

Article 5

Supplementary District Regulations

501. Agriculture, Animals, and Poultry.

1. Irrespective of permitted and not permitted uses listed in any District enumerated herein, agricultural programs shall be permitted and encouraged as an interim use until such time as the property owner sells or otherwise transfers his property interests to persons, agents, corporations, or others interested in developing a use in conformance with district regulations as set forth herein. After the effective date of this Ordinance, all agricultural uses shall be subject to the following safeguards and regulations:
 - a. Storage of manure, or odor or dust-producing substance shall not be permitted within one hundred fifty (150) feet of a lot line.
 - b. Greenhouse heating plant, coal fired, shall not be operated within one hundred (100) feet of any non-farm district or non-farm residence. When natural gas or fuel oil are used, the distance may be reduced to fifty (50) feet.
 - c. Buildings in which animals and poultry are kept shall not hereafter be erected within one hundred fifty (150) feet of a lot line.
 - d. The selling of products raised, bred or grown on the premises shall be permitted, provided that all temporary stands or shelters not conforming to Building Code Standards existing or hereafter enacted used for such sales shall be removed during that period when not in use for the display of, or sale of products.

502. Camps, Lodges, and Vacation Homes.

1. Camps shall be constructed to mean permanent structures for seasonal use. Such uses may include, shelter during hunting and fishing seasons; vacation uses to include weekends and holidays; and similar periodic visits at any time of the year.
2. Camp installation shall be subject to the following regulations:

- a. Minimum lot area, 20,000 square feet.
 - b. Sanitary facilities (water supply and toilet installation) shall be subject to all rules and regulations of the Pennsylvania Department of Environmental Resources applicable thereto.
 - c. Electrical service shall be subject to any local ordinances, and the regulations of the Public Utility Commission.
 - d. A camp cannot be converted to a permanent dwelling unit unless it conforms to acceptable building, housing, electrical and plumbing codes. It must also meet all regulations set forth in Article 5, Section 506 hereof and applicable district regulations.
 - e. A camp shall not hereafter be erected within 1,000 feet of a residence.
 - f. A camp structure shall be set back at least 100 feet from a public right-of-way.
 - g. A bus or truck or similar vehicles shall not be permitted as a permanent camp structure. They may be used for temporary purposes but not to exceed 90 days.
3. Lodges, vacation homes and similar structures must conform to all building regulations, existing or hereafter enacted, that apply to residential structures within the Township. These structures could be converted to year-round dwelling purposes.

503. Control of Traffic, Highway Access, and Curb Cuts.

1. The application for a permit for any and all uses shall be accompanied by a site plan showing building location, service and parking areas and access to highways. Where a driveway or access road gives access to a State road or Highway, approval by the Pennsylvania Department of Transportation shall be required.
2. Whenever required and/or provided under the provisions of this Ordinance, all access drives to or from public rights-of-way shall be designed according to the following standards:

- a. Except in the case of single-family and two-family dwellings when served by a minor residential street.:
 - (1) The general layout shall be such that there will be no need for motorists to back over public rights- of-way.
 - (2) Access drives shall be paved and shall not exceed thirty-five (35) feet in width within twelve (12) feet of the street right-of-way line, excepting as increased by the curb radii.
 - (3) The number of access drives shall not exceed two per lot on any one street frontage. The Zoning Hearing Board may grant permission for additional access drives where required to meet exceptional circumstances and where frontage of unusual length exists.
 - (4) Access drives shall not cross the street right-of- way line:
 - (a) Within forty (40) feet of the right- of-way line of an intersecting street and in no case less than ten (10) feet from the point of tangency when the intersecting street lines are joined by a curve; notwithstanding the above and when deemed reasonably necessary for safety by the Zoning Hearing Board, this dimension shall be increased for access drives to Shopping Centers, other commercial, industrial, public or institutional uses. Such access drives shall be located on major streets where practical, in a manner to permit safe ingress and egress.
 - (b) Within fifteen (15) feet of a fire hydrant, catch basin or drain inlet.
 - (c) Within forty (40) feet of an access drive.

