

3. In Zoning Districts other than the R-L and R-1, Residential Districts, any satellite dish antenna greater than one (1) meter in diameter that is installed on any lot or on any roof or above any building shall not exceed twenty (20) feet in diameter. In all Zoning Districts, the maximum height of any freestanding satellite dish antenna shall be twenty-five (25) feet and, in the case of satellite dish antennas mounted on a roof or above a building, the maximum height shall be no greater than twenty-five (25) feet above the highest point on the roof.
4. In all Zoning Districts, no part of any satellite dish antenna shall be located closer than ten (10) feet to any property line.

e. **Radio or Television Antennas**

A radio or television antenna maintained by private citizens for personal or household use, including, but not limited to: amateur radio stations, citizen band base stations and television antennas (other than satellite dish antennas) shall be permitted as an accessory use, subject to the following requirements, except as these requirements may be superseded by any applicable Federal Communications Commission (FCC) ruling or Pennsylvania Statute.

1. A radio or television antenna structure may be mounted on a roof or installed in a rear yard only, provided that no such structure shall be located within twenty (20) feet of any property line.
2. The maximum height for such structure shall not exceed that otherwise allowed in the Zoning District in which it is located by more than twenty (20) feet. If placed on a roof, any antenna structure exceeding eight (8) feet in height shall be mounted with guyed wires.
3. Any such structure shall comply with applicable Airport Zoning and Federal Communications Commission (FCC) regulations.
4. Radio or television antenna structures located on the ground shall be screened from adjacent properties by evergreen trees or other suitable material, as approved by the Borough.

f. **Residential Accessory Storage Structures, Carports and Detached Garages**

1. No carport, detached garage or storage structure accessory to a dwelling shall be located in the minimum required front yard.
2. In the R-L District, carports, detached garages and storage structures accessory to a dwelling shall be located at least five (5) feet from any side or rear property line.

3. In the R-1 District, carports, detached garages and storage structures accessory to a dwelling shall be located at least three (3) feet from any side or rear property line, including where the rear lot line adjoins the right-of-way for an alley

**g. Structures Accessory to Nonresidential Structures and Buildings**

No structure accessory to a nonresidential building or structure, other than a sign or off-street parking area, shall be located in the front yard. Off-street parking areas and signs shall be subject to the requirements of Articles XII and XIII.

Structures accessory to nonresidential buildings or structures shall not be located within any required Buffer Area. Where a Buffer Area is not required, setbacks for accessory structures shall comply with the requirements specified in each Zoning District.

**h. Distance from Principal Buildings**

In the R-L and R-1 Districts, all accessory storage structures, carports and detached garages shall be located at least ten (10) feet from any principal building, except that if a carport or detached garage accessory to a dwelling is connected to the dwelling by contiguous side walls, breezeways or similar connections, the distance between the dwelling and the connected garage may be less than ten (10) feet.

In the C-D, P-S, B-1 and M-1 Districts, all detached accessory structures shall be located at least twenty (20) feet from any principal building or structure.

**1103.4 Visibility at Intersections**

No object, including without limitation, fences, landscaping rocks, hedges, trees and other plantings, buildings, structures, walls, signs and motor vehicles, exceeding a height of three (3) feet as measured from the lowest elevation of the centerline of any abutting street, shall be temporarily or permanently placed, erected, installed or parked within the clear sight triangle required at the intersection of two (2) streets or the intersection of a driveway or private street with a public street. The required clear sight triangle is illustrated in Appendix A.

**SECTION 1104 PERMITTED PROJECTIONS INTO REQUIRED YARDS**

The following shall be permitted to project into any required yard in any Zoning District:

Typical architectural features of the principal structure, including, but not limited to: bay windows, window sills, chimneys, cornices and eaves, shall be permitted to project into required yards no more than eighteen (18) inches.

Decks and their stairs, stoops and unenclosed porches without enclosed habitable foundation or space and without a roof or walls shall be permitted to project into required front, side and rear yards no more than three (3) feet. Porches that have a roof or walls or that are enclosed or have enclosed habitable foundations shall be subject to the yard requirements for the principal structure.

Steps attached to the principal building and open fire escapes shall be permitted to project into required yards no more than three (3) feet.

## **SECTION 1105 HEIGHT EXCEPTIONS**

**1105.1** The height limitations of this Ordinance shall not apply to the following structures provided they do not exceed the height limitations of the District in which they are located by more than fifteen (15) feet: church spires, chimneys, elevator bulk heads and other mechanical equipment that is part of the principal structure, conveyors, flagpoles, silos, standpipes, elevated water tanks, derricks, public utility structures and other structures not intended for human habitation. The foregoing exceptions shall not apply to communications towers, communications antennas and their facilities which are separately regulated by this Ordinance.

**1105.2** The height limitations specified in the Zoning Districts shall not apply to any structure where the express standards and criteria in Section 1003 of this Ordinance specifically authorize a height that exceeds the maximum height specified in the area and bulk regulations for the Zoning District in which it is located.

## **SECTION 1106 DRIVE-THROUGH FACILITIES**

All businesses that propose drive-through facilities, as defined by this Ordinance, as accessory uses or principal uses shall meet all of the following requirements:

**1106.1** Drive-through facilities proposed on parcels within a planned shopping center shall have access only from the interior circulation system within the planned shopping center site.

**1106.2** In addition to the parking spaces required for the principal use, a minimum of five (5) standing spaces, in one (1) lane, with a total length of one hundred (100) feet, in direct line with each service position 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 overflow onto adjacent properties, streets or berms.