

PART 2

ZONING DISTRICT PROVISIONS

§27-201. Purposes, Organization and Applicability of This Part.

1. **Purposes and Organization.** The purposes served by this Chapter's regulations are given in Part 1, §27-104, "General Purposes of This Chapter" and are taken from the "Comprehensive Goals and Objectives" Section of the 1998 Philipsburg Comprehensive Plan. In order to fulfill these purposes to the fullest extent possible, recognize the differing present-day statuses and goals of Philipsburg's various neighborhoods and eliminate unnecessary constraints on the Borough's property owners, most of this Chapter's regulations should not be applied uniformly across the Borough. Instead, they should be applied only to the areas of the Borough where they are appropriate and will clearly fulfill the purposes of this Chapter. To this end, §27-202 of this Part divides the Borough into 8 "zoning districts," each of which is composed of neighborhoods with similar present-day status and goals and faces a set of regulations that is different than the set faced by every other zoning district. Section 27-203 establishes the "Official Zoning Map of the Borough of Philipsburg," which shows the physical location of these districts. Each Section of this Part from §§27-204 to 27-211 addresses one of these 8 zoning districts: providing regulations that apply to that district, a reference to §27-212 (which lists the land uses allowed, off-street parking spaces required and off-street loading berths required in each zoning district) and a reference to §27-213 (which lists the setbacks, height regulations and lot requirements of each district). In dealing with some subjects, §§27-212 and 27-213 also reference various parts of the rest of this Chapter.
2. **Applicability:** Sections 27-202 and 27-203 of this Part establish Philipsburg's 8 zoning districts and thus, apply to every property in the Borough. However, §§27-204 through 27-211 each address only one zoning district. Thus, the only one of these sections that applies to a given property is the section that addresses that property's zoning district. Because §§27-212 and 27-213 are referred to by each section from §§27-204 to 27-211, they apply to all zoning districts and thus to all properties within the Borough. However, §§27-212 and 27-213 are arranged in a table form, so that only one column within each table applies to any given zoning district and the properties therein. Thus, the reader should read §§27-202, §27-203 the Section between §§27-204 and 27-211 that applies to the zoning district of the property in which he or she is interested, §27-212, §27-213 and any parts of the rest of this Chapter that are referenced in this Part and relevant to the reader's concerns.

(Ord. 984, 6/14/1999, Art. II, §200)

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§27-202. Establishment of Zoning Districts.

To properly carry out the purposes of this Chapter as listed in Part 1, §27-104, "General Purposes of This Chapter," the Borough of Philipsburg is hereby divided into 8 zoning districts. These districts shall be designated as follows:

The Zoning Districts Full Name	The Zoning District's Abbreviated Name
Single Household Suburban Residential District	R1A
Single Household Urban Residential District	R1B
Multi-Household Residential District	R2
Special Residential District	R3
Downtown Commercial District	C1
Highway Commercial District	C2
Industrial District	I
Recreation/Conservation District	RC

(Ord. 984, 6/14/1999, Art. II, §205)

§27-203. Establishment of the Official Zoning Map.

1. Official Zoning Map of the Borough of Philipsburg. The locations and boundaries of the districts listed in §27-202 shall be displayed on the "Official Zoning Map of the Borough of Philipsburg." This map shall be certified as the true zoning district map adopted by the Borough of Philipsburg by the signature of the Council President attested to by the Borough Secretary the Seal of the Borough underneath the words "This is to certify that this is the Official Zoning Map referred to in the Philipsburg Borough Zoning Ordinance." The Official Zoning Map shall be kept on display at the Borough Building, shall be maintained by the Borough's Zoning Officer and shall serve as the ultimate authority on the location of zoning district boundaries overruling all copies made of it. The "Official Zoning Map of the Borough of Philipsburg" and all information shown thereon are hereby made a part of this Part and this Chapter.
2. Zoning Map in the Appendix. For informational purposes only, a copy of the Official Zoning Map has been attached to this Chapter as an Appendix. However, the Official Zoning Map shall prevail in any dispute between a copy or an alleged copy of the Official Map and the Official Map itself.
3. Amending the Official Zoning Map. Amendments to the Official Zoning Map of the Borough of Philipsburg may be pursued as either a simple amendment to this Chapter, a landowner curative amendment or a municipal curative amendment (see Part 7, §27-703, "Borough Council," for the proper procedures for each of

these). Any changes made to the Official Zoning Map by any other means whatsoever shall be considered a violation of this Chapter punishable as provided under Part 1, §27-119, "Enforcement." If an amendment is made to the zoning districts, the Official Zoning Map shall be changed accordingly in a prompt manner. With these changes, an entry shall be made on the map which states "On (the appropriate date), by official action of the Borough Council, the following changes were made to the Official Zoning Map." Brief descriptions of these changes shall be made beneath this statement and the entire entry shall be signed by the Council President and attested to by the Borough Secretary.¹²