- (d) Within three (3) feet of a property line unless two adjoining owners mutually agree in writing to a common access drive,
- (5) Access to the public highway or street shall be controlled in the interest of public safety. The off-street parking, loading, and service areas on all properties used for any purpose other than single family residences, required by this Article shall be physically separated from the highway or street by a pipe rail or fence at least (3) feet high and/or a planting strip.
- (6) General Safety Requirement - Sight Distance. Driveways shall be located in safe relationship to vision, and shall not exceed a slope of ten (10%) percent within twelve (12) feet of the street line. Where drives enter a bank through a cut, unless a retaining wall is used, the side slopes of the cut shall be graded to not more than one-half (1/2) foot vertical to one (1) foot horizontal within ten (10) feet of the point the drive intersects with the right-of-way line.
- (7) Submission of Plans: A scaled drawing of proposed off-street parking and loading areas, access drives, and walks shall be submitted as part of the required plot plan. Any plan requiring access onto a State Highway shall be approved by the Pennsylvania Department of Transportation; and access to local roads shall be subject to the Township Supervisors approval.

504. Courts

1. Where a court is provided for the purpose of furnishing adequate light and air, or where a court is otherwise provided, such court shall conform to the following requirements:
 - a. An open space in the form of an inner court or outer court shall be provided in connection with any building in any residential or business district, wherever any room therein, in which a person or persons live, work, sleep, or congregate, cannot be

adequately lighted and ventilated from the street or yard. Such court shall be adjacent to such room, the windows or which shall open in such court.

- b. Any proposed building that will include approved airconditioning and artificial lighting may be erected irrespective of the provision of Courts as above.

505. Drainage Regulations. (See also Article 4, Section 406.)

- 1. All erosion and sedimentation controls set forth in the existing or hereafter enacted Subdivision and Land Development Ordinance and the following regulations shall apply to structures hereafter erected adjacent, or near, to streams and drainage channels. Should a conflict in regulations arise, the Planning Commission shall determine which one shall apply.
 - a. In all districts, no permanent structure shall be permitted within fifteen (15) feet of the edge of any stream or existing natural drainage channel or such addition space as may be required by the Zoning Hearing Board because of existing conditions.
 - b. If normal agricultural operations require a fence to cross a stream or drainage channel, such fence shall be permitted only if it does not restrict the natural flow of water.
 - c. All structures and lots must be adequately drained at all times.
 - d. Fill materials may be placed along the outer lines of any stream or drainage way when approved as a special exception and authorized by the Zoning Hearing Board and when so approved shall be subject to the following conditions:
 - (1) Factual evidence shall be submitted to the Zoning Hearing Board indicating that the cross section area of the stream drainage way will not be reduced and will be sufficient to contain anticipated runoff based on past frequency records.

- (2) Evidence shall be submitted indicating the approval and permission for the proposed fill from the Pennsylvania Department of Environmental Resources.
- (3) All other regulations of the Commonwealth of Pennsylvania governing all activities within and adjacent to stream bed areas shall not be in full force and effect.

506. Floor Area, Habitable.

1. The minimum habitable floor area of a single-family detached dwelling hereafter erected shall be six hundred (600) square feet and shall include only the living room, dining room, kitchen, one bedroom, and bathroom. Closets, bedrooms in excess of one, utility rooms, basements, attics, hallways, stairways and unheated areas shall be floor area in excess of the six hundred (600) square feet required.
2. In the case of apartment houses, the minimum habitable floor area shall be not less than four hundred (400) square feet per apartment; except those apartments designed for, and occupied exclusively by, one or two persons (Efficiency Apartment) shall contain not less than two hundred fifty (250) square feet of habitable floor area; provided that these figures do not include hallways, stairways closets, utility rooms, basements, and unheated areas.

507. Garages and Automobile Service Stations.

1. No repair work requiring motor overhaul (other than spark plug replacement), minor carburetor adjustments, and similar minor adjustments), transmission repair, differential repair, brake bands and shoes and similar services, is performed out-of-doors.
2. Pumps, lubricating, or other fuel dispensing devices are located at least fifteen (15) feet from any street line or highway right-of-way.
3. All fuel, oil, or similar substances are stored at least twenty-five (25) feet distant from any street or lot line.

4. All new or used automobile parts, dismantles vehicles and similar articles are stored within a building.
5. Buffer yards shall be required when the property abuts a residential district and are areas provided in addition to other yard requirements. (See Article 5, Section 521.)

508. Height Regulations.

1. The height of any building may exceed the maximum permitted height by one foot for each additional foot by which the width of each side yard exceeds the minimum yard regulations for the district in which the building is located, but not to exceed a height increase over 15% of the permitted height in the District.
2. Height regulations shall not apply to spires, belfries, cupolas, penthouses, or domes not used for human occupancy not to chimneys, ventilators, skylights, water tanks, bulkheads utility poles or towers television antennae, silos, and ornamental or necessary mechanical appurtenances.
3. In residential districts, accessory buildings shall not exceed sixteen (16) feet in height.
4. No structure shall be hereafter erected less than one (1) story in height. (See definitions for Basement and Cellar.)

