

Article 4
District Regulations

401. R Residential District.

1. Purpose .

To design a district that would permit a logical residential transition from the Borough to the Township. To protect to the greatest extent possible the existing character of the Borough and to permit further development that would enhance the environment of the district and provide for the health, safety, and welfare of the citizens in a residential environment.

2. Permitted Uses and Structures.

- a. One-family detached dwellings.
- b. Two-family dwellings.
- c. Conversion apartments not to exceed three (3) families per structure.

3. Permitted Non-Residential Uses and Structures.

- a. Churches and similar places of worship, parish house, convent.
- b. Public and private schools, and institutions of higher education to include dormitory facilities.
- c. Public parks, public playgrounds, municipal recreation areas.
- d. Municipal buildings, public libraries, museums, and radio stations.
- e. Philanthropic institutions, hospitals, YMCA and YWCA.
- f. Home occupation (See Article 1): And further provided that no more than one (1) employee other than the residents of the dwelling shall be permitted; home occupation is deemed to include: Professional Office of Attorneys, Architects,

Landscape Architects, Engineers, Accountants, Physicians, Dentists, Realtors, Insurance Agents, Municipal Officials, barber, beautician, and other personal-service shops. Off-street parking and service area shall be required subject to the approval of the Zoning Hearing Board. Signs identifying home occupation, See Article 5, Section 517, 1, a.

- g. Agricultural uses in accordance with Article 5, Section 501.

4. Permitted Accessory Uses and Structures.

- a. Private garages and carports when supplementary and incidental to a permitted use.
- b. Private garages and carports when supplementary and incidental to a permitted use.

5. Conditional Uses When Approved as Special Exception by the Zoning Hearing Board, subject to the availability of public sewer and water.

- a. Radio transmission towers and antennae, public utility structures, municipal structures, and structures used for in conjunction with municipal recreation programs.
- b. Neighborhood commercial facilities necessary to the every day convenience of the residents to include, but not necessarily be limited to, offices and studios, drug stores, and grocery stores.
- c. Restaurants offering food and beverage excluding any type that offers in-car, drive-in, .or service outside of the building.
- d. Personal service facilities other than Home Occupations, such as barber, beauty shop, shoe repair, and a dry cleaning pick-up station.
- e. (1) Conversion apartments to house more than three (3) families; multiple family dwellings.
(2) Townhouses, not to exceed six (6) units per structure.

- f. Mobilehomes as a permanent independent dwelling unit. (See Article 5, Section 512.)
- g. Clubs, lodges, and fraternal organizations. When restricted to those not conducted primarily for gain, although a dining room may be operated for the benefit of club members; provided that no sign advertising the sale of food or beverages will be permitted. Buildings or structures hereafter converted or erected for such use are subject to all applicable regulations and those listed under 401, 8, 9, 10, 11, and 12 hereof.

6. Prohibited Uses and Structures.

All uses as specified above.

7. Lot Requirements.

- a. Area.
 - (1) With public water and sewer:
 - (a) One-family detached dwelling - minimum 10,000 square feet.
 - (b) Two-family dwelling - minimum 5,500 square feet per family.
 - (c) Townhouses - 2,400 square feet per family.
 - (d) Multiple-family dwelling - a minimum lot area of 7,500 square feet plus 2,000 square feet for each family in excess of two, but not to exceed a density of twenty (2) families per acre.
 - (2) With either public water or sewer, but not both, and further subject to all rules and regulations of the Borough and the Pennsylvania Department of Environmental Resources.

- (a) One-family detached dwelling - minimum 12,000 square feet.
 - (b) Two-family dwelling - minimum 9,000 square feet per family.
- (3) Neither water nor sewer facilities provided, subject to all rules and regulations of the Borough and the Pennsylvania Department of Environmental Resources.
 - (a) One-family detached dwelling - minimum 20,000 square feet per family.
 - (b) Two-family dwelling - minimum 12,000 square feet per family.

b. Width.

- (1) With lot area not exceeding 10,000 square feet, a minimum width of 75 feet.

Townhouses, not less than twenty (20) feet.
- (2) With lot areas over 10,000 square feet, but not exceeding 20,000 square feet, a minimum width of 80 feet.

8. Minimum Yard Requirements.

- a. Front Yard - 25 feet or 50 feet from the centerline of a public right-of-way whichever is the greater.
- b. Rear Yard - 10 feet
- c. Side Yard - two yards will be required neither of which shall be less than 10 feet in width.

9. Lot Coverage.

- a. Maximum lot coverage for all buildings - thirty (30%) percent.

10. Height.

- a. Maximum height of one-family detached and two- family structures - three stories or thirty-five (35) feet. (See Article 5, Section 508.)

11. Signs.

- a. See Supplementary Regulations, Article 5.