4. Rules for Interpreting the Official Zoning Map. The zoning district boundaries established on the Official Zoning Map of the Borough of Philipsburg shall be interpreted according to the following rules.
 - A. Boundaries indicated as approximately following natural features or the centerlines of streets, highways or alleys shall be construed to follow such center lines.
 - B. Boundaries indicated as approximately following the boundary line of a recorded lot or separate parcel of land shall be construed as following said line of recorded lot or parcel of land.
 - C. Boundaries indicated as approximately following Borough boundaries shall be construed to follow said Borough boundaries.
 - D. Boundaries indicated by measured distances on the zoning map shall be determined by such dimensions. Distances not specifically indicated on the zoning map shall be determined by the scale of the map.

(Ord. 984, 6/14/1999, Art. II, §210)

§27-204. R1A Single Household Suburban Residential District.

1. District Purposes. The R1A District was drawn to include already developed low-density residential areas that are predominantly composed of single household detached homes and open areas where similar development should occur. This district's regulations are designed to protect the district's established single household homes, promote similar development in the vacant parts of the district, retain the district's low density, require proper design standards for future development and enhance the unique character of this district, its structures and its quality of life.
2. R1A District Regulations. Each land use, lot, and structure in this district shall follow the regulations below.

¹² Editor's Note: A listing of the Zoning Map amendments is included in Part 9 of this Chapter.

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- A. Within this district, a lot may be used or occupied for the permitted principal uses, permitted accessory uses, temporary uses, special exception uses and conditional uses that are given for this district in §27-212, "Land Uses, Off-Street Parking and Off-Street Loading."
- B. Each land use in this district shall provide off-street parking spaces as required by §27-212, "Land Uses, Off-Street Parking and Off-Street Loading."
- C. Each land use in this district shall provide off-street loading berths as required by §27-121, "Land Uses, Off-Street Parking and Off-Street Loading."
- D. Unless this Chapter specifically states otherwise, all buildings and lots in this district shall meet the setback requirements, height limitations and lot restrictions that are specified for this district in §27-213, "Setbacks, Height Regulations and Lot Requirements."
- E. Within this district, no accessory structure shall contain a dwelling.
- F. Supplies, parts and/or equipment shall not be stored overnight outside of a building in this district.
- G. Vehicles which meet one or more of the following descriptions shall not be parked, placed, stored, restored, or repaired in any yard or driveway or on any public street or right-of-way in this district.
 - (1) A vehicle from which the wheels and/or engine have been removed.
 - (2) A vehicle which does not have a current motor vehicle license and inspection sticker.
- H. The following vehicle types shall not be parked overnight on a public right-of-way in this district.
 - (1) Any truck or van that either exceeds 11,000 pounds of gross weight or is designated as a Class 5 Vehicle or above by the Pennsylvania Motor Vehicle Code.
 - (2) Construction vehicles.
 - (3) Recreational vehicles.
 - (4) Trailers of any kind, including boat trailers or camper trailers.
 - (5) Agricultural equipment or farm implements.
- I. Within this district, all residences shall be secured or tied down to a foundation that is adequate to prevent the home from overturning under all but the most severe circumstances. Where the residence is supported by a non-

continuous foundation (e.g., posts, wheels, pillars), an enclosure of material and design compatible to the residence shall be installed to conceal the open space above grade. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the residence's foundation, but shall not contain open areas large enough to permit the entry of a ball with a diameter of 2 inches.

- J. Within this district, a building that contains a dwelling shall be the only principal permitted use on the involved lot.

(Ord. 984, 6/14/1994, Art. II, §215)

§27-205. R1B Single Household Urban Residential District.