509. Lot Area and Dimension.

1. In a case where a lot is not connected to the public water and sanitary sewer system of the Borough or such other water and sewer systems that may exist and be approved by the Borough Council, the lot area per family shall be not less than twelve thousand (12,000) square feet and in all such cases the lot area shall be of sufficient size to provide open area for the installation of a septic tank and the necessary field drain title of size, length and in the manner specified by the Borough Council, and approved by the Pennsylvania Department of Environmental Resources.
2. **No lot area** shall be so reduced that the area of the lot or the dimensions of the open spaces shall be smaller than herein prescribed.

- a. **Lot of Record.** In the case of a lot held in single and separate ownership at the effective date of this Ordinance which does not fulfill the requirements for the minimum area for the district in which it is located, a building may be erected or altered thereon.
3. **Lot width and setbacks** by reason of odd shaped lots caused by curves in roads or cul-de-sacs, may be adjusted by the Zoning Officer in order to eliminate unnecessary hardships inadvertently created.
4. In the case of Paragraphs 2 and 3 above, consideration should be given to the provision of front, side and rear yards in ratio to minimum requirements through careful placement of structures. In no event shall a structure be erected closer than thirty (30) inches to a property line.

510. Lots an Lot Access.

1. Lot Access.
 - a. No dwelling shall hereafter be erected or altered unless there is direct access to it through an open space on the same lot. Such open space shall be at least twenty (20) feet wide and shall extend to a public street or highway, or to a private street or highway having a cartway so constructed and maintained that vehicles of all kinds may readily pass over it at all seasons of the year. For the purpose of this section, an alley shall not constitute a public street or highway.
2. Comer Lots.
 - a. In the case of a comer lot, the front yard on the long dimension may be reduced by an amount not to exceed thirty (30%) percent of the required front yard depth for the district in which the lot lies. The remaining two (2) yards shall constitute a side yard and a rear yard.

511. Mobilehomes.

1. Mobilehomes shall not include, nor should they be confused with, sectional and/or pre-fabricated homes hauled on trucks or other vehicles.

- a. Temporary Quarters. Mobile units providing temporary quarters either residential or commercial, shall not be permitted in any district except in an approved Recreation Vehicle Park, or when authorized by the Borough Council and for a limited period of time, and when so authorized, shall be subject to the approval of the Department of Environmental Resources and the following:
 - (1) A temporary permit shall be required, and said permit, if issued, shall indicate the period of time for which the exception was granted; and further that no temporary permit shall be issued for any period exceeding one year.
 - (2) Any person, firm or corporation holding a legal temporary permit may apply for an extension of time, not to exceed ninety (90) days. Such application shall set forth the reason or reasons necessitating the extension.
 - (3) The Borough Council shall grant an extension of the temporary permit time limit, if in their opinion the applicant encountered unforeseen circumstances, deemed to be no fault of his own, in carrying out the operations for which the original temporary permit was issued; or if the permit covered residential use, the refusal of an extension would result in an undue hardship to the applicant.

2. In districts where mobilehomes are permitted as a permanent independent dwelling unit, the following regulations shall apply.

- a. Definitions: (See Article 1, Mobilehome, Permanent).
- b. Controls on Development:
 - (1) The permitted mobilehomes shall conform to the definition for a permanent mobilehome and shall meet minimum standards of all local building, housing, electrical, plumbing, and other codes in force or hereafter enacted.
 - (2) A mobilehome shall be subject to all controls set forth herein governing other dwelling units permitted in the applicable districts.

- (3) A permit for permanent installation of a mobilehome as a dwelling unit must be accompanied by a written guarantee that the unit will not be removed prior to the expiration of a twelve (12) month period. A mobilehome shall not be removed from a lot until a permit has been issued by the tax collector and such permit shall not be issued until factual evidence is available indicating that taxes levied have been paid, and the Zoning Officer has been so informed.
- (4) Within five (5) days after removal of the mobilehome, the foundation shall be removed and the sit backfilled by the owner to an approved grade as established by the Zoning Officer. In lieu of this, the owner may sell or otherwise legally transfer the lot to house another mobilehome on the same foundation provided that such transaction takes place before the mobilehome is moved from the site.

