

ARTICLE 900 - SUPPLEMENTAL REGULATIONS

SECTION 901 SIGN REGULATIONS

901.1 Types and Classes

Signs in all Zoning Districts shall be categorized according to the types and classes described below and shall comply with the requirements for those types and classes described in this Section.

- a. **Classes:** Signs are classified by physical attributes into the following categories:
1. **Freestanding:** A sign supported on a foundation or by one or more uprights, poles or braces permanently affixed to the ground and not attached to any building or other structure, including:
 - (a) **Pole Sign:** A freestanding sign which is supported by one (1) or more poles, uprights or braces and which has a minimum clearance between the bottom edge of the sign and the adjacent ground level, as specified by this Ordinance.
 - (b) **Ground Sign:** A freestanding sign which is affixed to the ground by means of a permanent foundation and which provides a maximum clearance of eighteen inches (18") between the bottom edge of the sign and the adjacent ground level.
 2. **Wall:** A sign attached to and erected parallel to the face of an outside wall of a building, projecting outward no more than six (6) inches from the wall of the building.
 3. **Bulletin:** A type of changeable copy sign constructed to allow letters or symbols to be changed periodically such as those used by churches and schools to announce events.
 4. **Roof Sign:** A sign erected and maintained upon or above the roof of any building which projects no more than six (6) feet above the roof.
 5. **Overhanging:** A sign, other than a wall sign, affixed to a building or wall whose leading edge extends beyond such building or wall more than six inches (6").
 6. **Billboard:** An off-site sign which advertises goods or services unrelated to or not available on the premises where the sign is located.

7. **Changeable Copy:** A sign that is designed so that characters, letters or illustrations can be changed or rearranged either manually or electronically without altering the face or surface of the sign.
8. **Indirectly Illuminated:** A sign which is lighted means of lamps or lighting devices external to, and reflected on, the sign, which lighting is stationary and constant in intensity and color at all times and which is shielded so that the illumination is concentrated on the face of the sign and there is no spillover of illumination or glare beyond the face of the sign.
9. **Internally Illuminated:** A sign which is lighted by means of lamps or lighting devices internal to the sign, which lighting is either behind the face of the sign or is an integral part of the sign structure and the advertising effect.
10. **Off-Premises Directional:** A sign, other than a billboard, as defined herein, erected by a business, agency, organization or development located within the Borough, that directs vehicular traffic to an establishment, event, activity, product or service not sold, produced or available on the property on which the sign is located, but not including any directional signs erected by a governmental agency which are exempt from these regulations.

b. **Types:** Signs are categorized by use, function or purpose into the following types:

1. **Residential Identification:** A sign containing only the name and address of the occupant of a dwelling.
2. **Home Occupation or Home Office Identification:** A sign containing only the name and address of the occupant of the dwelling and their occupation. No logos or other advertising shall be permitted.
3. **Residential Plan Identification Sign:** A permanent wall or freestanding ground sign containing only the name and address of a plan of subdivision or a multifamily building or development.
4. **Real Estate:** A temporary sign advertising the sale or rental of premises. The signs may also bear the words sold, sale pending or rented across their face.
5. **Development:** A temporary sign erected during the period of construction and/or development of a property by the contractor and developer or their agent.

6. **Construction:** A temporary sign announcing the name of contractors, mechanics or artisans engaged in performing work on the premises.
7. **Notification:** Signs bearing legal and/or property notices such as: no trespassing, private property, no turnaround, safety zone, no hunting and similar messages and signs posted by a governmental agency for traffic control or the safety of the general public.
8. **On-Premises Directional:** A sign which directs and/or instructs vehicular or pedestrian traffic relative to parking areas, proper exits, loading areas, entrance points and similar information on the premises on which it is located.
9. **Political Sign:** A temporary sign which indicates the name, cause or affiliation of anyone seeking public office or which refers to an issue concerning which a public election is scheduled to be held.
10. **Agricultural Sales:** A temporary sign permitted in connection with any operating farm used only to announce the sale of seasonal products raised on the premises.
11. **Business Identification Sign:** A sign which contains the name, address and goods, services, facilities or events available on the premises.
12. **Temporary Special Event Display:** A banner, flag, pennant or similar display constructed of durable material and affixed to the wall of a building erected for a period of less than sixty (60) days whose sole purpose is to advertise a special event.

901.2 General Regulations

The following regulations shall apply to signs in all Zoning Districts:

- a. **Restricted Signs:** The following signs shall not be permitted in any Zoning District:
 1. A-Frame or sandwich board signs;
 2. Portable or Wheeled Signs;
 3. Banners and Pennants, other than Temporary Special Event Displays authorized by this Ordinance.
 4. Moving or Flashing Signs, except for that portion of a permitted sign which indicates time or temperature;

5. Signs on trees, utility poles or official traffic control devices or signs.
 6. Signs which imitate traffic control devices;
 7. Signs painted on walls or chimneys of a building or on fences or walls;
 8. Overhanging Signs, as defined herein;
 9. Agricultural Sales Signs, as defined herein; and
 10. Signs on or affixed to vehicles and/or trailers which are parked on a public right-of-way, public property or private property, other than temporarily for overnight storage on the site of a business or for maintenance, repair, loading, unloading or rendering a service at any location, which are visible from the public right-of-way and where the apparent purpose is to advertise a product or direct people to a business or activity located on the same or nearby property.
- b. **Lots with Multiple Street Frontage:** In all Zoning Districts, lots fronting on more than one (1) street shall be permitted to have one (1) sign which is authorized per lot on each street frontage.
- c. **Temporary Signs:** In all Zoning Districts where authorized by Section 901.3, real estate, construction and development signs shall be considered temporary signs which shall be removed within thirty (30) days of the completion of sales or construction.
- d. **Notification Signs:** In all Zoning Districts, the number, location and size of legal notification signs erected by public agencies shall be in accordance with the laws of the Commonwealth. In all Zoning Districts, legal notification signs posted on private property by property owners such as no trespassing, no hunting and the like shall be limited to a surface area not exceeding two (2) square feet. The placement and maximum number of signs permitted along road frontages shall be one (1) sign for every one hundred (100) feet of road frontage.
- e. **Visibility:** No sign shall be located in such a position that it will cause a hazard by obstructing visibility for traffic on a street or obscuring a traffic signal or other traffic control device. No sign, other than official traffic signs, shall hang over or be erected within the right-of-way of any street.
- f. **Illumination:** Illumination, when authorized by this Ordinance, shall be directed upon the sign face and not towards adjoining properties or streets. Flashing or oscillating signs shall not be permitted. Lighting shall be stationary and constant in intensity and color at all times. The intensity of any source of illumination of any

sign, whether indirect or internal, shall be controlled so as to not create glare and to be compatible with the intensity of ambient light and illumination on surrounding properties.

- g. **Maintenance and Inspection:** All signs must be constructed of a durable material and maintained in good condition. Any sign found to be in an unsafe condition upon inspection shall be declared to be a public nuisance and the Zoning Officer shall give notice to the owner in writing to repair or remove the sign within ten (10) days. Upon failure of the owner to comply, the Borough shall remove the sign at the owner's expense.
- h. **Removal of Signs:** Whenever any business is discontinued or vacated, all signs relating to the discontinued or vacated business shall be removed within thirty (30) days of the vacation or discontinuance of the business. Upon failure of the owner to comply, the Borough shall remove the sign at the owner's expense.
- i. **Permits Required:** No permit shall be required for the following types of signs as described in Subsection 901.1 above: Notification, Real Estate, Residential Identification, Political and Construction Signs. Permits for all other signs authorized by Subsections 901.3 through 901.5 shall be required. The Zoning Officer shall issue the required permits upon submission of an application which complies with all applicable provisions of this Ordinance and payment of the required fee established from time to time by Resolution of Borough Council.

901.3

Signs Authorized in All Zoning Districts

The following signs are authorized in all Zoning Districts:

- a. One (1) Bulletin Sign which is non-illuminated or indirectly or internally illuminated and which does not exceed twenty-four (24) square feet in surface area, shall be permitted in connection with any church, school, library or similar public or semi-public building.
- b. One (1) non-illuminated temporary Real Estate Sign or Development Sign advertising the sale or lease of the property on which the sign is located shall be permitted provided the surface area of the sign shall not exceed six (6) square feet in any Residential Zoning District or thirty-two (32) square feet in any other Zoning District. Such signs shall be removed within thirty (30) days of the sale, lease or completion of development of the property.
- c. One (1) non-illuminated temporary Construction Sign announcing the names of contractors, mechanics or artisans engaged in performing work on the premises shall be permitted on a lot, provided the sign shall not exceed twelve (12) square feet in area and shall be removed immediately upon completion of the work.