402. V Village District

1. Purpose.

The purpose of this section is to provide for the continued development of the existing commercial, residential and public uses in the district; to provide for the public health and safety, and to exclude those uses which would not be compatible with the existing development; to provide for the public convenience and avoid undue congestion on the streets or roads.

2. Permitted Uses and Structures.

- a. Residential uses, single and two-family, multi- family and apartments, or residential in combination with commercial uses.
- b. Stores and shops for retail business such as restaurants, food, drugs, clothing, hardware, variety, antique shops, personal service shops, such as barber, beauty, shoe or similar retail provided such shops are conducted entirely within a building.
- c. Offices to include governmental offices. Banks and Financial institutions.
- d. Municipal building or use; theaters, radio and television studios.
- e. Churches, or similar places of worship, including parish houses or convents.

- f. Signs as provided for hereinafter.
- g. Signs as provided for hereinafter.
- h. Mortuary and undertaking establishments.
- i. Clubs, lodges and fraternal organizations. When restricted to those not conducted primarily for gain, although a dining room may be operated for the benefit of club members; provided that no sign advertising the sale of food or beverages will be permitted. Buildings or structures hereafter converted or erected for such use are subject to all applicable regulations and those listed under 401, 8, 9, 10 and all hereof.

3. Permitted Accessory Uses and Structures.

- a. Garage and carport where supplementary and incidental to a permitted use.
- b. Loading and unloading facilities.
- c. Off-street parking facilities.

4. Conditional Uses.

Permitted when authorized as a special exception by the Zoning Hearing Board.

- a. Automobile service station, (See Article 5, Section 507).

5. Prohibited Uses and Structures.

All uses except as specified above.

6. Minimum Lot Requirements.

- a. All existing lots are considered legal lots.
- b. No existing lot can be reduced to an area less than 10,000 square feet.
- c. No lot can hereafter be created less than 10,000 square feet in area.

In all other respects, said Ordinance of Alexandria Borough shall remain unchanged. Enacted and ordained this 7th day of March 1988.

Amendments to the Alexandria Borough Zoning Ordinance

101. Definitions.

Definitions of Terms shall be amended to add the following terms and definitions:

Development: Any man-made change to improved or unimproved real estate including but not limited to buildings or other structures, the placement of mobile homes, streets, and other paving, utilities, filling, grading, excavation, mining, dredging, or drilling operations, the storage or equipment and materials and the subdivision of land.

Flood: A temporary inundation of normally dry land areas.

Flood Plain:

1. A relatively flat or low land area adjoining a river, stream, or watercourse which is subject to partial or complete inundation;
2. An area subject to the unusual and rapid accumulation or runoff of surface waters from any source.

Flood Plain District Those flood plain districts specifically designated in the Borough of Alexandria Zoning Ordinance as being inundated primarily by the one hundred (100) year flood. Included would be areas identified as Floodway District (FW), Flood-Fringe District (FF), and General Flood Plain District (FA).

Floodway: The designated area of a floodplain required to carry and discharge flood waters of a given magnitude. For the purposes of this Ordinance, the floodway shall be capable of accommodating a flood of the one hundred (100) year magnitude.

Historic Structure - Any structure that is:

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

- (4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (1) By an approved state program as determined by the Secretary of the Interior or
 - (2) Directly by the Secretary of the Interior in states without approved programs.

Lowest Floor: The lowest floor of the lowest fully enclosed area (including basement). An unfinished, flood resistant partially enclosed area, used solely for parking of vehicles, building access, and incidental storage, in an area other than a basement area is not considered the lowest floor of a building, provided that such space is not designed and built so that the structure is in violation of the applicable non-elevation design requirements of this ordinance.

New Construction: Structures for which the start of construction commenced on or after January 7, 1980, and includes any subsequent improvements thereto.

One Hundred Year Flood: A flood that, on the average, is likely to occur once every 100 years (i.e. that has a one (1) percent chance of occurring each year, although the flood may occur in any year.)

Regulatory Flood Elevation: The one hundred (100) year flood elevation plus a freeboard safety factor of one and one-half (1-1/2) feet.

Substantial Damage: Damage from any cause sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty (50) percent or more of the market value of the structure before the damage occurred.

Substantial Improvement: Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

- (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or;
- (2) Any alteration of an "historic structure," provided that the alteration will not preclude the structure's continued designation as an "historic structure"

The phase "additional definitions" within Article 4, Section 402 is deleted.

402.2 Description of District

Any references to the five-hundred (500) floodplain area are deleted.

Description of District shall be amended to read as follows:

The floodplain district shall include those areas of the Borough which are subject to inundation by waters of the one hundred (100) year flood, as identified in the Flood Insurance Study (FIS) dated August 1979 and the accompanying maps, prepared for the Borough by the Federal Insurance Administration, or the most recent revision thereof.