512. Natural Production Uses.

- I. There may be permitted, subject to special exception approval by the Zoning Hearing Board, the excavation and sale of sand, gravel, clay, shale, or other natural mineral deposits, or the quarrying of any kind of rock formation subject to the following conditions:
 - a. In the case of any open excavation, there shall be a substantial fence completely separating the portion of the property in which excavation is located from a residential lot or Residential District line when either of said lines are within two hundred (200) feet of the place of excavation.
 - b. No top of the slope or quarry wall shall be nearer than one hundred (100) feet to any property line or street line.
 - c. No rock crusher, cement plant or other crushing, grinding, polishing or cutting machinery or other physical or chemical process for treating such products shall be permitted in residence districts; and when in other districts such operations shall be subject to such conditions and safeguards as deemed necessary by the Zoning Hearing Board to protect the public health, safety and welfare.

513. Signs.

Signs may be erected and maintained only when in compliance with the provisions of this Article and any and all other Ordinances and regulations- relating to the erection, alteration or maintenance of signs and similar devices.

1. Signs in All Districts.
 - a. The following types of signs and no other, shall be permitted in Alexandria Borough:
 - (1) Signs advertising the sale or rental of the premises upon which they are erected, when erected by the owner or broker or any other person interested in the sale or rental of such premises, may be erected and maintained, provided: (a) the size of any such sign is not in excess of six (6) square feet, and (b) not more than two signs are placed upon any property in single and separate ownership, unless such property fronts upon more than one street, in which event two signs may be erected on each frontage.
 - (2) Signs advertising the sale or development of the premises upon which they are erected, when erected in connection with the development of the premises by a builder, contractor, developer, or other person interested in such sale or development, may be erected and maintained, provided: (a) the size of any sign is not in excess of twenty (2) signs are placed upon any property in single and separate ownership, unless such property fronts upon more than one street in which event two such signs may be erected on each frontage.
 - (3) Signs indicating the location and direction of premises available for or in process of development, but not erected upon such premises and having inscribed thereon the name of the owner, developer, builder or agent, may be erected and maintained, provided: (a) the size of any such sign is not in excess of six (6) square feet, and not in excess of four (4) feet in length, and (b) not more than one such sign is erected on each five hundred (500) feet of street frontage.
 - (4) Signs bearing the word "sold" or the word "rented" with the name of the persons effecting the sale or rental may be erected and maintained, provided the conditions in sub-section (1) hereof, are compiled with.
 - (5) Signs of mechanics painters, and other artisans may be erected and maintained during the period such persons are performing work on the premises on which such signs are erected, provided:
 - (a) the size thereof is not in excess of twelve (12) square feet, and (b) such signs are removed promptly upon completion of the work.

- (6) Trespassing sign, or sign indicating the private nature of a driveway or property provided that the size of any sign shall not exceed two (2) square feet.
- (7) Signs of schools, colleges, churches, hospitals, sanitariums, or other institutions of a similar nature may be erected and maintained, provided: (a) the size of any such sign is not in excess of twenty (20) square feet, and (b) not more than two (2) signs are placed on a property in single and separate ownership, unless such property fronts upon more than one street, in which event two such signs may be erected on each frontage.
- (8) Signs advertising the sale of farm products when permitted by this Ordinance, provided: (a) the size of any such sign is not in excess of six (6) square feet; (b) not more than two signs are used, and (c) the signs shall be displayed only when such products are on sale.
- (9) Signs advertising home occupations shall be not larger than eight (8) inches by twenty-four (24) inches, bearing the name and occupation (words only) of the practitioner.

2. Miscellaneous Regulations Relating to Signs.

- b. No billboards, that is, signs off of the premises, shall be permitted.
- c. In related business districts, (e.g. office-professional service, real estate, apartment district, etc.) signs identifying the business or service, or the apartment name shall not exceed an area of twelve (12) square feet.
- d. The following regulations shall apply to all permitted sign uses:
 - (1) Signs must be constructed of durable material, maintained in good condition and not allowed to become dilapidated.
 - (2) No sign shall be placed in such a position that it will cause danger to traffic on a street by obscuring the view.
 - (3) No sign, other than an official traffic sign, shall be erected within the lines of any street, unless authorized by the municipal governing body for a special purpose.
 - (4) No sign shall project over a public sidewalk.