- d. One (1) non-illuminated Temporary Special Event Display Sign, as defined by this Ordinance, shall be permitted to be erected on the face of a public building, church or building housing a non-profit organization, provided that the area of the signs shall not exceed forty (40) square feet and provided the sign is displayed for a period no longer than fifteen (15) days and is removed within five (5) days following the event that it is erected to promote.
- e. One (1) non-illuminated Home Occupation or Home Office Identification Sign shall be permitted for an approved home occupation, or home office provided that the surface area of the sign does not exceed one (1) square foot and the sign shall contain only the name and occupation of the resident and shall not contain any logo or other advertising.
- f. Non-illuminated temporary Political Signs erected during a political campaign shall be permitted, provided that they are not of a type restricted by Subsection 901.2(a) of this Ordinance and provided that the surface area of such signs shall not exceed six (6) square feet and the signs shall be removed within five (5) days after the election for which they were erected.
- g. Off-Premises Directional Signs for real estate open houses for properties located within the Borough shall be erected no sooner than two (2) days prior to the open house and shall be removed at the conclusion of the open house. Signs not erected and/or removed within these time limits will be removed at the owner's expense. The maximum surface area of such signs shall not exceed six (6) square feet. No permit shall be required for such temporary Off-Premises Directional Signs for real estate open houses.
- h. Off-Premises Directional Signs for new developments under construction shall be permitted only within the right of way of any arterial or collector street, as defined herein, with the permission of the owner of the right of way. The maximum surface area of each sign shall not exceed two (2) square feet and the maximum number of signs authorized for each development shall be four (4). Off-Premises Directional Signs for any development shall be placed a minimum of one thousand (1,000) feet apart.

Off-Premises Directional Signs located within the right of way shall comply with §902.1 of this Ordinance regarding visibility at intersections.

A permit shall be required for Off-Premises Directional Signs for new development. The permit shall expire after one (1) year from the date of issuance; however, the permit may be renewed provided there is continued need for the sign. All such signs shall be removed within ten (10) days of the sale or rental of the last lot or unit in the development.

901.4

Signs Authorized in Residential Zoning Districts

The following signs shall be permitted in all Residential Zoning Districts:

- a. One (1) non-illuminated or indirectly illuminated permanent wall or freestanding ground Residential Plan Identification Sign containing only the street address and/or name of a residential subdivision plan or multifamily building or development which shall not exceed twelve (12) square feet in area. A sign identifying the name of a residential subdivision may be affixed to a freestanding decorative wall, rather than to a building wall, provided that the decorative wall meets all applicable ordinance requirements and does not obstruct visibility for traffic entering or leaving the plan. Any Residential Plan Identification Sign which is proposed to be located in a public right-of-way shall be subject to permission from the owner of the right-of-way and assignment of responsibility for maintenance of the sign to the developer or a homeowners association.
- b. One (1) non-illuminated or indirectly illuminated wall or freestanding ground identification sign for any non-residential use, other than a home occupation, authorized by conditional use in a Residential Zoning District which shall not exceed twelve (12) square feet in area.
- c. One (1) non-illuminated or indirectly illuminated wall or freestanding ground business identification sign for a lawfully maintained nonconforming use in a Residential Zoning District which shall not exceed twelve (12) square feet in area.

901.5

Signs Authorized in Commercial and Industrial Districts

The following signs shall be permitted in all Commercial and Industrial Districts:

- a. **Temporary Special Event Display:** Temporary Special Event Displays, as defined by this Ordinance, shall be permitted provided that:
 1. No more than two (2) signs or banners shall be permitted on any establishment at any one time;
 2. The Temporary Special Event Display signs shall be securely attached to the building or to the supporting structure of a freestanding pole business identification sign;
 3. Temporary Special Event Display signs shall be displayed for a period not exceeding thirty (30) days, either consecutively or cumulatively, in any twelve (12) month period;

4. The aggregate surface area of all Temporary Special Event Display signs shall not exceed forty (40) square feet per establishment. In the event that there is more than one (1) establishment on a site, the maximum aggregate surface area of all Temporary Special Event Display signs on the site at any one time shall not exceed one hundred (100) square feet;
5. Portable signs shall not be permitted as Temporary Special Event Display signs; and
6. Temporary Special Event Display Signs shall be non-illuminated.

- b. **Directional Signs:** On lots with areas less than one (1) acre, a maximum of four (4) non-illuminated or indirectly illuminated directional signs, each of which shall not exceed four (4) square feet in area, shall be permitted.

On lots with areas of one (1) acre or more, a maximum of six (6) non-illuminated or indirectly illuminated directional signs, each of which shall not exceed four (4) square feet in area, shall be permitted on the first acre. For each additional acre or fraction thereof over one (1) acre, two (2) additional directional signs shall be permitted.

- c. **Changeable Copy Signs:** In addition to the authorized business identification signs, one (1) non-illuminated or internally illuminated changeable copy sign shall be permitted per lot, regardless of the number of businesses on the lot, which shall not exceed thirty (30) square feet in area and which shall be permanently affixed to the wall of the building or to the supporting structure of an authorized freestanding sign on the lot.

- d. **Business Identification Signs:**

1. **Wall Signs:** Each business establishment shall be permitted to have wall signs which may be illuminated or non-illuminated. The aggregate area of all wall signs shall not exceed two (2) square feet for each lineal foot of width of the front wall of the building, or portion of the building, occupied by the business.

2. **Ground Signs:** In addition to the wall signs, one (1) freestanding ground sign shall be permitted per lot, regardless of the number of businesses on the lot, provided that:

- (a) No freestanding pole sign exists or is proposed to be erected on the lot.

- (b) The maximum surface area of the ground sign shall not exceed twenty-four (24) square feet.
 - (c) The height and location of the sign shall be designed so as to not interfere with visibility for vehicular traffic entering or leaving the lot or traveling on any street.
 - (d) Ground signs shall be non-illuminated or indirectly illuminated only. Internally illuminated ground signs shall not be permitted.
 - (e) No portion of any ground sign shall be located closer than ten (10) feet to any curb, or if there is no curb, to the edge of paving of a public street.
3. **Pole Signs:** In addition to the authorized wall signs, one (1) freestanding pole sign shall be permitted per lot, regardless of the number of businesses on the lot, provided that:
- a. No freestanding ground sign exists or is proposed to be erected on the lot.
 - b. The pole sign shall be non-illuminated, indirectly illuminated or internally illuminated.
 - c. The maximum height of the top of the pole sign shall be twenty (20) feet;
 - d. The minimum height of the bottom edge of the pole sign shall be eight (8) feet;
 - e. The maximum size of the freestanding pole sign shall not exceed sixty-four (64) square feet and neither dimension of such sign shall be less than six (6) feet; and
 - f. No portion of any pole sign shall project over any public right-of-way.
 - g. No portion of any pole sign shall be located closer than ten (10) feet to any curb, or if there is no curb, to the edge of paving of a public street.
4. **Roof Signs:** Roof signs shall be permitted only in the I-1 and I-2, Industrial Districts. One (1) roof sign shall be permitted per building, regardless of the number of establishments in the building. Roof signs may be illuminated or non-illuminated. Roof signs shall be permitted only in place of a wall sign.

The surface area of a roof sign shall not exceed two (2) square feet for each lineal foot of width of the front wall of the building. Roof signs shall not project more than six (6) feet above the highest point of the roof on which they are erected.

5. **Overhanging Signs:** Overhanging signs shall not be permitted in any District. Overhanging signs shall include marquees, awnings or similar structures, if they are used for business identification.

e. **Off-Premises Directional Signs:** A maximum of four (4) Off-Premises Directional Signs shall be permitted to be erected by any business or organization located within the Borough.

The Off-Premises Directional Sign shall be located only along an arterial or collector street, as defined herein. The maximum number of signs located at any intersection or at any other individual location along the arterial or collector street shall be four (4) signs.

The Off-Premises Directional Signs shall be non-illuminated and shall not exceed six (6) square feet in surface area. Such signs shall be permitted in the public right of way only if permission is granted by the owner of the right of way and, if the owner of the right of way is Allegheny County or Penn DOT, the applicable permit is obtained for the use of the right of way. Evidence of permission from the landowner in the form of a lease agreement or notarized statement shall be required for signs that are proposed to be erected on property owned by an owner other than the owner of the business or organization the sign is intended to serve.

Signs located outside the public right of way shall be located no closer than ten (10) feet to the edge of the right of way and no closer than fifteen (15) feet to the edge of the cartway, if the right of way is not contiguous with the lot line. The sign shall comply with the requirements of §902.1 regarding visibility at intersections.

A permit shall be required for such Off-Premises Directional Signs and shall be renewable annually by the Zoning Officer upon a determination of compliance with these regulations.

901.6 Signs Authorized in Business Park and Office Park Districts

a. **Directional Signs:** On lots with areas less than one (1) acre, a maximum of four (4) non-illuminated or indirectly illuminated directional signs each of which shall not exceed four (4) feet in area, shall be permitted.

On lots with areas of one (1) acre or more, a maximum of six (6) non-illuminated or indirectly illuminated directional signs, each of which shall not exceed four (4) square feet in area, shall be permitted on the first acre. For each additional acre or fraction thereof over one (1) acre, two (2) additional directional signs shall be permitted.

b. **Changeable Copy Signs:** In addition to the authorized business identification signs, one (1) non-illuminated or internally illuminated changeable copy sign shall be permitted per lot, regardless of the number of businesses on the lot, which shall not exceed thirty (30) square feet in area and which shall be permanently affixed to the wall of the building or to the supporting structure of an authorized freestanding sign on the lot.

c. **Business Identification Signs:**

1. **Wall Signs:** Each business establishment shall be permitted to have wall signs which may be illuminated or non-illuminated. The aggregate area of all wall signs shall not exceed two (2) square feet for each lineal foot of width of the front wall of the building, or portion of the building, occupied by the business.