1. **District Purposes.** The R1B District was drawn to include two medium-density, pedestrian-friendly neighborhoods that are largely composed of single-household detached homes and small, scattered commercial establishments. Although these neighborhoods contain a variety of activities, they are predominantly single-household residential and should stay that way. Hence, only single-household homes and family oriented amenities are allowed in this district as permitted principal uses. Small commercial and professional uses, as well as multi-household residential buildings, are allowed only as special exceptions subject to conditions specified in Part 3 that are to ensure their compatibility by limiting their size and character. The remainder of the R1B District's regulations are designed to retain the district's predominantly residential composition and flavor, to guarantee that the district's small commercial establishments are largely compatible with this residential flavor, to limit the district's density at its current levels, to ensure that future development is built to standards that are appropriate for this district and to enhance the unique character of this district, its structures and its quality of life.
2. **R1B District Regulations.** Each land use, lot, and structure in this district shall follow the regulations below:
 - A. Within this district, a lot may be used or occupied for the permitted principal uses, permitted accessory uses, temporary uses, special exception uses, and conditional uses that are given for this district in §27-212, "Land Uses, Off-Street Parking and Off-Street Loading."
 - B. Each land use in this district shall provide off-street parking spaces as required by §27-212, "Land Uses, Off-Street Parking and Off-Street Loading."
 - C. Each land use in this district shall provide off-street loading berths as required by §27-212, "Land Uses, Off-Street Parking and Off-Street Loading."
 - D. Unless this Chapter specifically states otherwise, all buildings and lots in this district shall meet the setback requirements, height limitations and lot

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restrictions that are specified for this district in §27-213, "Setbacks, Height Regulations and Lot Requirements."

- E. Within this district, no accessory structure shall contain a dwelling.
- F. The following vehicle types shall not be parked overnight on a public right-of-way in this district.
 - (1) Any truck or van that either exceeds 11,000 pounds of gross weight or is designated as a Class 5 vehicle or above by the Pennsylvania Motor Vehicle Code.
 - (2) Construction vehicles.
 - (3) Recreational vehicles.
 - (4) Trailers of any kind, including boat trailers or camper trailers.
 - (5) Agricultural equipment or farm implements.
- G. Within this district, all residences shall be secured or tied down to a foundation that is adequate to prevent the home from overturning under all but the most severe circumstances. Where the residence is supported by a non-continuous foundation (e.g., posts, wheels, pillars), an enclosure of material and design compatible to the residence shall be installed to conceal the open space above grade. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the residence's foundation, but shall not contain open areas large enough to permit the entry of a ball with a diameter of 2 inches.

(Ord. 984, 6/14/1999, Art. II, §220)

§27-206. R2 Multi-Household Residential District.

- 1. **District Purposes.** The R2 District was drawn to include a neighborhood of medium density residential buildings, many of which are large, older homes. Because many of the large, older homes are too large to be financially supported by a single household and multi-household buildings are an attractive housing option for many of the Borough's present and future residents, this district's regulations allow residential buildings to contain more than one dwelling as a special exception. The other provisions of this district are designed to protect the established homes in the district, to require proper design standards for future development and to enhance the unique character of this district, its structures and its quality of life.
- 2. **R2 District Regulations.** Each land use, lot and structure in this district shall follow the regulations below.

- A. Within this district, a lot may be used or occupied for the permitted principal uses, permitted accessory uses, temporary uses, special exception uses, and conditional uses that are given for this district in §27-212, "Land Uses, Off-Street Parking and Off-Street Loading."
- B. Each land use in this district shall provide off-street parking spaces as required by §27-212, "Land Uses, Off-Street Parking and Off-Street Loading."
- C. Each land use in this district shall provide off-street loading berths as required by §27-212, "Land Uses, Off-Street Parking and Off-Street Loading."
- D. Unless this Chapter specifically states otherwise, all buildings and lots in this district shall meet the setback requirements, height limitations and lot restrictions that are specified for this district in §27-213, "Setbacks, Height Regulations and Lot Requirements."
- E. Supplies, parts, and/or equipment shall not be stored overnight outside of a building in this district.
- F. Vehicles which meet one or more of the following descriptions shall not be parked, placed, stored, restored or repaired in any yard or driveway or on any public street or right-of-way in this district.
 - (1) A vehicle from which the wheels and/or engine have been removed.
 - (2) A vehicle which does not have a current motor vehicle license and inspection sticker.
- G. The following vehicle types shall not be parked overnight on a public right-of-way in this district.
 - (1) Any truck or van that either exceeds 11,000 pounds of gross weight or is designated as a Class 5 vehicle or above by the Pennsylvania Motor Vehicle Code.
 - (2) Construction vehicles.
 - (3) Recreational vehicles.
 - (4) Trailers of any kind, including boat trailers or camper trailers.
 - (5) Agricultural equipment or farm implements.
- H. Within this district, all residences shall be secured or tied down to a foundation that is adequate to prevent the home from overturning under all but the most severe circumstances. Where the residence is supported by a non-continuous foundation (e.g., posts, wheels, pillars), an enclosure of material and design compatible to the residence shall be installed to conceal the open

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space above grade. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the residence's foundation, but shall not contain open areas large enough to permit the entry of a ball with a diameter of 2 inches.