- (1) The Floodway District (FW) is delineated for purposes of this Ordinance using the criteria that a certain area within the flood plain must be capable of carrying the waters of the one hundred (100) year flood without increasing the water surface elevation of that flood more than one (1) foot at any point. The areas included in this District are specifically defined in Floodway Data Table of the above referenced Flood Boundary and Floodway Map. However, the term shall also include floodway areas which have been identified in other available studies or sources of information for those floodplain areas where no floodway has been identified in the FIS.
- (2) The Flood-Fringe District (FF) shall be that area of the one hundred (100) year flood plain not included in the Floodway (FW) District. The basis for the outermost boundary of this District shall be the one hundred (100) year flood elevations contained in the flood profiles of the above referenced Flood Insurance Study (FIS) and as shown on the accompanying Flood Boundary and Floodway Map.
- (3) The General Flood Plain District (FA) shall be that flood plain area for which no detailed flood profiles or elevations have been provided. They are shown on the Maps accompanying the FIS prepared by the FIA. Where the specific one hundred (100) year flood elevation cannot be determined for this area using other sources of data such as the U.S. Army Corps of Engineers Flood Plain Information Reports; U.S. G.S., Flood Prone Quadrangles; etc., then the applicant for the proposed use, development and/or activity shall determine this elevation in accordance with hydrologic and hydraulic analyses. These analyses shall be undertaken only by professional engineers or others of demonstrated qualifications, who shall certify that the technical methods used correctly reflect currently accepted technical

concepts. Studies, analyses, computations, etc. shall be submitted in sufficient detail to allow a thorough technical review by the Borough of Alexandria. In addition, when available, information from other Federal, State and other acceptable sources shall be used to determine a floodway area, if possible.

The remaining subparagraphs shall be re-lettered according to this change.

402.3 District Provisions

The third paragraph of 402.3 District Provisions shall be amended to read:

Prior to any proposed alteration or relocation of any stream, watercourse, etc. within the municipality, a permit shall be obtained from the Department of Environmental Resources, Dams, Waterways and Wetlands Division. Further, notification of the proposal by the Borough of Alexandria shall be given to all affected municipalities. Copies of such notifications shall be forwarded to both the Federal Insurance Administration and the Department of Community Affairs.

402.3 Flood Plain District (FP) shall be changed to read **Floodway District (FW)**.

All References in this subsection to Floodplain Districts shall be amended to read Floodway District.

The following subsections shall be added to Section 402.3:

B. Flood-Fringe (FF) and General Flood Plain (FA) Districts

In the Flood-Fringe (FF) and General Flood Plain (FA) Districts, the development and/or use of land shall be permitted in accordance with the regulations of the underlying district, provided that all such uses, activities, and development shall be undertaken in strict compliance with the flood-proofing and related provisions contained in this and all other applicable codes, ordinances, and regulations .

C. Uses Prohibited Anywhere Within the Flood Plain District The

following uses, activities and development are prohibited

anywhere within the one hundred (100) year floodplain district:

1. The commencement of any of the following activities; or the construction, enlargement, or expansion of any structure used, or intended to be used, for any of the following activities:
 - a. hospitals
 - b. nursing homes
 - c. jails or prisons
2. The commencement of, or any construction of, a new mobile home park or mobile home subdivision, or substantial improvement to an existing mobile home park or mobile home subdivision.
3. Mobile homes
4. Any new or substantially improved structure which will be used for the production or storage of any of the following materials or substances, or which will be used for any activity requiring the maintenance of a supply (more than 550 gallons or other comparable volume, or any amount of radioactive substances) of any of the following materials or substances:
 1. Acetone
 2. Ammonia
 3. Benzene
 4. Calcium carbide
 5. Carbon disulfide
 6. Celluloid
 7. Chlorine
 8. Hydrochloric acid
 9. Hydrocyanic acid
 10. Magnesium
 11. Nitric acid and oxides of nitrogen
 12. Petroleum products (gasoline, fuel oil, etc.
 13. Phosphorus
 14. Potassium
 15. Sodium
 16. Sulphur and sulphur products
 17. Pesticides (including insecticides, fungicides, and rodenticides)
 18. Radioactive substances, insofar as such substances are not otherwise regulated.

Section 402.6 **Definitions** shall be deleted in its entirety.

Section 522 **Flood Plain Provisions**, specifically subpart B.1 .a. shall be amended to read:

B. Elevation and Floodproofing Requirements

1. Residential Structures

- a. Within the Flood Plain District, the lowest floor (including basement) of any new construction, or substantial improvement to an existing residential structure, shall be at least one and one-half (1-1/2) feet above the one hundred (100) year flood elevation. .