2. **Ground Signs:** In addition to the wall signs, one (1) freestanding ground sign shall be permitted per lot, regardless of the number of businesses on the lot, provided that:

(a) In the Business Park District, no freestanding pole sign exists or is proposed to be erected on the lot.

(b) The maximum surface area of the ground sign shall not exceed thirty-two (32) square feet.

(c) The height and location of the sign shall be designed so as to not interfere with visibility for vehicular traffic entering or leaving the lot or traveling on any street.

(d) Ground signs shall be non-illuminated or indirectly illuminated only. Internally illuminated ground signs shall not be permitted.

3. **Pole Signs:** In the Business Park District, in addition to the authorized wall signs, one (1) freestanding pole sign shall be permitted per lot regardless of the number of businesses on the lot, provided that:

(a) No freestanding ground sign exists or is proposed to be erected on the lot.

- (b) The pole sign shall be non-illuminated, indirectly illuminated or internally illuminated.
- (c) The maximum height of the top of the pole sign shall be twenty (20) feet;
- (d) The minimum height of the bottom edge of the pole sign shall be eight (8) feet;
- (e) The maximum size of the freestanding pole sign shall not exceed sixty-four (64) square feet and neither dimension of such sign shall be less than six (6) feet; and
- (f) No portion of any pole sign shall project over any public right-of-way.

d. Off Premises Directional Signs:

A maximum of four (4) Off-Premises Directional Signs shall be permitted to be erected by any business or organization located within the Borough.

The Off-Premises Directional Sign shall be located only along an arterial or collector street, as defined herein. The maximum number of signs located at any intersection or at any other individual location along the arterial or collector street shall be four (4) signs.

The Off-Premises Directional Signs shall be non-illuminated and shall not exceed six (6) square feet in surface area. Such signs shall be permitted in the public right of way only if permission is granted by the owner of the right of way and, if the owner of the right of way is Allegheny County or Penn DOT, the applicable permit is obtained for the use of the right of way. Evidence of permission from the landowner in the form of a lease agreement or notarized statement shall be required for signs that are proposed to be erected on property owned by an owner other than the owner of the business or organization the sign is intended to serve.

Signs located outside the public right of way shall be located no closer than ten (10) feet to the edge of the right of way and no closer than fifteen (15) feet to the edge of the cartway, if the right of way is not contiguous with the lot line. The sign shall comply with the requirements of §902.1 regarding visibility at intersections.

A permit shall be required for such Off-Premises Directional Signs and shall be renewable annually by the Zoning Officer upon a determination of compliance with these regulations.

901.7

Signs Authorized in CD, Special Conservation, Districts

- a. **Directional Signs:** On lots with areas less than one (1) acre, a maximum of four (4) non-illuminated or indirectly illuminated directional signs, each of which shall not exceed four (4) square feet in area, shall be permitted.

On lots with areas of one (1) acre or more, a maximum of six (6) non-illuminated or indirectly illuminated directional signs, each of which shall not exceed four (4) square feet in area, shall be permitted on the first acre. For each additional acre or fraction thereof over one (1) acre, two (2) additional directional signs shall be permitted.

b. **Business Identification Signs:**

1. **Wall Signs:** Each business establishment shall be permitted to have wall signs which may be illuminated or non-illuminated. The aggregate area of all wall signs shall not exceed one (1) square foot for each lineal foot of width of the front wall of the building, or portion of the building, occupied by the business.
2. **Ground Signs:** In addition to the wall signs, one (1) freestanding ground sign shall be permitted per lot, regardless of the number of businesses on the lot, provided that:
 - a. The maximum surface area of the ground sign shall not exceed sixteen (16) square feet.
 - b. The height and location of the sign shall be designed so as to not interfere with visibility for vehicular traffic entering or leaving the lot or traveling on any street.
 - c. Ground signs shall be non-illuminated or indirectly illuminated only. Internally illuminated ground signs shall not be permitted.

901.8

Billboard Signs

Billboards may be permitted only as a conditional use when approved by Borough Council after submission and review by the Planning Commission in accordance with the procedures specified in Subsection 1206.2 of this Ordinance and provided all of the following requirements are met:

- a. **Location.** Billboards shall not be erected on any property within an R Residential, Zoning District or within 500 feet of the property line of any public or private school property, measured along the highway frontage of the street or highway on which

the billboard is located from a point on the centerline of the street or highway which is perpendicular to the centermost point of the billboard structure and parallel to the front lot line of the lot on which the billboard is located.

Billboards may be erected within 400 feet of the centerline (measured horizontally) of Pennsylvania Route 51 and Pennsylvania Route 837.

1. The minimum side and rear yard requirements applying to a principal use as set forth within the Zoning District in which the billboard is to be located shall apply to each billboard structure, except that where the yard adjoins a Residential Zoning Classification, the minimum required yard shall be one hundred (100) feet.
 2. The maximum lot coverage as specified for the Zoning District in which the billboard is to be located shall apply to any lot upon which a billboard structure is located and shall be cumulative including any other structures and buildings on the same lot therewith.
 3. No billboard shall be erected in such a manner as to block the view from the road or street, of any existing business sign, residential or non-residential structure, or limit or reduce the light and ventilation requirements under the Borough Building Code.
 4. No part of any billboard shall be located closer than ten (10) feet to any street right-of-way.
 5. No billboard shall be constructed within the clear sight triangle of the public street on which it is situated and shall not in any case obstruct or impede traffic safety.
 6. Billboards shall maintain a lateral minimum spacing of 1,000 feet between any existing or proposed billboard structures on both sides of the street. Required spacing shall be measured from a point on the centerline of the street which is perpendicular to the centermost point of the billboard structure which is parallel to the front lot line of the lot on which the billboard is located.
 7. Billboards shall not be mounted on the roof, wall, or other part of a building or any other structure.
- b. **Size and Height.** A billboard shall have a maximum allowable Gross Surface Area of 750 square feet per Sign Face. A billboard shall have a maximum of two (2) Sign Faces per billboard structure. However, the Gross Surface Area of each Sign Face shall not exceed the 750 square foot maximum.

1. The billboard structure may have Sign Faces placed back to back or in a V-shaped configuration on a single billboard structure.
2. The billboard's Gross Surface Area shall not exceed twenty (20) feet in total height or sixty (60) feet in total length.
3. A billboard structure shall have a maximum height above the curb of the street from which they are intended to be viewed of forty (40) feet. However, the height of a billboard structure oriented to a depressed street shall be measured from the grade at the base of the billboard.

c. **Construction Methods.** Billboards shall be constructed in accordance with applicable provisions of the Borough of Jefferson Hills Building Code and in addition:

1. A billboard structure shall have a maximum of one vertical support being a maximum of three (3) feet in diameter or width and without bracing or vertical supports.
2. The one vertical support shall be capable of enabling the entire Sign Face to be able to withstand a minimum 60 mile per hour wind load.
3. A billboard Sign Face shall be independently supported and have vertical supports of metal which are galvanized or otherwise treated to prevent rust and corrosion.
4. The entire base of the billboard structure on the side of the Sign Face shall be permanently landscaped with suitable shrubbery and/or bushes of minimum height of three (3) feet placed in such manner as to screen the foundation of the structure.
5. Landscaping shall be maintained by the sign owner in an attractive and healthy manner in accordance with accepted conservation practices.
6. Permanent landscaping shall form a base and/or backdrop to the billboard sign when practical in the opinion of the Zoning Officer.
7. All curbs and grading shall be in accordance with Chapters 9 and 22 of the Code of Ordinances of the Borough of Jefferson Hills.
8. No bare cuts are permitted on a hillside.
9. All cuts or fills are to be permanently seeded or planted.

10. A billboard with display lighting shall be constructed so that it does not glare upon adjoining property and shall not exceed a maximum of 1.5 foot candles upon the adjoining property.
11. Display lighting shall not operate between 12:00 Midnight and 5:00 A.M., prevailing local time.
12. No billboard structure, Sign Face, or display lighting shall move, flash, or emit noise. No display lighting shall cause distractions, confusion, nuisance, or hazard to traffic, aircraft, or other properties.
13. The use of colored lighting is not permitted.

d. Maintenance.

1. A billboard structure shall be entirely painted every three (3) years.
2. Every ten (10) years, the owner of the billboard shall have a structural inspection made of the billboard by a qualified Pennsylvania Registered Engineer or Architect and shall provide to the Borough a certificate from the Engineer or Architect certifying that the billboard is structurally sound.
3. Annual inspections of the billboard shall be conducted by the Borough to determine compliance with the provisions of this Ordinance.
4. Billboards found to be in violation of this Ordinance shall be brought into compliance or removed within thirty (30) days upon proper notification by the Borough.
5. Billboards using removable paper or other materials shall be maintained in such condition as to eliminate loose or frayed material protruding or hanging from the structure.

- e. Permits.** Conditional use approval for a billboard shall be valid for six (6) months from the date of action by Borough Council granting the conditional use. If the applicant fails to obtain a building permit for the billboard within the six (6) month period, conditional use approval shall automatically expire without notice to the applicant.

