

ARTICLE XV
SUPPLEMENTAL REGULATIONS

Section 15.1 Height, Occupancy, Lot and Yard Restrictions

No building, structure or use shall hereafter be erected or altered to exceed the height, to accommodate or house a greater number of families or persons, to occupy a greater percentage of lot area, or to have a narrower or smaller yard than is herein specified for the zoning district in which the building, structure or use is located.

Section 15.2 Yards

No part of a yard or other open space about any building, structure or use required for the purpose of complying with the provisions of this ordinance shall be included as a part of a yard or open space similarly required for another building except when specifically authorized.

Section 15.3 Public and Private Utility Lines

Public and private utility lines for the transportation, distribution and control of water, sewage, gas, electricity, oil, steam, telegraph and telephone communication lines and their supporting members other than buildings, shall not be required to be located in specific zoning district.

Section 15.4 Cable Communications Services

In the case of cable communications services, the requirements regarding transmission and distribution and placement of lines, specified in applicable Sewickley Hills Borough ordinances shall be applicable.

Section 15.5 Principal Uses

Except as otherwise provided herein, after the effective date of this ordinance, all uses of property must be on a lot zoned for that particular use, unless specifically authorized by the terms of this ordinance.

Section 15.6 Mediation

Mediation may be used at the discretion of the Zoning Hearing Board or the Borough Council in order to supplement procedures authorized by this ordinance (See Article XIII.)

Section 15.7 Clear Sight Triangle

In order to prevent the creation of a traffic hazard by limiting visibility at a street intersection, no structure, building, earthen bank or vegetation exceeding three and one-half feet (3 1/2') in height above the finished paved area at the center of the roadway shall be allowed within the clear sight triangle on corner lots. (See Exhibit #2).

Section 15.8 Public Utility Facilities

Public utility facilities as defined in this ordinance, shall be permitted in all districts, subject to restrictions recommended by the Planning Commission and approved by the Borough Council with respect to use, design, yard area, setback and height.

Section 15.9 Temporary Uses

Only the following uses are permitted temporarily (for a period of one [1] to four [4] weeks in one [1] calendar year):

- 15.9.1 Christmas tree sales in commercial districts, where the property owner has given permission.
- 15.9.2 Sale of seasonal fruits or vegetables in commercial districts.
- 15.9.3 Carnival, circus and street fairs in commercial or industrial districts, where adequate off-street parking has been provided.
- 15.9.4 Mobile amusements and lighting equipment for promotion, advertisement and grand openings in commercial and industrial districts.

Section 15.10 Domestic Animals

The keeping or raising of livestock, horses or poultry shall be subject to the following conditions:

- 15.10.1 All grazing or pasture areas shall be adequately fenced.
- 15.10.2 Buildings for the keeping or raising of livestock, horses or poultry, outbuildings or exterior storage areas including those for storage of manure, odor or dust producing substances, shall be located at least one hundred feet (100') from the closest property line.
- 15.10.3 The raising of pigs and ferrets for commercial purposes shall not be permitted.

Section 15.11 Prohibited Uses

It being the primary purpose of these regulations to maintain the Borough free from those land uses which might injure the health, safety, morals or general welfare of the Borough residents, it is hereby provided that no lot or structure in the Borough of Sewickley Hills shall be offensive by reason of the emission of odor, dust, smoke, gas, vibration or noise, or which detrimentally affects the public health, safety, morals or the general welfare of the Borough residents. Uses not specifically listed as permitted or conditional uses shall be prohibited.