Subpart B.2.a. shall be amended to read:

2. Non-residential Structures

- a. Within the Flood Plain District, the lowest floor (including basement) of any new construction, or substantial improvement to an existing non-residential structure, shall be at least one and one-half (1-1/2) feet above the one hundred (100) year flood elevation.
- b. Any non-residential structure, or part thereof, having a lowest floor which is not elevated to at least one and one-half (1-1/2) feet above the one hundred (100) year flood elevation, shall be floodproofed in a completely or essentially dry manner in accordance with the W1 or W2 space classification standards contained in the publication entitled "Floodproofing Regulations" published by the U.S. Army Corps of Engineers (June 1972, as amended March 1992) or with some other equivalent standard.

All plans and specifications for such floodproofing shall be accompanied by a statement certified by a registered professional engineer or architect which states that the proposed design and methods of construction are in conformance with the above referenced standards.

3. Fully enclosed space below the lowest floor (including basement) is prohibited.

The following provision shall be added to Section 522 C. Design and Construction Standards:

14. Special Requirements for Mobile Homes

Within any Flood Plain District, any existing mobile home that is replaced or improved shall be:

- a. placed on a permanent foundation
- b. elevated so that the lowest floor of the mobile home is one and one-half (1-1/2) feet or more above the elevation of the one hundred (100) year flood.
- c. anchored to resist flotation, collapse or lateral movement.

The following subsection shall be added to Section 522:

D. Existing Structures in the Flood Plain District

The provisions of this Ordinance do not require any changes or improvements to be made to lawfully existing structures. However, when an improvement is made to any existing structure, the following provisions will apply:

1. No expansion or enlargement of any existing structure shall be allowed within any floodway area that would cause any increase in the elevation of the one hundred (100) year flood.
2. Any modification, alteration, reconstruction, or improvement, of any kind to an existing structure, to an extent or amount of fifty (50) percent or

more of its market value, shall constitute a substantial improvement and shall be undertaken only in fully compliance with the provisions of this Ordinance.

3. Any modification, alteration, reconstruction, or improvement of any kind to an existing structure, to an extent or amount of less than fifty (50) percent of its market value, shall be elevated and/or floodproofed to the greatest extent possible.

The following subpart shall be added to Section 600.A:

6. All construction and development undertaken within the Flood Plain District, which includes, but is not limited to, paving, filling, grading, excavation, mining, dredging or drilling operations, and the storage of equipment and materials.

The following new subpart shall be added as 601.C:

- C. If any proposed construction or development is located entirely or partially within any identified floodplain area, applicants for Building Permits shall provide all the necessary information in sufficient detail and clarity to enable the Building Permit Officer to determine that:
 - (a) all such proposals are consistent with the need to minimize flood damage and conform with the requirements of this year and all other applicable codes and ordinances;
 - (b) all utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage; and
 - (c) adequate drainage is provided so as to reduce exposure to flood hazards.

Applicants shall file the following minimum information plus any other pertinent information as may be required by the Building Permit Officer to make the above determination:

1. A completed Building Permit Application Form.
2. A plan of the entire site, clearly and legibly drawn at a scale of one (1) inch being equal to one hundred (100) feet or less, showing the following:
 - a. north arrow, scale, and date;
 - b. Topographic contour lines, if available;
 - c. all property and lot lines including dimensions, and the size of the site expressed in acres or square feet;
 - d. the location of all existing and proposed buildings, structures, and other improvements, including the location of any existing or proposed subdivision and land development
 - e. the location of all existing streets, drives, and other accessways; and
 - f. the location of any existing bodies of water or watercourses, identified floodplain areas, and, if available, information pertaining to the floodway, and the flow of water including direction and velocities.
3. Plans of all proposed buildings, structures and other improvements, drawn at suitable scale showing the following:
 - a. the proposed lowest flood elevation of any proposed building based upon National Geodetic Vertical Datum of 1929;
 - b. the elevation of the one hundred (100) year flood;

- c. if available, information concerning flood depths, pressures, velocities, impact, and uplift forces and other factors associated with a one hundred (100) year flood; and
 - d. detailed information concerning any proposed floodproofing measures.
4. The following data and documentation:
- a. a document, certified by a registered professional engineer or architect, which states that the proposed construction or development has been adequately designed to withstand the pressures, velocities, impact and uplift forces associated with the one hundred (100) year flood.

Such statement shall include a
, description of the type and extent of floodproofing measures which have been incorporated into the design of the structure and/or the development.

- b. detailed information needed to determine compliance with Section 522.C.7., storage including the amount, location and purpose of any materials or substances which are intended to be stored on site.
- c. the appropriate component of the Department of Environmental Resources "Planning Module for Lane Development."
- d. where any excavation or grading is proposed, a plan meeting the requirements of the Department of Environmental Resources, to implement and maintain erosion and sedimentation control.

The remaining subparagraphs shall be re-lettered according to this change. This ordinance shall become effective immediately upon enactment.

This ordinance was enacted and ordained by the Borough Council of Alexandria on the 5th day of December, 1994.