The issuance of a permit for a billboard which has been granted conditional use approval shall be conditioned upon the approval of the Pennsylvania Department of Transportation (PennDOT). If the applicant fails to submit evidence of the required approval by PennDOT within thirty (30) days of the issuance of the conditional building permit, the building permit shall be revoked by the Borough Building Inspector who shall provide written notice to the applicant.

The applicant may reapply for the required conditional building permit, subject to the approval of the Pennsylvania Department of Transportation (Penn DOT), without payment of any additional building permit fee, provided that the application is filed within the six (6) month period during which the conditional use approval is valid. The new conditional building permit shall be subject to the same thirty (30) day period for obtaining the required Penn DOT approval or the re-issued building permit shall be revoked by the Borough Building Inspector who shall provide written notice to the applicant.

SECTION 902 GENERAL REGULATIONS

902.1 Visibility at Intersections

On any corner lot or at any point of entry on a public road, nothing shall be erected, placed, planted or allowed to grow in such a manner which obscures the vision above the height of two and one-half (2-1/2) feet and below ten (10) feet, measured along the centerlines of the intersecting streets or driveways and within the area bounded by the centerline of the streetline of such lot and a line joining points on these street centerlines seventy-five (75) feet along the centerlines from their intersection. The diagram in Appendix A illustrates this requirement.

902.2 Stripping of Topsoil. Excavation of Clay, Sand, Gravel or Rock

Except for surface mining operations permitted by Subsections 201.1, 202.1, 203.1 and 501.1 of this Ordinance, removal of clay, sand, gravel or rock shall be permitted only under the following conditions:

- a. As part of the construction or alteration of a building or the grading incidental to such building;
- b. In connection with normal lawn preparation and maintenance;
- c. In connection with the construction or alteration of a street or utility improvement; or
- d. In farming operations where such use is permitted, provided sound soil conservation practices are observed.

Removal of topsoil and/or sod shall be permitted subject to the provisions of the Borough Grading Ordinance (Chapter 9 of the Code), the Borough Flood Plain Regulations (Chapter 8 of the Code) and filing of an Erosion and Sedimentation Control Plan which is approved by the Soil Conservation Service.

902.3 Exception to Height Limitations

Except for essential services, public corporation facilities and communications towers which are subject to specified height requirements in this Ordinance and except for structures which are subject to the requirements of the Allegheny County Airport Zoning Regulations, the height limitations of this Ordinance shall not apply to church spires, belfries, domes, monuments, observation towers, windmills, chimneys, smoke stacks, flagpoles, masts, barns, silos, elevators, tanks and other projections which are not intended for human occupancy.

Aerials and/or antennas may exceed the height limitations for principal or accessory structures for the zoning district in which they are proposed to be constructed subject to Subsection 902.10 and Section 906 of this Ordinance.

902.4 Farm Regulations

Agricultural uses, farm dwellings and customary farm buildings shall be permitted subject to the following:

- a. No building housing animals shall be constructed closer than two hundred (200) feet to any property line.
- b. No other farm outbuilding shall be constructed closer than fifty (50) feet to any property line.
- c. All grazing and pasture areas shall be fenced.
- d. No manure storage shall be permitted closer than one hundred (100) feet to any property line.
- e. No greenhouse heating plant shall be operated within one hundred (100) feet of any property line.
- f. No agricultural use shall be continued if it is conducted in a way which creates a danger to public safety or health of neighboring residents.
- g. Display and sales of farm products shall be permitted provided that:
 1. Agricultural Sales Signs shall not be permitted in accordance with Section 901.

2. Parking spaces for at least three (3) cars shall be provided behind the street right-of-way line.
3. The sale of farm products shall be conducted from a portable stand which shall be removed at the end of the growing season or from a permanent building located at least one hundred (100) feet from the street right-of-way line.
4. All products sold shall be grown or produced on the property where the products are offered for sale.
5. All products grown or produced for sale shall be limited to the products of activities specified within the definition of Agricultural Uses in Subsection 102.2 of this Ordinance.

902.5 Parking of Commercial Vehicles

Commercial equipment, including trucks in excess of one (1) ton capacity, tandems, tractor-trailers, tractors or other vehicles bearing commercial advertisement or construction or cargo-moving vehicles or equipment shall not, under any conditions, be stored outside an enclosed building or garage or be parked overnight on any lot in any recorded plan of subdivision in any R-1, R-2, R-3, R-4 or R-5, Residential Zoning District. This regulation shall not apply to any commercial vehicles parked temporarily in residential areas for the purpose of loading, unloading or rendering service to any residential property. Further, this regulation shall not apply to the storage of recreational vehicles otherwise authorized by this Ordinance or other Borough Ordinances.

902.6 Off-street Parking Standards

In all Zoning Districts, whenever any new use is established or an existing use is structurally altered, converted or enlarged, off-street parking spaces shall be provided in accordance with the requirements of this Section.

- a. **Off-street Parking Design:** Parking areas in all Zoning Districts shall comply with the following standards:
 1. **Size:** Each off-street parking space shall have an area of not less than 180 square feet, exclusive of access drives or aisles, shall have minimum dimensions of nine (9) feet in width and twenty (20) feet in length and shall be maintained free from obstruction. Parking areas shall be designed to provide sufficient turn-around area so that vehicles are not required to back onto the cartway of any public street.

2. **Access:** Where an existing parking area does not adjoin a public or private street, alley, or easement of access, an access drive shall be provided leading to the parking areas. Access to off-street parking areas shall be limited to well defined locations, and in no case shall there be unrestricted access along the length of a street. The street frontage shall be curbed to restrict access to the lot, except where access drives are proposed. The number of access drives from a single lot or development to any public street shall not exceed two (2) for every four hundred (400) feet of street frontage.

Where a site has frontage on more than one (1) street, access shall be provided from the street with the lower traffic volume, if physically practical.

Access drives entering State and County highways or roads are subject to a Highway Occupancy Permit issued by the Pennsylvania Department of Transportation (Penn DOT).

Each parking space shall have access directly to a driveway. Interior circulation of traffic shall be designed so that no driveway providing access to parking spaces shall be used as a through street. Interior traffic circulation shall be designed to ensure safety and access by emergency vehicles.

3. **Safety Requirements:** Borough Council shall consider whether safety requirements are warranted to reduce traffic hazards which endanger public safety. The developer shall be responsible for construction of any required islands, acceleration, deceleration or turning lanes and shall bear the cost of installing any required traffic control devices, signs or pavement markings.
4. **Marking:** All parking spaces shall be clearly delineated by painted lines or markers. Parking spaces shall be provided with bumper guards or wheel stops, where necessary, for safety or protection to adjacent structures or landscaped areas. All vehicular entrances and exits to parking areas shall be clearly marked for all conditions. Short-term visitor parking spaces shall be differentiated from long-term employee spaces by suitable markings. Handicapped parking shall be appropriately marked.
5. **Parking Areas Serving Residential Dwellings:** Parking requirements for single family, two family triplex, quadruplex and townhouse dwellings shall be met by providing the required spaces in an enclosed garage or in a private driveway on the lot. Parking for garden apartments shall be provided in a paved, striped and curbed off-street parking area.

6. **Standards for Parking Areas Serving Townhouses and Apartments in Planned Residential Developments:**

The minimum depth of a driveway serving an individual dwelling unit shall be twenty-five (25) feet measured between the wall of the building containing the dwelling unit and the edge of paving of a public or private street or common driveway which provides access to the individual driveway.

The minimum width of a common driveway which is parallel to the dwelling units and which provides access to individual driveways at right angles to it shall be fourteen (14) feet.

A hammerhead turnaround shall be provided where a common driveway terminates in a dead end.

The minimum distance between the edge of paving of a common driveway or parking area and the top of any slope shall be ten (10) feet.

7. **Parking Areas Serving Uses Other Than Residential Dwellings:**

Parking requirements for all uses other than residential dwellings shall be met by providing a paved, striped and curbed off-street parking area or parking in a garage structure. Parking serving authorized nonresidential uses in any Residential Zoning District shall not be located in front of the minimum required building line.

8. **Driveways Serving Nonresidential Uses:** Single lane driveways which provide access to lots and parking areas shall be a minimum of ten (10) feet wide and a maximum of twelve (12) feet wide; two lane driveways shall be a minimum of twenty (20) feet wide and a maximum of twenty-four (24) feet wide.

If parking spaces are aligned at less than 90°, the driveways shall be restricted to one-way traffic and head-in parking only.

There shall be at least fifteen (15) feet between separate driveways at the street right-of-way line and at least five (5) feet between a driveway and a fire hydrant, catch basin or property line. There shall be at least forty (40) feet between the centerline of a driveway and the right-of-way line of any street which intersects with the street on which the lot has frontage.

Adequate sight distance shall be provided, subject to review and approval by the Borough Engineer. Driveways shall not exceed a slope of ten percent (10%) within twelve (12) feet of the street right-of-way line.

9. **Location of Parking Areas:** Required parking spaces shall be located on the same lot with the principal use.

For all uses other than single family or two family dwellings, no parking area containing more than five (5) parking spaces shall be located closer than ten (10) feet to any adjoining property line and parking authorized in front yards shall be located at least ten (10) feet from the street right-of-way line.

