

## ARTICLE VI

### "B" RESIDENTIAL DISTRICT REGULATIONS

#### Section 6.1 Purpose

The purpose of the "B" Residential District is to provide for moderate density and alternative residential opportunities IN appropriate areas of the Borough.

#### Section 6.2 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:

##### 6.2.1 Principal Uses:

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

##### 6.2.2 Accessory Uses:

- A. Structures used for agricultural related activities.
- B. Swimming pools.
- C. Private court game facilities.
- D. Residential storage sheds.
- E. Residential garages for the storage or privately owned vehicles or boats.
- F. Home occupations.
- G. 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 6.3 Conditional Uses

A lot or parcel may be used and a building or structure may be erected and used for any of the following purposes, subject to the granting of a conditional use pursuant to procedures established by this ordinance.

- 6.3.1 Essential Services (facilities or utilities) and structures incidental to those uses. A buffer yard, fifteen feet (15') in width, within which a planted screen consisting of fifty percent to fifty percent (50%-50%) of evergreens and deciduous trees of at least six feet (6') in height planted at ten foot (10') intervals shall be required along all lot boundary lines abutting existing developed lots or parcels.
- 6.3.2 Municipal services including emergency services.
- 6.3.3 Public and Private recreation subject to the following conditions.
  - A. Buffer yards, a minimum of fifteen feet (15') in width and within which a planted screen consisting of fifty percent to fifty percent (50%-50%) of evergreens and deciduous trees of at least six feet (6') in height planted at ten foot (10') intervals shall be required along all lot boundary lines abutting existing developed lots or parcels.
  - B. A traffic impact analysis shall be provided which identifies projected traffic volumes and peak hours of usage.
- 6.3.4 Public and private schools subject to the following conditions:
  - A. A traffic impact analyses shall be provided which identifies projected traffic volumes and peak hours of usage.
  - B. Any exterior play area shall be located a minimum of one hundred feet (100') from the closest property line.
  - C. Exterior lighting shall be provided through the use of sharp cut-off luminaries only.
  - D. A utilities adequacy report shall be submitted which proposes water and sanitary sewerage at capacities designed to accommodate the maximum number of occupants.
- 6.3.5 Places of worship subject to the following conditions:
  - A. A traffic impact analyses shall be provided which identifies projected traffic volumes and peak hours of usage.
  - B. Any exterior play area shall be located a minimum of one hundred feet (100') from the closest property line.
  - C. Exterior lighting shall be provided through the use of sharp cut-off luminaries only.
- 6.3.6 Cemeteries when such use is adjacent to a place of worship.

*See Ordinance 2 of 2012*

- 6.3.7 ~~Planned Residential Developments consisting of single-family detached dwellings or townhouses, alone or in combination. In mixed use PRD's, a maximum of thirty percent (30%) of the total number of units shall be multi-family units.~~

**Section 6.4 Lot Area, Yard and Height Requirements - Permitted Uses**

- 6.4.1 All permitted principal uses shall be conducted on lots with a minimum area of forty-three thousand five hundred and sixty (43,560) square feet (one acre).
- 6.4.2 Yard Dimensions: Required yards shall be measured as follows:
- A. Front yard - fifty feet (50') from the right-of-way line.
  - B. Side yard - twenty-five feet (25') from the closest point of the abutting property line.
  - C. Rear yard - twenty-five feet (25') from the closest point of the rear property line or right-of-way line.
- 6.4.3 Minimum Frontage at right-of-way line - Fifty feet (50').
- 6.4.4 Lot Width: One hundred and fifty feet (150') at the building line.
- 6.4.5 Building Height: Permitted and conditional uses and structures - Thirty-five feet (35')
- 6.4.6 Lot Coverage (Bulk): No structure or combination of structures, including sidewalks, driveways, and impervious parking areas, shall be permitted to exceed twenty percent (20%) of the gross lot area.

**Section 6.5 Lot Area, Yard and Height Requirements - Conditional Uses (except PRD - see Article XII)**

- 6.5.1 All conditional uses shall be conducted on lots with a minimum area of forty three thousand five hundred sixty (43,560) square feet (1 acre).
- 6.5.2 Yard Dimensions: Required yards shall be measured as follows:
- A. Front Yard - Fifty feet (50') from the right-of-way line.
  - B. Side Yard - Fifty feet (50') from the closest point of the abutting property line.
  - C. Rear Yard - Fifty feet (50') from the closest point of the rear property line or right-of-way line.
- 6.5.3 Lot Width - One hundred and fifty feet (150') at the building line.
- 6.5.4 Building Height: See Section 6.4.5.
- 6.5.5 Lot Coverage (Bulk): No structure or combination of structures, including sidewalks, driveways, and parking areas shall be permitted to exceed sixty percent (60%) of the gross lot area.

**Section 6.6 Performance Standards**

Environmental impact standards for the "B" Residential District are contained in Article IV.