- (5) Each sign, poster, or advertising bulletin shall be removed when the circumstances leading to its erection no longer apply.
- (6) In all districts, only those signs, advertising signboards and business identification signs referring directly to material or products, made, sold, or displayed on the premises on which the sign is erected shall be permitted. Such signs shall comply with all other requirements as stated herein, for the district in which they are erected.

3. Lights.

- e. No flashing or oscillating light shall be permitted. Any light by reason of intensity, color, location, or movement or direction of its beam that may interfere with or abrogate public safety shall not be permitted in any district.

514. Special Uses.

- a. This Ordinance shall not apply to any building of the Borough. If the Borough Council shall, after a public hearing, decide that such building or extension thereof or such use of any premises, its reasonably necessary for the convenience or welfare of the public, provided that any municipal recreational building or use may be established by the Borough Council at any location in the Borough without holding such public hearing.

2. Public Utility Building and Uses.

- a. The Ordinance shall not apply to any existing or proposed building or extension thereof, used or to be used by a public utility corporation, if upon petition of such corporation, the Pennsylvania Public Utility Commission shall, after a public hearing, decide that the present or proposed situation of the building in question is reasonably necessary for the convenience or welfare of the public.
1. Essential Services. The erection, construction, alteration, use and maintenance by municipal or governmental agencies and public utilities or public service corporations, of such facilities as are necessary for the furnishing or adequate service by such agencies, utilities or public service corporations, or for public health, safety, or general welfare, including underground or overhead electrical, gas, steam, or water transposal systems,

including poles, wires, lines, mains, drains, sewers, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, gas regulator and measuring devices, including the structures in which they are housed, and other similar equipment shall conform to the general character as to appearance and structural material of the other structures within the district and provided that such structure shall not include the storage of vehicles or equipment necessary to the normal maintenance, repair or installation for any utility. Structures shall not be permitted for the housing of transformers, pumps, and similar equipment that cause any noise, odor, smoke or other hazardous effect. The installation of these "Essential Services" shall be permitted without the requirements of a public hearing by the Public Utility Commission, the Borough Council, or the Zoning Hearing Board.

515. Strip and Deep Mining.

1. Strip mining shall not be permitted.
2. Deep mining shall not be permitted except by specific permission by the Borough Council after a public hearing thereon, and subject to the restriction and controls as deemed necessary and further provided that a permit is authorized as a special exception by the Zoning Hearing Board in accord with all requirements established by the Borough Council.

516. Structures in Yard Areas.

1. Rear Dwelling. In a residence district, no building to the rear of the same lot with a main building, shall be erected or used for residence purposes.
2. Accessory Building.
 - a. Accessory buildings shall not be constructed in any front yard.
 - b. Accessory buildings shall not be constructed in that portion of the side yards that is the minimum open space required for side yards as set forth under the applicable district regulations .
 - c. An accessory building may be erected within a rear yard provided that:

- (1) It shall be at least ten (10) feet from the rear property line.
 - (2) It shall be at least ten (10) feet from the nearest wall of the main building; or this may be reduced to five (5) feet if no windows or other openings in either building are involved; or the accessory buildings may be integrated with the main building by contiguous walls, breezeway, or other connection.
3. Projections. No principal building, and no part of a principal building shall be erected within, or shall project into the front, side, or rear yard of a lot, except cornices, eaves and gutters, steps or chimneys and such other appurtenances which may project into yard areas provided that the projection is not more than eighteen (18) inches. However, that covered porches, stoops and patios and attached carports, whether enclosed or unenclosed, shall be considered as part of the principal building and shall not project into a required yard area.

517. Storage of Unlicensed Vehicles in Residential Districts.

1. Unless otherwise controlled or prohibited by District Regulations, the following regulations shall apply:
 - a. Any unlicensed vehicle, or vehicles, which in any manner is in the process of being dismantled for any reason shall be housed within a structure. No parts of such vehicle shall be stored or otherwise maintained outside of the structure.
 - b. Any unlicensed vehicle or vehicle not requiring a license not in the process of being dismantled shall be stored and maintained either forty (40) feet from any neighboring property line; within a structure; or behind a screen or planting approved by the Planning Commission which provides visual protection to adjoining properties.

518. Vision Obstruction.

1. Visibility at Intersections.
 - a. On any corner lot, nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of two and one-half (2- 1/2) feet and ten (10) feet above the centerline grades of the intersecting streets in the area bounded by the right-of-way lines of such corner lots and a line joining points along said center lines seventy-five (75) feet from the point of intersection.