10. **Screening and Landscaping:** Parking areas containing more than five (5) parking spaces shall be effectively screened by a buffer area, as defined by this Ordinance, along any property line which adjoins a residential use or Residential Zoning District classification which is at least five (5) feet in depth as measured from the property line.

In addition, a planting strip at least five (5) feet wide shall be provided between the edge of the right-of-way and any parking area authorized in any yard which fronts on a street. Planting strips between the right-of-way and the parking area shall be suitably landscaped and maintained in grass, ground cover or other landscaping material not in excess of three (3) feet in height which shall not obstruct visibility for traffic entering or leaving the lot or traveling on the public street.

11. **Surfacing:** With the exception of home occupations, single family dwellings and two family dwellings, all parking areas and access drives shall have a paved concrete, bituminous or similar surface, graded with positive drainage to dispose of surface water.

12. **Lighting:** Any lighting used to illuminate off-street parking areas shall be designed to reflect the light away from the adjoining premises of any Residential Zoning District or residential use and away from any streets or highways. Lighting standards shall be located not more than eighty (80) feet apart and the lighting system shall furnish an average minimum of 2.0 foot candles during hours of operation.

13. **Storm Water Management:** All paved parking areas shall be designed so that storm water runoff shall not adversely affect adjacent properties. The method of storm water management and the design of the proposed facilities shall be subject to the requirements of the Borough Subdivision and Land Development Ordinance (Chapter 22 of the Code) and to review and recommendation by the Borough Engineer.

14. **Compliance with ADA Requirements:** Parking areas accessory to nonresidential uses, multifamily dwellings and Planned Residential Developments shall comply with all applicable requirements of the Americans with Disabilities Act (ADA).

b. **Off-Street Parking Requirements:** Any new use or change of use in any Zoning District shall comply with the following minimum requirements for the provision of off-street parking spaces.

When the calculation of required parking spaces results in a requirement of a fractional parking space, any fraction shall be counted as one (1) parking space.

Where more than one (1) use exists on a lot, parking requirements for each use shall be provided.

The following table of parking requirements specifies the number of spaces required for various categories of uses in any Zoning District:

USE	REQUIREMENT
Single Family Dwelling, Two Family Dwelling, Mobile Home	Two (2) spaces per dwelling unit.
Triplex, Quadruplex, Townhouse	Two (2) spaces per dwelling unit, fifty percent (50%) of which must be in an enclosed garage, plus 0.5 spaces per dwelling unit to be provided for visitor parking. All unenclosed spaces must be located within 150 feet of the common entrance for the units they are intended to serve.
Garden Apartment	Two (2) spaces per dwelling unit plus 0.5 spaces per dwelling unit to be provided for visitor parking. All unenclosed spaces must be located within 150 feet of the common entrance for the units they are intended to serve.
Mid Rise Apartment	Two (2) spaces per dwelling unit plus 0.5 spaces per dwelling unit to be provided for visitor parking. All unenclosed spaces must be located within 200 feet of the common entrance for the units they are intended to serve, but shall not be located in any front yard.
Day Care Home	Two (2) spaces in addition to the two (2) spaces required for the dwelling.
Day Care Center	One (1) space for each staff person plus a minimum of four (4) spaces for visitors.
Group Home	Five (5) spaces.
Group Care Facility	Eight (8) spaces.
Home Office or Service	None required.
Home Occupation	As determined by Borough Council at the time of conditional use approval.
Personal Care Boarding Home	One (1) space for every two (2) full-time staff plus one (1) space for every three (3) residents.
Nursing Home	One (1) space per three (3) beds.
Hospital	One and one-half (1 ½) spaces per bed plus one (1) for each physician and for each two (2) other employees.

USE	REQUIREMENT
Church	One (1) space per 200 sq. ft. of net usable floor area of building, or one (1) space for each five (5) fixed seats, whichever is greater.
School, Elementary	One (1) space per twenty (20) classroom seats.
Schools, Other	One (1) space per ten (10) classroom seats or for each 200 sq. ft. of auditorium, whichever is greater.
Government Office	One (1) space for each 300 sq. ft. of gross floor area of building.
Library and Museum	One (1) space for each employee plus one (1) space for each three (3) seats in rooms used for meetings or public assembly plus one (1) space for each 1,000 sq. ft. of floor area, excluding storage areas and rooms used for meetings or public assembly.
Other Public Buildings	One (1) space for every 400 sq. ft. of floor area of building.
Community Center	One (1) space for every three (3) members.
Swimming Pools, other than private residential	One (1) space per fifty (50) sq. ft. of surface water area.
Public, private or commercial outdoor recreation, other than swimming pools	Four (4) spaces for each tennis court, golf tee or practice station at a sports practice facility, ten (10) spaces for each playing field or other active areas such as playground, basketball court, etc.; one (1) space for each three (3) seats in a stadium, amphitheater or racetrack; one (1) space for each three (3) persons authorized by the Borough Building Code to occupy the premises of an amusement park.
Essential Services	None, if structure is not intended for occupancy; or one (1) space for each 300 sq. ft. of floor area of building, if intended for occupancy.
Residence in Combination with Business	Two (2) spaces for each dwelling unit in addition to the spaces required for the business use or uses.

USE	REQUIREMENT
Retail Sales	One (1) space for each 150 sq. ft. of floor area used for retail trade.
Convenience Store	One (1) space for each employee on peak shift plus one (1) space for each 250 sq. ft. of gross floor area in addition to the standing lanes for the gasoline pumps, if any.
Shopping Center	One (1) space for each 250 sq. ft. of gross floor area.
Greenhouses, Nurseries and Landscaping Contractors	One (1) space for each employee on peak shift plus one (1) space for each 300 sq. ft. of indoor display and sales area and one (1) space for each 500 sq. ft. of outdoor display and sales area.
Financial Institutions and Offices, other than Medical or Dental	One (1) space per 300 sq. ft. of floor area of building.
Medical and Dental Clinics and Offices	One (1) space for each two (2) employees plus four (4) spaces per doctor.
Theater, Auditorium, Stadium and Similar Places of Public Assembly	One (1) space for each three (3) seats or if there are no fixed seats, one (1) space for each 40 sq. ft. of floor area devoted to spectator seating.
Restaurant, Lunch Counter and Delicatessen	One (1) space per fifty (50) sq. ft. of floor area excluding areas devoted to food preparation plus one (1) space per employee on peak shift.
Private Club	One (1) space for each three (3) members.
Motel-Hotel	One (1) space for each rental room or suite plus one (1) space for each eighty (80) sq. ft. of floor area accessible to the public, including shops, corridors, lobbies, meeting rooms, offices, restaurants, lounges, ballrooms and the like.
Bus/Railway Passenger Station	One (1) space for each fifty (50) sq. ft. of waiting area plus one (1) space for each employee on peak shift.

USE	REQUIREMENT
Indoor Recreational Facilities	One (1) space for each two (2) persons authorized by the Borough Building Code to occupy the premises at maximum permitted occupancy.
Storage Garages and Public Garages	No additional parking is required beyond the number of spaces provided in the garage.
Funeral Homes and Crematories	One (1) space for each three (3) seats in a chapel plus one (1) space for each employee plus twenty (20) spaces for each parlor plus one (1) space for each vehicle maintained on the premises.
Gasoline Service Station	One (1) space for each employee plus three (3) spaces for each repair bay, if any, plus one (1) space for each 150 sq. ft. of floor area devoted to a convenience store, if any.
Auto Body and Auto Repair Garage	One (1) space for each employee plus one (1) space for each vehicle owned by the business plus a minimum of five (5) spaces per bay for vehicles waiting for repair.
Vehicle Sales and Service	One (1) space for each employee on peak shift plus three (3) spaces for each repair bay plus one (1) space for each 500 sq. ft. of showroom floor area.
Veterinary Hospital	One (1) space for each doctor and each employee plus four (4) spaces for each examining and treatment room.
Junk Yard	One (1) space for each employee plus one (1) space for each acre of storage and sales area.
Watchman's Facility	Two (2) spaces.
Supporting Commercial Uses in an Office Park	One (1) space for each 500 sq. ft. of gross floor area.
Recreation-related Commercial Uses	One (1) space for each employee plus one (1) space for each 500 sq. ft. of gross floor area.

USE	REQUIREMENT
Nature Trail/Bike Trail	Ten (10) spaces for each mile of trail distributed at key locations along the trail.
Mini-Warehouse/Self-Storage	Two (2) spaces for manager's quarters plus one (1) space for each ten (10) storage units equally distributed throughout the storage area plus one (1) space for each twenty-five (25) storage units located near the manager's quarters to be used by prospective clients.
Warehousing, Wholesaling, Distribution Plant, Truck Terminal	One (1) space per employee on peak shift or one (1) space per 2,500 sq. ft. of floor area of building, whichever is greater, plus a minimum of five (5) visitor spaces.
Storage Trailer	None required.
Manufacturing	One (1) space per employee on peak shift or one (1) space per 1,500 sq. ft. of floor area of building, whichever is greater, plus one (1) visitor space per twenty-five (25) employees.
Research and Development	One (1) space for each 300 sq. ft. of floor area devoted to offices plus one (1) space for each 1,000 sq. ft. devoted to laboratories or pilot manufacturing.
Any Use Not Specifically Listed	One (1) space for each 300 sq. ft. of gross floor area of building or one (1) space for each three (3) persons authorized to occupy the building or site at maximum permitted occupancy, whichever is greater.
Oil & Gas Drilling	One (1) space with an all-weather surface located near the well-head that accommodates a pick-up truck
Methadone Clinic	One (1) space for each 50 sq. ft. of gross floor area of building
Transitional Dwelling	One (1) space for each employee on peak shift plus one (1) space for each resident authorized to operate a motor vehicle and/or one (1) space for each vehicle kept on the property for transportation of residents plus (0.25) spaces per resident to accommodate visitors and visiting service providers

902.7

Off-street Loading Standards

Off-street loading or unloading spaces shall be provided on each lot where required and shall have proper and safe access from a street or alley.

