

TOWNSHIP OF CAMBRIA  
CAMBRIA COUNTY  
PENNSYLVANIA

ORDINANCE NO.

2010-206-F

AN ORDINANCE AMENDING THE CAMBRIA TOWNSHIP ZONING ORDINANCE NO. 2010-206, SECTION 602 LOT AREA MEASUREMENT AND REDUCTION OF DIMENSION AND SECTION 607 FENCES AND WALLS

WHEREAS the Board of Supervisors of the Cambria Township did receive comment / recommendation relative to Amendment of Cambria Township Zoning Ordinance 2010-206 as to Section 602, Lot Area Measurement and Reduction of Dimension and Section 607 – Fences and Walls; and

WHEREAS the Supervisors did direct the Solicitor to prepare an Amendment relative to the Cambria Township Zoning Ordinance 2010-206; and

WHEREAS the Solicitor after consultation and consideration with Township Officials and Engineer did prepare same as follows:

NOW therefore, be it ordained and enacted by the Board of Supervisors of the Township of Cambria, and it is hereby ordained and enacted by authority of same as follows:

- (1): The above set forth Recitals are incorporated hereunder as though set forth fully and completely.
- (2): Section 602 "Lot Area Measure and Reduction of Dimension" shall have added:
  - (D) Existing Houses on Lots of Record.

Existing houses on lots of record on the effective date of this Amendment of Ordinance No. 2010-206 whose total lot width does not exceed the adjacent property's width may be used for the erection of an addition or accessory use to the existing structure or property conforming to the use regulations of the District in which it is located, even though its area width are less than the minimum requirements of this Chapter. On the construction of an addition to a house on such a lot of record, setback requirements shall be established by the following formula: existing lots of record with house additions constructed before the effective date of this Chapter will be used to calculate the minimum allowed setback requirements. An on-site measurement (of existing houses with additions) will be taken by the enforcement officer on both sides of the street of the requested applicant. The average setback dimension of existing houses with additions will determine the minimum allowed setback of the applicant.

Section 607 "Fences and Walls" is repeated as set forth and is amended and replaced under said - Section 607 and Heading as follows:

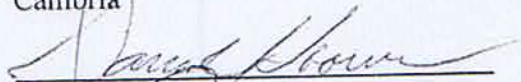
**Section 607 – Fences and Walls**


- A. Fences and walls may be erected, altered, and maintained provided that:
1. Any solid wall or fence of the front yard setback or side yard setback abutting a street shall not exceed thirty (30) inches in height.
  2. Any fence or wall set closer to any street than the foundation of the principal structure, which is at least fifty (50%) percent open and permitting a clear view, shall be permitted at a maximum height of four feet (4').
  3. Fences, walls or hedges shall not exceed four feet (4') in height in the front yard area or in the side yard areas between the required building line and the front property line. No height limits shall be imposed on such facilities when placed behind the front setback line required, or in the rear yard area. Accessory buildings may be placed behind said front yard setback line, provided the side yard minimums are met. They may abut the rear yard property line.
  4. All structures, whether attached to the principal structure or not, and whether open or enclosed, including porches, carports, balconies, or platforms above normal grade level, shall not project into any minimum front, side, or rear yard. A detached accessory building shall not occupy more than 30% of the required yard area.

This Ordinance shall be effective five (5) days from the date of its enactment and shall remain in force until modified, amended or rescinded by Township of Cambria, Cambria County, Pennsylvania.

ORDAINED and ENACTED on this 27 day of Jan, <sup>2014</sup>2013 by the Board of Supervisors of Cambria Township.

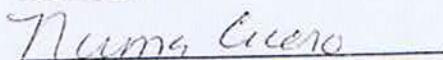
Board of Supervisors of the Township of Cambria

  
Chairman

  
Vice Chairman

\_\_\_\_\_  
Supervisor

ATTEST:



Township Secretary