

ARTICLE V

"A" RESIDENTIAL DISTRICT REGULATIONS

Section 5.1 Purpose

The purpose of the "A" Residential District is to provide for continued agricultural uses, low density residential opportunities, and related uses of a public service nature in appropriate areas of the Borough.

Section 5.2 Permitted Uses

A lot or parcel may be used and a building or structure may be erected and used for any of the following purposes:

5.2.1 Principal Uses:

- A. Single Family detached dwellings.
- B. Agricultural uses limited to the raising of grain crops, fruit and vegetables, dairy farming, and the raising of livestock.

5.2.2 Accessory Uses:

- A. Structures used for agricultural related activities.
- B. Swimming pools.
- C. Private court game facilities.
- D. Storage sheds.
- E. Enclosed areas for the storage of boats and watercraft.
- F. Residential garages for the storage of privately owned vehicles.
- G. Home occupations.
- H. Carriage House:
 - (1) Such house shall be no greater in gross square footage than the principal residential use.
 - (2) There shall be in addition to the lot area required for the principal residential use, land sufficient in area to comprise a minimum lot upon which the accessory residential use is located.
 - (3) No more than one (1) such carriage house may be accommodated on any one recorded parcel upon which a principal residential use is located.
 - (4) Occupants of said accessory residential use shall be limited to family members and/or household employees.

Section 5.7 Parking Requirements

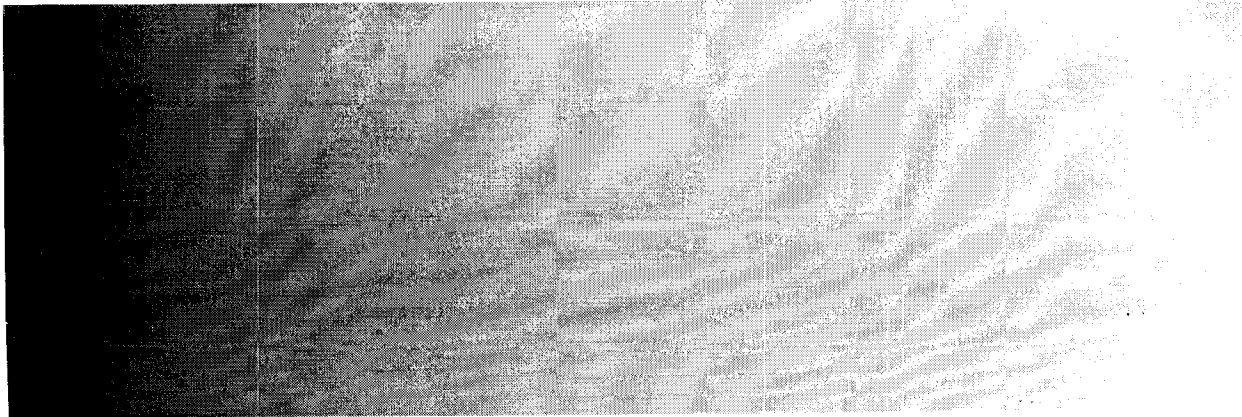
Each parking space shall have a minimum dimension of nine feet (9') wide and eighteen feet (18') deep, exclusive of driveways or access aisles. Parking requirements for those uses classified as conditional shall be determined by the Borough Council at the time of conditional use approval.

- 5.7.1 Single family detached dwellings - two (2) spaces per unit, including space in the driveway.
- 5.7.2 Agricultural Uses - as needed.
- 5.7.3 Public or private recreation - one (1) space for each two persons accommodated at peak usage.
- 5.7.4 Places of worship - one (1) space for each four (4) persons capable of being seated in the main assembly area.
- 5.7.5 Cemeteries - as needed.
- 5.7.6 Public or private schools:
 - A. Elementary School: One (1) off-street parking space for each faculty members and employee plus one (1) space per two (2) classrooms and offices.
 - B. Junior High School: One (1) off-street parking space for each faculty member and employee plus one (1) space per two (2) classrooms and offices.
 - C. Senior High School: One (1) off-street parking space per faculty member and employee plus one (1) space per ten (10) students of projected building capacity.

Section 5.8 Density Transfer

In order to promote the health and general welfare of the current and future residents of the Borough and to provide an incentive for the creation and preservation of open space, the Borough Planning Commission may recommend the granting of a density transfer in this zoning district by varying required lot areas in order to achieve a clustered effect leaving substantial land undisturbed and exclusive of building lots.

- 5.8.1 The overall density of a residential land development shall not exceed the permitted density in the zoning district.
- 5.8.2 Final approval for density transfer shall be granted or denied by the Borough Council.
- 5.8.3 The following standards shall apply to all plans submitted requesting a density transfer:
 - A. Deed restrictions, covenants or liens on the subject property shall be identified in separate documents and submitted for review;
 - B. All trees six inches (6") or more in caliper at breast height and vegetation proposed to be removed shall be shown.



- C. Where appropriate, developers shall be encouraged to include sketches or photographs in submission of plans to assist in visualizing the particular benefits which the proposed density transfer would offer the Borough.