- a. Loading spaces shall be at least fourteen (14) feet wide and sixty (60) feet long and shall have at least fifteen (15) feet vertical clearance.
- b. Loading spaces shall have a sixty (60) foot maneuvering area.
- c. Loading spaces shall be constructed with a concrete, bituminous or similar paved surface to provide safe and convenient access during all seasons.
- d. Loading spaces shall not be constructed between the street right-of-way line and the building setback line.
- e. Loading and unloading facilities shall be designed so that trucks need not back into, nor park in, the public right-of-way.
- f. No truck shall be allowed to stand in a right-of-way or automobile parking area (including aisles serving parking spaces) nor shall the effective flow of persons or vehicles be blocked in any way.
- g. Required off-street parking areas (including aisles) shall not be used for loading or unloading purposes except during hours when business operations are suspended.
- h. The area used for loading shall not be used to satisfy parking requirements.
- i. Loading areas shall be provided on the site of the principal structure(s) served by the loading area.
- j. No loading area shall be located within thirty (30) feet of the nearest point of intersection of any two (2) streets.
- k. No loading area for vehicles over a two (2) ton capacity shall be closer than thirty (30) feet to any lot in a Residential Zoning District unless completely enclosed by walls or a fence or any combination thereof not less than six (6) feet in height.

902.8

Outside Storage

Storage of materials or equipment outside of a completely enclosed structure shall not be permitted in Residential Zoning Districts.

Storage of materials and equipment outside a completely enclosed structure shall be permitted in Commercial and Industrial Zoning Districts only subject to the requirements of Subsection 905.2.

902.9 Fences

a. Fences Enclosing Community, Club or Commercial Swimming Pools

The swimming pool and bathing area shall be completely enclosed by a wall or fence with self-latching gate not less than six (6) feet and not more than eight (8) feet in height which shall be landscaped on the exterior perimeter with grass, hardy shrubs and trees and maintained in good condition.

b. Fences Enclosing Swimming Pools Accessory to Private Residences

All swimming pools shall be enclosed by a wall or fence with self-latching gate not less than five (5) feet in height and not more than six (6) feet in height. Privacy fences (less than fifty percent (50%) see-through) may enclose swimming pools.

Above ground swimming pools, the top of which is at least four (4) feet above the adjacent ground level on the entire perimeter and which have removable or retractable steps, shall not be required to be fenced, if the steps are removed or retracted when the pool is not in use. All other above ground swimming pools (as defined by this Ordinance) shall be fenced in accordance with the requirements for fencing swimming pools.

c. Fences on Single Family Lots (Other than Swimming Pool Enclosures)

Decorative walls or fences (such as split rail fences) which are not intended to enclose or secure property and which are not in excess of four (4) feet in height shall be permitted in any front yard.

Fences which are at least fifty percent (50%) see-through and which are not in excess of four (4) feet in height may be constructed in the rear and side yards if located at least one (1) foot off the property line.

Privacy fences (less than fifty percent (50%) see-through) which are not in excess of six (6) feet in height may be constructed in the rear yard only if they are attached to the principal structure and do not project into the rear yard any farther than twenty (20) feet. (Exception: privacy fences enclosing swimming pools as permitted in Subsection 902.9(b), above.)

d. **Fences in Multifamily Developments**

Fences which are at least fifty percent (50%) see-through and which are not in excess of four (4) feet in height may be constructed in the rear and side yards.

Privacy fences (less than fifty percent (50%) see-through) which are not in excess of six (6) feet in height may be constructed in the rear and side yards.

e. **Fences in Commercial and Industrial Districts**

Security fences which are at least fifty percent (50%) see-through and which are not less than eight (8) feet in height and not more than ten (10) feet in height may be constructed in front, rear and side yards, provided they are located at least ten (10) feet from the front lot line or public street right-of-way, if the front lot line is not the edge of the public street right-of-way.

Gates or other appropriate entries at least twelve (12) feet in width shall be provided, where necessary, to provide vehicular access for trucks.

Screening fences which are solid (less than ten percent (10%) see-through) and which are not less than six (6) feet in height and not more than eight (8) feet in height shall be provided to completely enclose all outside storage areas and to provide a visual screen for dumpsters, air-conditioning units and other mechanical equipment so that they cannot be seen from the public street or adjoining properties by a person standing on ground level.

902.10 Antennas

In all Zoning Districts, antennas and aerials customarily incidental to and located on the principal structure shall be permitted to exceed the maximum permitted building height for the principal building by no more than ten (10) feet subject to the additional requirements specified below.

In any Zoning District, freestanding antennas shall be permitted to exceed the height limitations for an accessory structure, subject to the following additional requirements:

- a. Parabolic or satellite dish antennas shall be permitted as accessory structures in any Zoning District, subject to:
 1. No such antenna shall be located in any front yard.
 2. No more than one (1) satellite or parabolic dish antenna shall be located on any one (1) lot.

3. In Residential Zoning Districts, no such antenna exceeding four (4) feet in height, diameter or depth shall be installed on any roof or above any building.

In C, Commercial, I, Industrial, O-P, Office Park and B-P, Business Park, Zoning Districts, no such antenna exceeding twelve (12) feet in height, diameter or depth shall be installed on any roof or above any building.

4. When roof-mounted, the satellite or parabolic dish antenna shall be located on a portion of the roof which slopes away from the front of the lot and no part of the antenna shall project above the ridgeline of the roof.
5. The diameter of any satellite or parabolic dish antenna, other than those installed on a roof or above a building, shall not exceed twelve (12) feet.
6. No part of any freestanding antenna structure shall be located any closer than fifteen (15) feet to any property line.
7. The maximum height of any freestanding satellite or parabolic dish antenna shall be fifteen (15) feet.
8. A building permit shall be required for the installation of any parabolic or satellite dish antenna. The permit shall be subject to payment of the required fee as established by Resolution of Borough Council.

- b. Other radio and TV antennas for transmitters licensed by the Federal Communications Commission (FCC) exclusively for private use by citizens, shall be permitted subject to the following:

1. The antenna shall be located at least fifteen (15) feet from any principal structure on the lot. This required distance shall be increased by one (1) foot for every one (1) foot of antenna height which is in excess of the maximum permitted height for principal structures.
2. The antenna shall be located at least fifteen (15) feet from any property line. This required distance shall be increased by one (1) foot for every one (1) foot of antenna height which is in excess of fifteen (15) feet.
3. Antennas shall not be permitted in any front yard.
4. The antenna shall be securely anchored in a fixed location on the ground and the applicant shall provide qualified evidence that the proposed structure will withstand wind and other such natural forces.

5. The antenna and its associated supports such as guy wires or the yard area containing the structure shall be protected and secured to guarantee the safety of the general public.
6. The applicant shall present qualified evidence that the signals transmitted by the proposed antenna shall not interfere with electrical equipment routinely operated on adjacent properties.
7. A building permit shall be required for the installation of all such antennas. The permit shall be subject to payment of the required fee as established by Resolution of Borough Council.

902.11 Detached Garages and Accessory Storage Sheds

Detached garages and storage sheds accessory to single family dwellings in the "R" Residential Districts shall be subject to the height and yard requirements for accessory structures specified in the Zoning District in which they are located. The maximum gross floor area of a detached garage shall be seven hundred fifty (750) square feet. The maximum gross floor area of an accessory storage structure shall be one hundred eighty (180) square feet. Only one (1) accessory storage structure shall be permitted on a lot in an "R" Residential District.

SECTION 903 SLOPE CONTROLS

Properties located within the confines of any Zoning District which have areas where slopes exceed twenty-five percent (25%) shall be further subject to the Slope Controls of the Borough's Subdivision and Land Development Ordinance (Chapter 22 of the Code of the Borough and the Borough's Grading Ordinance (Chapter 9 of the Code of the Borough).

SECTION 904 PERFORMANCE STANDARDS FOR INDUSTRIAL DISTRICTS

The following regulations shall be observed in Industrial Districts when required by Article 500 of this Ordinance and for all other uses which specifically cross-reference this Section.

904.1 Fire and Explosive Hazards

All activities and all storage of flammable and explosive material at any point, shall be provided with adequate safety devices against the hazards of fire and explosion, and adequate fire-fighting and fire-suppression equipment and devices as detailed and specified by the Department of Labor and Industry and the Laws of the Commonwealth of Pennsylvania.

904.2 Radioactivity or Electrical Disturbances

There shall be no activities which emit radioactivity at any point. There shall be no electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of the disturbance.