**ORDINANCE NO. 2 of 2012**

ORDINANCE NO. 2 OF 2012 Repealing SECTIONS 6.3.7, 7.2.1(C), 12.1.1, 12.1.2, AND 12.5.5 OF ZONING ORDINANCE NUMBER 1 OF 1995 AS AMENDED AND AMENDING SECTIONS 12.1.1, 12.1.2, AND 12.5.5 OF THE ZONING ORDINANCE NUMBER 1 OF 1995 BY ELIMINATING PLANNED RESIDENTIAL DEVELOPMENTS (PRDs) AS A CONDITIONAL USE IN RESIDENTIAL DISTRICT "B" AND AS A PERMITTED USE IN RESIDENTIAL DISTRICT "C".

THE COUNCIL OF THE BOROUGH OF SEWICKLEY HILLS, ALLEGHENY COUNTY, PENNSYLVANIA, HEREBY ORDAINS AS FOLLOWS:

BE IT ORDAINED AND ENACTED BY THE COUNCIL OF THE BOARD OF SEWICKLEY HILLS, ALLEGHENY COUNTY, PENNSYLVANIA, AND IT IS ORDAINED AND ENACTED BY THE AUTHORITY OF THE SAME:

ORDINANCE No. 1 of 1995, zoning ordinance is hereby amended as follows:

Section 1: Section 6.3.7 of Zoning Ordinance Number 1 of 1995 is repealed.

Section 2. Section 7.2.1(C) of Zoning Ordinance Number 1 of 1995 is repealed.

Section 3. Section 12.1.1 of Zoning Ordinance Number 1 of 1995 is repealed and amended to read as follows:

12.1.1 Purpose: The purpose of the Planned Residential Development (PRD) regulations is to permit residential development as a permitted use in the "D" Residential District which is more creative and imaginative than is generally possible under conventional zoning district controls and subdivision requirements. Further, these regulations are intended to promote economical and efficient use of the land while providing a compatible blend of housing types, amenities and community facilities of high quality, oriented to the specific development site and preservation of the natural scenic qualities of open areas.

Section 4. Section 12.1.2 of Zoning Ordinance Number 1 of 1995 is repealed and amended to read as follows:

12.1.2 Application: A PRD may be permitted in the "D" Residential zoning districts subject to the standards, restrictions, qualifications, criteria, requirements, conditions, regulations and procedures enumerated in this Article, and as set forth in this ordinance. Certain provisions of this ordinance and the respective Subdivision and Land Development Ordinance #1 of 1990 shall not be applied to PRD proposal accepted

for review, except when specifically indicated by the provisions contained herein.

Section 5. Section 12.5.5 of Zoning Ordinance Number 1 of 1995 is repealed and amended to read as follows:

12.5.5 Permitted Uses:

- A. Land and buildings in a Planned Residential Development may be used for the following purposes:
  - (1) Single family, detached dwelling (“D” Residential Districts).
  - (2) Duplex, triplex, and quadraplex (“D” Residential District).
  - (3) Townhouse- Six (6) per building, maximum (“D” Residential Districts).
  - (4) Apartment-Eight (8) per building, maximum (“D” Residential District).
  - (5) Recreation facilities which are for the use of residents of the development and which shall only include hiking, walking or bicycle trails, tennis, paddle tennis, basketball and volleyball courts, putting greens, swimming pool and related facilities; and such additional recreational uses as deemed appropriate by the Borough.
- B. All buildings and structures on the perimeter of the development must be well-screened in a manner approved by the Borough.
- C. Each PRD shall be planned as an acceptable unitary land development plan, usable common open space, site related vehicular and pedestrian circulation systems and preservation of significant natural features.

Section 6. That any ordinance or part of any ordinance conflicting with the terms of this Ordinance be and the same is hereby repealed to the extent that such a conflict exists.

Section 7. If any sentence, clause, section, or part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this ordinance. It is hereby declared as the intent of the Council of Sewickley Hills that this ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

ORDAINED AND ENACTED into Law by the Borough Council of Sewickley Hills, this 11<sup>th</sup> day of DECEMBER, 2012.

ATTEST:

SEWICKLEY HILLS  
BOROUGH COUNCIL

Liana Steele  
Secretary

Cynthia Phillips  
President

Approved and accepted this 11<sup>th</sup> day of DECEMBER, 2012.

[Signature]  
Mayor

## Section 6.7 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.

- 6.7.1 Single-family Detached Dwellings - two (2) spaces per unit, including space in the driveway.
- 6.7.2 Agricultural Uses - as needed
- 6.7.3 Public or Private Recreation - one (1) space for each two (2) persons accommodated at peak usage.
- 6.7.4 Places of worship - one (1) space for each four (4) persons capable of being seated in the main assembly area.
- 6.7.5 Cemeteries - as needed.
- 6.7.6 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.