

Chapter 27. Zoning

Part 2. ZONING DISTRICT AND DISTRICT REGULATIONS

§ 27-202. Zoning Districts.

1.

Wesleyville Borough is divided into five districts, four of which are shown by the district boundaries on the Zoning Map, and shall be known as:

A.

R-1 Residential.

B.

R-2 Residential.

C.

B-1 Business.

D.

I-1 Industrial.

F.

F-P Floodplain.

§ 27-207. R-2 Residential District.

The purpose of this district is to provide a wide variety of housing types to provide for diverse residential composition to serve the future housing needs of the Borough. Secondary uses that are comprised of public services, religious uses, or housing that are compatible with higher density residential uses are also provided for within this district.

§ 27-208. (Reserved).

§ 27-210. I-1 Industrial District.

The purpose of this district is to provide for the industrial needs and potential of the Borough. This district will contain only those industrial establishments, nonresidential commercial activities, and facilities for manufacturing, processing, packaging, storage and warehousing which can conform to the performance standards of this chapter.

§ 27-212. Permitted Use Table.

	R-1	R-2	B-1	I-1	F-P
Public grounds (D)	P	P	P	P	P
Essential services (D)	P	P	P	P	P
Accessory uses (D)	P	P	P	P	P
Wall or fence (§ 27-405)	P	P	P	P	P
Off-street loading and parking (§ 27-402)	P	P	P	P	P
Sign (D) (§ 27-404)	P	P	P	P	P
Temporary structure (§ 27-401)	P	P	P	P	P
Home occupation (§ 27-409)	P	P	P	P	
Single-family detached dwelling (D)	P	P			
Mobile home park (D) (§ 27-411)		P			
Several-family dwelling (D)(§ 27-407)		P	P		
Church (D)		P	P		
Multifamily dwelling (D) (§ 27-406)		P	P		
Multiple dwelling (D) (§ 27-406)		P	P		
Government (D)		P	P		
Resident treatment facility (D) (§ 27-413)		P	P		
Placement treatment facility (D) (§ 27-413)			P		
Residential/commercial building (§ 27-408)			P		
Services business (D)			P	P	
Finance, insurance and real estate business			P	P	
Retail trade business (D)			P	P	
Wholesale trade business (D)			P	P	
Commercial/manufacturing building (D)			P	P	
Transportation and public utilities industries				P	
Manufacturing industry (D)				P	
Construction industry (D)				P	
Other, industrial (D)				P	

§ 27-213. Development Standards.

The following chart^[1] delineates the basic development standards for each zoning district. Specific applications and further description of these requirements are provided in § **27-214**.

§ 27-214. Application of Development Standards.

1.

The following requirements apply to the provisions of § 27-213:

A. Minimum Lot Specifications

- i. Minimum lot area shall be exclusive of street rights-of-way and/or access easements.
- ii. The minimum lot area listed in the Table of § 27-213 applies to a single family dwelling unit. For parcels containing more than one dwelling unit, the

required minimum lot area shall increase as follows: the square footage listed in parenthesis in Table § 27-213 shall be multiplied by the number of dwelling units in excess of one and added to the base minimum lot area. *Example:* A triplex shall require a minimum lot area equal to the base lot area for one dwelling unit plus two times the square footage listed in parenthesis.

- iii. Each lot shall abut a public street right-of-way. The minimum required street frontage for each zoning district shall be as listed in Table § 27-213.
- iv. No lot shall be landlocked.

B. Minimum Yard Requirements

- i. Yard setback depths shall be measured from the edge of the street right-of-way and/or the adjoining property line.
- ii. In existing developed areas, yard setbacks may be reduced by the Zoning Officer to a level that is no less than the other established setbacks of existing structures on the same block face, which includes all the facades along a particular block between the two nearest perpendicular roads. This provision is intended to support consistency with established development patterns and streetscapes.
- iii. The following projections of a principal structure may extend into the required yards: steps or stoops, eaves, cornices, belt courses, chimneys, and open fire escapes.
- iv. Corner lots shall be considered to have only one front yard. The front yard shall be on that street frontage which constitutes the primary orientation of the principal building.
- v. The sum of the two side yards must equal at least the amount shown in the 27-213 table, however, neither side yard may be less than the minimum listed in 27-213.
- vi. Accessory uses and accessory structures shall not be located within any required front yard.
- vii. In the B-1 Business District, in the event of an existing neighboring structure with a window/door facing the side yard, said yard setback shall be five (5) feet. This amount may be reduced by variance in accordance with the provisions of § 27-602
- viii. In no case should a yard in the B-1 District be less than ten (10) feet when abutting a residential zoned parcel.