904.3 Smoke

There shall be no emission at any point from chimney or otherwise for longer than five (5) minutes in any hour of visible gray or visible smoke of any other color with a shade darker than No. 3 on the Standard Ringlemann Chart as issued by the U. S. Bureau of Mines.

904.4 Smoke, Ash, Dust, Fume, Vapor, Gases and Other Forms of Air Pollution

There shall be no emission at any point from any chimney or otherwise, which can cause any damage to health, to animals or vegetation or other forms of property; or which cause any excessive soiling at any point.

904.5 Liquid and Soil Wastes

There shall be no discharge at any point, into any private sewerage system, or stream or into the ground of any materials in such a way or of such a nature or temperature as can contaminate or otherwise cause the emission of hazardous materials, except in accord with the standards of the Pennsylvania Department of Environmental Protection (DEP) and the Borough Council.

904.6 Noise and Vibration

There shall be no vibration or noise level at the property line greater than the average noise level occurring on adjacent streets.

904.7 Glare

No direct or sky-reflected glare, whether from floodlights or from high temperature processes shall be visible from adjoining public streets or adjacent lots when viewed by a person standing on ground level. For purposes of interpreting this Subsection, glare shall be defined as direct or indirect light from any source which exceeds one-half (1/2) foot candle on any adjoining property.

In all Zoning Districts, all lighting devices located within one hundred (100) feet of a property line adjoining residential use or zoning classification shall be designed with shields, reflectors or refractor panels which direct and cut off the light at a cutoff angle which is less than ninety degrees (90°). Cutoff angle is defined as the angle formed by a line drawn from the direction of light rays at the light source and a line perpendicular to the ground from the light source above which no light is emitted.

904.8 Odor

There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive on adjoining streets or adjacent lots.

904.9 Operation

All primary operations shall be conducted entirely within closed buildings.

SECTION 905 **DESIGN STANDARDS FOR COMMERCIAL AND INDUSTRIAL DISTRICTS**

905.1 Screening

A planted visual barrier, or landscape screen, shall be provided and maintained by the owner or lessee of a property between any district and contiguous residentially zoned districts, except where natural or physical man-made barriers exist. This screen shall be composed of plants and trees arranged to form both a low level and a high level screen. The high level screen shall consist of trees planted with specimens no younger than three (3) years in age, and planted at intervals of not more than ten (10) feet. The low level screen shall consist of shrubs or hedges planted at an initial height of not less than two (2) feet and spaced at intervals of not more than five (5) feet. The low level screen shall be placed in alternating rows to produce a more effective barrier. All plants not surviving three (3) years after planting must be replaced.

Any existing business affected by these regulations at the time of passage of this Ordinance, shall not be required to comply with the above screening requirements except in case of enlargement or major alteration of such business. Similarly, for any zoning district boundary change after the passage of this Ordinance initiated by a residential developer abutting a commercial or industrially zoned property for which these regulations apply, these screening requirements shall not be imposed upon such Commercial or Industrial property.

905.2 Storage

Any article of material stored outside an enclosed building shall be incidental to the principal use of the lot and shall be screened in accordance with requirements for screening fences contained in Subsection 902.9.

All organic rubbish or storage material shall be contained in air-tight, vermin-proof containers which shall be screened from public view by a screening fence as required by Subsection 902.9(e).

Storage trailers shall be permitted only by special exception granted by the Zoning Hearing Board in accordance with the express standards and criteria specified in Subsections 401.1, 501.1 and 502.1.

905.3 Landscaping

Any part or portion of the site which is not used for buildings, other structures, loading or parking spaces and aisles, sidewalks and designated storage areas, shall be planted with an all season ground cover and shall be landscaped with trees and shrubs in accordance with an overall landscape plan and shall be in keeping with natural surroundings. A replacement program for non-surviving plants should be included.

The plot plan must show a satisfactory method of irrigating all planted areas. This may be either by a permanent water system or by hose. Any single parking area with fifty (50) or more spaces shall utilize at least five percent (5%) of its area in landscaping, which shall be in addition to open area requirements of the district.

905.4 Shopping Cart Storage

Any establishment which furnishes carts or mobile baskets as an adjunct to shopping, shall provide definite areas within the required parking space areas for storage of said carts. Each designed storage area shall be clearly marked for storage of shopping carts.

905.5 Lighting

All parking areas, driveways and loading areas shall be provided with a lighting system which shall furnish a minimum of 2.0 foot candles at any point during hours of operation, with lighting standards in parking areas being located not farther than one hundred (100) feet apart. All lighting shall be completely shielded from traffic on any public right-of-way and from any residential district.

905.6 Building Design

Buildings shall be designed to take advantage of the natural terrain and shall not be physically located to unnecessarily concentrate activity in one portion of the lot. At least one entranceway shall be maintained at ground level. All pedestrian entrances shall be paved with an all-weather surface. A curbing shall be provided to separate parking areas, streets, and driveways.

SECTION 906 STANDARDS FOR COMMUNICATIONS ANTENNAS

The following standards shall apply in all Districts where communications antennas are authorized:

906.1

Building mounted antennas shall not be permitted on any single family or two family dwellings.

906.2

The applicant shall demonstrate that the electromagnetic fields associated with the proposed antennas comply with safety standards now or hereafter established by the Federal Communications Commission (FCC).

906.3

The applicant shall demonstrate compliance with all applicable Federal Aviation Administration (FAA) and any applicable Airport Zoning regulations.

906.4

Building mounted antennas shall be permitted to exceed the height limitations of the District by no more than twenty (20) feet. Antennas mounted on an existing public service corporation facility storage or transmission tower shall not project more than twenty (20) feet above the height of the tower.

906.5

Omnidirectional or whip antennas shall not exceed twenty (20) feet in height or seven (7) inches in diameter.

906.6

Directional or panel antennas shall not exceed five (5) feet in height or two (2) feet in width.

906.7

Satellite and microwave dish antennas mounted on the roof of a building or on a self-supported communications tower shall not exceed six (6) feet in diameter.

906.8

Satellite and microwave dish antennas mounted on a monopole communications tower or existing public service corporation facility storage or transmission structure shall not exceed two (2) feet in diameter.

906.9

The applicant proposing a building mounted antenna shall submit evidence from a structural engineer certifying that the proposed installation will not exceed the structural capacity of the building considering wind and other loads associated with the antenna's location.

906.10

Evidence of lease agreements and easements necessary to provide access to the building or structure for installation and maintenance of the antennas and placement of the equipment cabinet or equipment building shall be provided to the Borough.

906.11

The placement of the equipment cabinet or equipment building shall not obstruct the free flow of traffic on the site, shall not reduce any parking required or available for other uses on the site and shall not obstruct any right-of-way or easement without the permission of the owner or grantor of the right-of-way or easement.

906.12

Unless located within a secured building, the equipment cabinet or equipment building shall be fenced by a ten (10) foot high chain link security fence with locking gate. If the equipment cabinet or equipment building is visible from any public street or adjoining residential property, the equipment cabinet or equipment building shall be screened by a minimum six (6) foot high compact evergreen hedge.

906.13

If vehicular access to the equipment cabinet or equipment building is not provided from a public street or paved driveway or parking area, an easement or right-of-way shall be provided which has a minimum width of twenty (20) feet and which shall be improved with a dust-free all-weather surface for its entire length.

906.14

At least one (1) off-street parking space shall be provided on the site within a reasonable walking distance of the equipment cabinet or equipment building to facilitate periodic visits by maintenance workers.

SECTION 907 STANDARDS FOR COMMUNICATIONS TOWERS

The following standards shall apply in all District where communications towers are authorized:

907.1

The Borough of Jefferson Hills shall be exempt from the requirement to obtain conditional use approval for any communications tower or communications antenna placed on an existing communications tower, provided all other applicable requirements of this Section 906 and Section 905 are met.

907.2

The applicant shall demonstrate that it is licensed by the Federal Communications Commission (FCC) to operate a communications tower.

907.3

The applicant shall demonstrate that the proposed communications tower and the electromagnetic fields associated with the antennas proposed to be mounted thereon comply with safety standards now or hereafter established by the Federal Communications Commission (FCC).

907.4

The applicant for the communications tower shall demonstrate compliance with all applicable Federal Aviation Administration (FAA) and any applicable Airport Zoning regulations.

907.5

Any applicant proposing a new communications tower shall demonstrate that a good faith effort has been made to obtain permission to mount the antenna or antennas on an existing building, an existing public service corporation facility storage or transmission structure or an existing communications tower.

A good faith effort shall require that all owners of potentially suitable structures within a one-quarter (1/4) mile radius of the proposed communications tower shall be contacted and that one (1) or more of the following reasons for not selecting an alternative existing building, existing public service corporation facility storage or transmission structure or existing communications tower apply:

- a. The proposed equipment would exceed the structural capacity of the existing building, existing public service corporation facility storage or transmission structure or existing communications tower and reinforcement of the structure cannot be accomplished at a reasonable cost.
- b. The proposed equipment would cause RF (Radio Frequency) interference with other existing and proposed equipment for that existing building, existing public service corporation facility storage or transmission structure or existing communications tower and the interference cannot be prevented at a reasonable cost.
- c. Existing buildings, existing public service corporation facility storage or transmission structures or existing communications towers do not have adequate space, access or height to accommodate the proposed equipment.
- d. Addition of the proposed equipment would result in NIER (Non-ionizing Electromagnetic Radiation) levels which exceed adopted Federal or State emission standards.

907.6

In the R-1 District, the only type of communications tower permitted to be constructed shall be a monopole tower and the maximum height of that communications tower shall be seventy-five (75) feet.

907.7

In the C-1, C-2, C-3 and I-1 Districts, the maximum height of a communications tower shall be one hundred (100) feet.

907.8

In the B-P and I-2 Districts, the maximum height of a communications tower shall be two hundred (200) feet.

907.9

The applicant shall demonstrate that the proposed height of the communications tower is the minimum height necessary to function effectively.

907.10

In the R-1 District, all parts of the communications tower, including guy wires, if any, shall be set back from any adjoining residentially zoned property at least one hundred fifty (150) feet. Where the communications tower is located on a leased parcel within a larger tract, the setback shall be measured from the property line which separates the adjoining residentially zoned property from the larger tract controlled by the lessor, rather than from the boundaries of the leased parcel, provided the larger tract is either vacant or developed for a use other than single family dwellings.

The setback required from property lines which adjoin property other than residentially zoned property shall be fifty (50) feet, except for guyed towers which shall be setback a distance equal to the height of the tower.

907.11

In the B-P, C-1, I-1 and I-2 District, all parts of the communications tower, including guy wires, if any, shall be set back from the property line at least fifty (50) feet, except for guyed towers which shall be setback a distance equal to the height of the tower. If the tower is located on property which adjoins a residential Zoning District, the setback shall be at least twice the height of the communications tower. Where the communications tower is located on a leased parcel within a larger tract, the setback shall be measured from the property line which separates the adjoining residentially zoned property from the larger tract controlled by the lessor, rather than from the boundaries of the leased parcel, provided the larger tract is either vacant or developed for a use other than single family dwellings.

907.12

The tower and all appurtenances, including guy wires, if any, and the equipment cabinet or equipment building shall be enclosed by a minimum ten (10) foot high chain link security fence with locking gate.

907.13

The applicant shall submit evidence that the tower and its method of installation has been designed by a registered engineer and is certified by that registered engineer to be structurally sound and able to withstand wind and other loads in accordance with the Borough Building Code and accepted engineering practice.

907.14

The tower shall be equipped with anticlimbing devices as approved by the manufacturer for the type of installation proposed.

907.15

At least one (1) off-street parking space shall be provided on the site to facilitate periodic visits by maintenance workers. Manned equipment buildings shall provide one (1) parking space for each employee working on the site.

907.16

Equipment cabinets and equipment buildings shall comply with the height and yard requirements of the Zoning District for accessory structures.

907.17

Access shall be provided to the tower and equipment cabinet or equipment building by means of a public street or right-of-way to a public street. The right-of-way shall be a minimum of twenty (20) feet in width and shall be improved with a dust-free, all-weather surface for its entire length.

907.18

Recording of a plat of subdivision shall not be required for the lease parcel on which the tower is proposed to be constructed, provided the equipment building is proposed to be unmanned and the required easement agreement for access is submitted for approval by the Borough.

907.19

Approval of a land development plan, prepared in accordance with the requirements of the Borough Subdivision and Land Development Ordinance, shall be required for all towers in excess of fifty (50) feet in height.

907.20

The exterior finish of the tower shall be compatible with the immediate surroundings. The tower, the equipment cabinet or equipment building and the immediate surroundings shall be properly maintained.

907.21

The owner of any communications tower which exceeds fifty (50) feet in height shall submit to the Borough proof of an annual inspection conducted by a structural engineer at the owner's expense and an updated tower maintenance program based on the results of the inspection. Any structural faults shall be corrected immediately and reinspected and certified to the Borough by a structural engineer at the owner's expense.

907.22

The owner of the communications tower shall notify the Borough immediately upon cessation or abandonment of the operation. The owner of the communications tower shall dismantle and remove the communications tower within six (6) months of the cessation of operations, if there is no intention to continue operations, evidenced by the lack of an application to the Borough to install antennas on the existing tower. If the owner of the communications tower fails to remove the tower, then, the landowner shall be responsible for its immediate removal. Failure to remove an abandoned communications tower shall be subject to the enforcement provisions of Section 1101 of this Ordinance.

907.23

The owner of the communications tower shall be responsible for maintaining the parcel on which the tower is located, as well as the means of access to the tower, including clearing and cutting of vegetation, snow removal and maintenance of the access driveway surface.

907.24

There shall be no lighting, signs or other advertising on the tower, other than that required by the FCC or FAA.

907.25

Landscaping may be required by Borough Council, upon recommendation by the Planning Commission, which is suitable to the proposed location of the tower in order to provide screening of the base of the tower from adjoining streets or residential properties.

907.26

All standards for construction of the communications tower and supporting facilities shall conform to current engineering practice and the edition of the BOCA Building Code currently in effect in the Borough.

907.27

In January of each year, the owner of the communications tower shall submit written verification to the Borough Zoning Officer that there have been no changes in the operating characteristics of the communications tower as approved by the Borough, including, at a minimum:

- a. Copy of the current FCC license;
- b. Name, address and emergency telephone number for the operator of the communications tower;
- c. Copy of Certificate of Insurance at a level of coverage acceptable to the Borough Solicitor, naming the Borough as an additional insured on the policy.
- d. Copy of the Annual Inspection Report and updated maintenance program.

907.28

At any time during the calendar year, if an amendment to the FCC license is issued, a copy of the amended license shall be submitted to the Borough Zoning Officer.

SECTION 908 DRIVE-THROUGH FACILITIES

All businesses which propose drive-through facilities as accessory uses or principal uses shall meet the following requirements:

908.1

The property shall have frontage on and direct vehicular access to an arterial or collector street, as defined by this Ordinance.

908.2

In addition to the parking spaces required for the principal use, a minimum of five (5) standing spaces, in tandem, with a total length of one hundred (100) feet, in direct line with each window or stall shall be provided for vehicles to wait in line. The standing spaces shall not interfere with the use of any required parking spaces and shall not inhibit the free flow of traffic on the property. The standing spaces shall be designed so that waiting vehicles shall not stand in any right-of-way or any aisle serving parking spaces or overflow onto adjacent properties, streets or berms.

908.3

Entrances, exits and standing spaces shall be adequately indicated with pavement markings and/or directional signs.

908.4

Parking areas and circulation patterns shall be adequately striped and marked to facilitate traffic circulation on the property.

SECTION 909 TIMBER REMOVAL

Timber removal, as defined herein, shall be conducted in accordance with the following provisions:

909.1

The minimum site shall be five (5) acres

909.2

All operations shall be located at least three hundred (300) feet from any existing dwelling.

909.3

All operations shall be discontinued between 7:00 P.M. and 7:00 A.M., provided further that such operations shall not take place during any hours on Sundays or legal bank holidays.

909.4

Routes to be used by the hauling trucks shall be approved by the Borough and the operator shall demonstrate that there shall be no negative impact on Borough roads from the proposed operation.

909.5

A performance bond shall be posted in favor of and in the amount required by the Borough to guarantee restoration of Borough roads used as hauling routes.

909.6

The applicant shall submit a copy of the State and/or County permit for hauling on State and/or County roads.

909.7

The applicant shall show compliance with the following laws and regulations of the Commonwealth and all necessary permits shall be maintained during the operation:

- a. Erosion and sedimentation control regulations contained in Chapter 102, issued pursuant to the Pennsylvania Clean Streams Law;
- b. Stream-crossing and wetlands protection regulations contained in Chapter 105, issued pursuant to the Pennsylvania Dam Safety and Encroachments Act;
- c. Stormwater management plans and regulations issued pursuant to the Pennsylvania Stormwater Management Act.

Any suspension or revocation of a State permit shall constitute revocation of zoning approval and the operator shall be subject to the enforcement provisions of §1201.4 of this Ordinance.

909.8

A logging plan shall be submitted which shows, at a minimum:

- a. The design, construction, maintenance and retirement of the access system, including haul roads, skid roads, skid trails and landings;
- b. The design, construction and maintenance of water-control measures and structures such as culverts, broad-based dips, filter strips and water bars;
- c. The design, construction and maintenance of stream and wetland crossings, if any;
- d. The general boundaries of the proposed operation in relation to Borough and State or County roads, including any accesses to those roads;
- e. The site location, including boundaries of the property and boundaries of the proposed harvest area;
- f. Significant topographic features;
- g. The location of all earth-disturbance activities, such as roads, landings and water control measures and structures;
- h. The location of all crossings of waters of the Commonwealth.

909.9

Felling or skidding on or across any public street is prohibited without the express written consent of the Borough, Allegheny County or the Pennsylvania Department of Transportation (Penn DOT), whichever is responsible for maintenance of the street.

909.10

No tops of trees or debris shall be left within twenty-five (25) feet of any public street or any private road providing access to adjoining residential property.

909.11

All tops of trees and debris within fifty (50) feet of a public street or residential property line shall be cut to a maximum of four (4) feet above the adjacent ground level.

909.12

No tops of trees or debris shall be left on any adjoining property or across any property line without the consent of the adjoining owner.

909.13

Upon completion of the timber removal, haul roads shall be restored to their original condition.