519. Walls and Fences.

1. No fence or wall (except a retaining wall or a wall of a building permitted under the terms of this Ordinance) over four (4) feet in height shall be erected closer to any wall of a residence (on the subject property or a neighboring property) than the required side yard width of the applicable district, unless that portion of the fence or wall exceeding four (4) feet in height shall contain openings therein equal to fifty (50%) percent or more of the area of said portion of the fence or wall; provided that, the required openings shall be deemed to include any openings that occur in that portion of the fence or wall that is within the first four (4) feet of the height of the fence measured from the ground.
2. Notwithstanding other provisions of this Ordinance, walls and fences may be permitted in any required yard or along the edge of any yard, provided that no wall or fence along the sides or front edge of any front yard shall be over two and one-half (2 1/2) feet in height. This regulation shall not apply to rail fences that do not impede vision or cause danger to public safety.

520. Yards.

1. Front Yard Exception.
 - a. When the setback of existing buildings is greater than the minimum provided, the required setback of a building hereafter erected shall be the same as or greater than the average setback of existing buildings in the same block on the same side of the street.

- b. The front yard of a proposed building may be decreased in depth to the average formed by the alignment of existing buildings within one hundred (100) feet on each side of the proposed building, and within the same block, if such alignment of existing buildings is less than the front yard requirement for the district.
2. Rear Yard Exception.
 - a. When a rear yard abuts an alley, a structure shall not be erected closer than twenty-five (25) feet from the centerline of said alley.

521. Buffer Yards Required in Addition to Other Spaces.

1. Where an industrial district abuts a residential district, a buffer yard of not less than thirty (30) feet shall be required. The buffer yard shall be a part of the industrial installation and shall be maintained by the industry.
2. Where an industrial district abuts a street that abuts a residential district, a buffer yard of not less than fifteen (15) feet shall be required.
3. Where an industrial district abuts a stream or drainage channel, a buffer yard of not less than fifteen (15) feet shall be required, and the yard shall be measured from the nearest edge of the stream or channel. Planting other than grass may be omitted along streams when approved by the Zoning Hearing Board.
4. Buffer yards required for other than industrial districts, shall be at least fifteen (15) feet wide.
5. All buffer yards shall be planted and maintained with a vegetative material to include a row of trees planted not more than forty (40) feet on center, and trunk size at least two (2) inches in caliber measured one (1) foot above normal soil level. Buffer yards may be planted in such manner as to provide desired screening or filtering of noise and dust.
6. Buffer yards other than interior side or rear buffer yards may be crossed by access roads and service drives not more than thirty-five (35) feet in width, provided that the angle of the centerline of the road or drive crosses the lot line and buffer yard at not less than sixty (60) degrees.

7. No storage of materials or parking of card shall be permitted in buffer yards.
8. In addition to the trees required in Section 5, above, buffer yards shall include shrubs and evergreens branched to the ground and capable of a growth to six (6) feet in height within a three (3) year period.

522. Service Areas. (Parking, Drives and Loading)

1. Unless more restrictive regulations are set forth elsewhere herein, the following shall apply.
 - a. Residential Oriented Districts.
 - (1) Service areas may be placed in required yard areas but not closer than two (2) feet to any property line.
 - (2) Where the extremities of a service area are closer than four (4) feet to any property line, curbs and/or wheel stops must be provided by a line which, when the wheels (front or rear) of a vehicle are in contact, will not permit any portion of the vehicle to overhauling any part of adjacent property.
 - (3) Joint drives serving contiguous lots are not recommended. They may be approved as a special exception by the Zoning Hearing Board when no alternative is available. The use of a joint drive must be made a part of the deed for each property.
 - (4) Off-street service areas must have an all-weather paving capable of providing a solid, dust free surface at all times.

- b. Commercial Oriented Districts.
- (1) Off-street service areas shall be provided for every commercial enterprise hereafter erected or substantially altered.
 - (2) Off-street service areas where permitted may be placed on the premises provided that:
 - (a) no part of any vehicle on premises shall overhang any adjacent property.
 - (b) storage of material shall not be permitted unless within a structure or behind a screen providing visual protection to adjacent properties.
 - (3) All off-street service areas shall be paved so as to provide an all-weather surface, firm and dust free at all times. Paving shall be as specified by the municipal engineer.

(Ordinance No. 1974-2, approved February 4, 1974)