C. Maximum Structure Allowances

- i. Building height shall be measured from the average elevation of the finished grade along the front façade of the structure to the highest point of the structure.
- ii. The maximum building height permitted in a zoning district may be increased up to 50% of the maximum height allowance provided that the minimum yard depths (front, side, and rear) shall be increased by one foot for each additional foot of height.

- iii. The following structures are exempt from maximum building height requirements, provided they do not constitute a hazard to an established airport: television and radio towers; church spires; belfries; monuments; tanks; water and fire towers; ornamental towers; elevator bulkheads; chimneys; smokestacks; flagpoles; wind generators; and other necessary mechanical equipment typically located above the roofline.
- iv. The lot coverage calculations shall include the total ground area occupied by all principal and accessory structures.

D. Requirement For A Permanent Foundation

The entire habitable floor area of a principal building or structure shall be placed on a full perimeter permanent foundation consisting of:

- i. A continuous concrete footer, not less than eight (8) inches in width by eight (8) inches in depth, located at least forty (40) inches below finished grade; and
- ii. A continuous supporting wall (concrete block, poured concrete, or precast) extending from the footer to finished grade. Said foundation may contain doors, windows and/or utility connections as required.

Part 4. SUPPLEMENTARY REGULATIONS GOVERNING CERTAIN USES

§ 27-402. Off-Street Loading and Parking.

- 1.
- C.

Residential dwellings shall provide a minimum of two (2) off-street parking spaces per family or dwelling unit.

§ 27-404. Signs.

- 1.
- C.

Signs in residential districts shall be limited to temporary real estate signs not to exceed four square feet; temporary garage sale signs not to exceed two square feet; temporary political signs not to exceed four square feet; and permanent home occupation signs not to exceed one square foot in the R-1 District and four square feet in the R-2 District, all of which shall be flush-mounted. All temporary signs must be removed immediately after the expressed activity has terminated.

§ 27-406. Multifamily and Multiple-Family Structures.

- 1.
- A.

Apartment buildings, condominiums and townhouses are considered unit building(s) regardless of ownership, rental or lease status, and the standards governing development of each within the R-2 and B-1 Districts shall be the same as is prescribed for multifamily units in § **27-213** of this chapter.

§ 27-407. Right to convert single family into expanded residential use.

1.

A single-family dwelling within the R-2 and B-1 Districts may be converted into two- and three-dwelling-unit structures, respectively, providing the following requirements are met:

A.

All district requirements (§§ **27-213** and **27-214**) shall be met, as well as any other pertinent supplementary regulations of this Part.

B.

All Pennsylvania Department of Labor and Industry standards shall be complied with and accompanied by an approved plan by said agency.

C.

There shall be two entrances for each unit for potential emergency situations.

§ 27-409. Home Occupations.

1.

E.

Not more than the following employees who do not reside on the premises or in the house shall be employed in said occupation: none in the R-1 District, and two in the R-2 and B-1 Districts.

§ 27-410. Drive-In and Drive-Through Businesses.

1.

The following requirements are established for such uses in B-1 and I-1 Districts:

§ 27-411. Mobile Home Parks.

1.

Such uses are permitted in the R-2 District, if the following requirements are met:

C.

For existing nonconforming parks, replacement of mobile homes that have been removed will be allowed on a one-to-one basis not to exceed the density established within the park at the effective date of this Part. A permit for replacement must be obtained by the park management from the Zoning Officer. A copy of the removal permit that is filed with the Tax Collector shall be forwarded to the Zoning Officer by the Tax Collector upon approval. No existing mobile home park shall increase its overall density of units per acre beyond that already established within the park at the effective date of this chapter unless,

however, its established density level is below the maximum density permitted in § **27-213**. In such cases, the park will be allowed to increase its density, exclusive of street rights-of-way, up to an overall density of ten- and eight-foot units per acre in the R-2 District, but not beyond. Also, a minimum side distance between mobile homes of 10 feet and a minimum rear distance between mobile homes of seven feet shall be maintained in nonconforming parks for the replaced mobile homes.

§ 27-413. Treatment Facilities.

1.

Resident treatment facilities are permitted in the R-2 and B-1 Districts. Placement treatment facilities are permitted in the B-1 District. Such uses shall meet the following requirements: