and C as shown on the Zoning Map, as revised. This Section 308 shall not apply to a building or a building addition within the H Historic Overlay Districts built after 1936, as determined by the Zoning Officer. The applicant may provide documentation to the Zoning Officer that a building was built after 1936. All other structures and buildings in the H Historic Overlay Districts built before 1936 shall comply with the provisions of Section 308.
2. For a building regulated by Section 308, all of the provisions of the applicable underlying zoning districts shall also continue to apply, in addition to the provisions of Section 308. In the event there is a direct conflict between the provisions of Section 308 and the underlying zoning districts, the provision that is most restrictive upon development, demolition, and uses shall apply.

C. General Provisions.

1. Any demolition of a building regulated by this Section 308 shall only occur in compliance with Section 308.
2. The H Historic Overlay Districts A, B and C, may be revised by Borough Council as a Zoning Ordinance Amendment.

3. Definitions. In addition to the definitions provided in other sections of the Zoning Ordinance, the following terms shall have the following meanings for the purposes of this Section 308:

- a. Demolition - The complete dismantling, tearing down, removal or razing of the exterior of a building. This term shall not include renovations, repairs or improvements to the building, unless such changes alter the structural integrity of the building.
- b. Maintenance and Repair - Work that does not alter the appearance or harm the stability of exterior features of a building.
- c. Streetscape - The overall appearance of a block along a public street, including yards visible from a public street, the relationship of building setbacks and, the consistency of architectural styles or features.

D. Demolition of Buildings Regulated by Section 308.

1. The Zoning Hearing Board shall approve by Special Exception use all demolitions of buildings regulated by Section 308. A building regulated by Section 308 shall not be demolished unless the applicant is able to show by credible evidence to the satisfaction of the Zoning Hearing Board that one or more of the following conditions exist:

- a. The existing building cannot feasibly and reasonably be reused, and that such situation is not the result of intentional neglect or demolition by neglect by the owner; or
- b. The denial of the demolition would result in unreasonable economic hardship to the owner, and the hardship was not self-created; or
- c. The demolition is necessary to allow a project to occur that will have substantial, special and unusual public benefit that would greatly outweigh the loss of the Building regulated by Section 308, and the project needs to occur at this location. For example, a demolition may be needed for a necessary expansion of an existing municipal building or to allow a street improvement that is necessary to alleviate a public safety hazard; or
- d. The existing building has no historical or architectural significance and the demolition will not adversely impact upon the streetscape. To meet this condition, the applicant may present information concerning the proposed design of any replacement building or use to show that the proposed building or use will result in a net improvement to the streetscape.

2. For approval of a demolition, the standards of Section 308 shall apply in place of the special exception use standards of Part 6. In reviewing the application, the Zoning Hearing Board shall consider the following:

- a. The effect of the demolition on the historical significance, streetscape and architectural integrity of neighboring Historic Buildings and on the historic character of the surrounding neighborhood.
- b. The feasibility of other alternatives to demolition.

3. An application for demolition of a building regulated by Section 308 shall not be approved unless all of the requirements of Section 308 have been met.
4. A complete application for the demolition shall be submitted by the applicant in writing to the Zoning Officer. The application shall include the following:
 - a. The name, address and daytime telephone number of the owner of record and the applicant for the demolition.
 - b. Recent exterior photographs of the building proposed for demolition. If the applicant is alleging that the building cannot be reused or rehabilitated, then interior photos and floor plans shall be provided as needed to support the applicant's claim.
 - c. A site plan drawn to scale showing existing buildings and the proposed demolition.
 - d. A written statement of the reasons for the demolition.
 - e. The proposed use of the site, and a proposed timeline for development of that proposed use.
5. Procedures. The Zoning Officer shall forward the Application for the demolition to the Zoning Hearing Board for consideration as a Special Exception use. The Zoning Hearing Board shall schedule a Hearing in accordance with Section 112. The applicant shall be informed of meeting dates of when and where the application is intended to be discussed and encouraged to be present to discuss the proposed demolition.
6. Evidence. The applicant shall provide sufficient credible evidence to justify any claims that a building cannot feasibly be repaired or reused. The following types of expert testimony and documentation are encouraged to be provided: a property appraisal, income and expense statements for the property, a written estimate of the costs of rehabilitation by a qualified contractor, a written report from a professional engineer regarding the structural soundness of the building, testimony concerning efforts to market the property over time, information regarding the applicant's purchase price of the building, and similar relevant information.
7. Self-Created Conditions. The conditions that justify the proposed demolition of a building regulated by this Section 308 shall not have been self-created by the applicant. These conditions include, but are not limited to:
 - a. Lack of proper maintenance of the building, including but not limited to structural elements, the roof, windows or architectural elements, or
 - b. Leaving parts of a building open to the elements or accessible to vandalism.
8. The Zoning Officer may require that any unoccupied building shall be properly sealed and secured to prevent decay from the elements and vandalism.
9. Emergency. The Zoning Officer may issue a permit for the demolition of a building without compliance with this Section 308, if the Building Inspector certifies in writing that the building represents a clear and immediate hazard to public safety, and that no other reasonable alternatives exist to demolition.

10. Exceptions. Special Exception use approval shall not be required for the following:
- a. Demolition of accessory buildings or structures.
 - b. Interior renovations or removal of features (such as a rear porch) that do not harm the structural stability of the building and that are not visible from a public street (not including an alley).
 - c. Relocation of a building within the Borough, provided that the relocation does not result in demolition that is regulated by this Section.