5.8.4 Minimum Lot areas and yard requirements are as follows:

- A. Minimum Lot Area - Eighty thousand (80,000) square feet.
- B. Minimum Building Setback.
 - (1) Front Yard - Fifty feet (50')
 - (2) Side Yard - Twenty-five feet (25')
 - (3) Rear Yard - Twenty-five feet (25')
- C. Minimum Lot Width - One hundred and fifty feet (150').
- D. Average Lot Width - One hundred and fifty feet (150').

5.8.5 Open space created as a result of the density transfer option shall be conveyed as follows at the discretion of the Borough Council:

- A. The entire open space area shall be retained by the owner or conveyed to a homeowner's association;
- B. Said open space shall be maintained and used for no other purpose than that identified at the time of approval by the Borough Council.

5.8.6 Open Space Ownership and Administration: The requirements pertaining to ownership, standards for location, management and administration of open space shall be as follows:

- A. An essential element of the tentative plan is a written description and plan for the disposition of ownership of open space designating those areas to be retained by the owner.
- B. In the event that the owner does not retain all of the open space, the owner shall provide for and establish an organization for the ownership and maintenance of the open space, and such organization shall not be dissolved nor shall it dispose of the open space, by sale or otherwise, except to an organization conceived and established to own and maintain the open space. In any case, the organization provided for the ownership of open space land shall be constituted of the property owners within the development. The plan may provide that the property owners' association may lease back open space lands to the owner, his heirs or assigns or to any other qualified person or corporation for operation and maintenance of open space lands, but such a lease agreement shall provide:
 - (1) That the residents of the development shall at all times have access to the open space lands.
 - (2) That the open space to be leased shall be maintained for the purposes set forth pursuant to this Article.
 - (3) That the operation of open space facilities may be for the benefit of the residents only or may be open to the general public.

- C. That the form of the lease shall be subject to the approval of the Borough Council and any transfer or assignment of the lease shall be further subject to the approval of the Borough Council. Lease arrangements so entered shall be recorded with the Recorder of Deeds of Allegheny County within thirty (30) days of their execution, and a copy of the recorded lease shall be filed with the Secretary of the Borough.
- D. The plan to provide for the ownership and maintenance of open space shall include:
 - (1) A complete description of the organization to be established for the ownership of open space, if any, and the methods by which this organization shall be established and maintained.
 - (2) A method reasonably designed to give adequate notice to property owners within the development in the event transfer of the property to another organization pursuant to Section 5.8.8A(2).
- E. In the event that the organization established to own and maintain open space or any successor organization shall at any time after establishment of the development fail to maintain the open space in reasonable order and condition in accordance with the development, the Borough Council may proceed to demand that the deficiencies of maintenance be corrected or that the Borough will enter upon and maintain the open space. Notice to the affected property owners shall set forth the manner in which the organization has failed to maintain the common open space in reasonable condition, and said notice shall include a demand that such deficiencies of maintenance be corrected within thirty (30) days thereof and shall state the date and place of a hearing thereon which shall be held within fourteen (14) days of the notice. The costs of such maintenance by the Borough shall be assessed ratably against the properties within the development that have a right to enjoyment of the open space and shall become a lien on said properties. The Borough at the time of entering upon said open space, for the purpose of maintenance, shall file a notice of lien in the office of the Prothonotary of Allegheny County upon the properties affected by the lien within the development.

5.8.7 Reduction in lot area shall be commensurate with open space provided. Land with a slope of more than twenty-five percent (25%) and less than forty percent (40%) shall be given a two third (2/3) credit toward density transfer for reduction in lot area. Land with a slope of forty percent (40%) or greater shall be given a one third (1/3) credit toward density transfer.

Section 5.9 Lot Area Reduction

In the "A" Residential District, the minimum three (3) acre lot area shall be reduced accordingly based on the absence or presence of the following environmental constraints, and the assignment of values as indicated, upon the request of the property owner at the time of application for subdivision approval:

Environmental Constraint	Percentage of Lot Area	Reduction Value
Slopes in excess of 25%	33.3% or less	12
	over 33.3% but less than 66.6%	6
	66.6% or more	0
Landslide Prone Area	33.3% or less	12
	over 33.3% but less than 66.6%	6
	66.6% or more	0
Watercourse	10% or less	6
	over 10% but less than 30%	3
	30% or more	0
Floodplains	10% or less	6
	over 10% but less than 30%	3
	30% or more	0
Wetlands	10% or less	6
	over 10% but less than 30%	3
	30% or more	0
Public Water System	Connected	10
Community Sanitary Sewerage System	Connected	10
Reduction Value Range		0-62

Total Reduction Value	Lot Area Reduction	Corresponding Minimum Lot Area
0-12	0	3 acres
13-33	33.3%	2 acres
34-41	50%	1.5 acres
42 and over	66.6%	1 acre

5.9.1 This method of lot area reduction shall apply to land included in the Conservation Overlay District subject to all requirements enumerated in this ordinance and the Subdivision and Land Development Ordinance #1 of 1990, as amended, and all other applicable regulations in effect at the time of submittal of a proposal to reduce required lot areas in the "A" Residential District.

- 5.9.2 For the purposes of this method of lot reduction, the area of land considered to be environmentally constrained by a watercourse shall be measured from the top of one bank to the top of the opposing bank.
- 5.9.3 Any such proposals shall accompany applications for preliminary or final subdivision approval.
- 5.9.4 Where the density transfer option (Section 5.8) is chosen, based on the provision of open space, no additional lot area reduction shall be permitted.