(Ord. 984, 6/14/1999, Art. II, §225)

§27-207. R3 Special Residential District.

1. **District Purposes.** The R3 District was drawn to include both already developed mobile home neighborhoods and open areas where similar development should occur. Mobile homes can be a relatively affordable and attractive housing option for many of the Borough's present and future residents. Thus, the provisions of this district are designed to promote mobile home parks as a supply of affordable housing, to allow compatible residential amenities to locate within this district, to protect these neighborhoods from development that is improperly designed or dangerous and to foster a family-oriented environment.
2. **R3 District Regulations.** Each land use, lot, and structure in this district shall follow the regulations below:
 - A. Within this district, a lot may be used or occupied for the permitted principal uses, permitted accessory uses, temporary uses, special exception uses and conditional uses that are given for this district in §27-212, "Land Uses, Off-Street Parking and Off-Street Loading."
 - B. Each land use in this district shall provide off-street parking spaces as required by §27-212, "Land Uses, Off-Street Parking and Off-Street Loading."
 - C. Each land use in this district shall provide off-street loading berths as required by §27-212, "Land Uses, Off-Street Parking and Off-Street Loading."
 - D. Unless this Chapter specifically states otherwise, all buildings and lots in this district shall meet the setback requirements, height limitations and lot restrictions that are specified for this district in §27-213, "Setbacks, Height Regulations, and Lot Requirements."
 - E. Within this district, no accessory structure shall contain a dwelling.
 - F. Supplies, parts, and/or equipment shall not be stored overnight outside of a building in this district.
 - G. Vehicles which meet one or more of the following descriptions shall not be parked, placed, stored, restored or repaired in any yard or driveway or on any public street or right-of-way in this district:
 - (1) A vehicle from which the wheels and/or engine have been removed.

- (2) A vehicle which does not have a current motor vehicle license and inspection sticker.
- H. The following vehicle types shall not be parked overnight on a public right-of-way in this district:
- (1) Any truck or van that either exceeds 11,000 pounds of gross weight or is designated as a Class 5 vehicle or above by the Pennsylvania Motor Vehicle Code.
 - (2) Construction vehicles.
 - (3) Recreational vehicles.
 - (4) Trailers of any kind, including boat trailers or camper trailers.
 - (5) Agricultural equipment or farm implements.
- I. Within this district, all residences shall be secured or tied down to a foundation that is adequate to prevent the home from overturning under all but the most severe circumstances. Where the residence is supported by a non-continuous foundation (e.g., posts, wheels, pillars), an enclosure of material and design compatible to the residence shall be installed to conceal the open space above grade. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the residence's foundation, but shall not contain open areas large enough to permit the entry of a ball with a diameter of 2 inches.

(Ord. 984, 6/14/1999, Art. II, §230)

§27-208. C1 Downtown Commercial District.

1. District Purposes. The C1 District was drawn around Philipsburg's current central business district (CBD). This district's provisions are designed to protect vital aspects of the commercial mix that is currently found in downtown Philipsburg; to permit and promote compatible commercial development, to allow upper-story dwellings in commercial buildings, to allow multi-family residential buildings subject to the approval of the Zoning Hearing Board, to permit future development to reach high densities, subject to constraints that will ensure that it is built to appropriate standards and to enhance the unique character of this district, its structures and its quality of life.
2. C1 District Regulations. Each land use, lot and structure in this district shall follow the regulations below:

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- A. Within this district, a lot may be used or occupied for the permitted principal uses, permitted accessory uses, temporary uses, special exception uses and conditional uses that are given for this district in §27-212, "Land Uses, Off-Street Parking and Off-Street Loading."
- B. Each land use in this district shall provide off-street parking spaces as required by §27-212, "Land Uses, Off-Street Parking and Off-Street Loading."
- C. Each land use in this district shall provide off-street loading berths as required by §27-212, "Land Uses, Off-Street Parking and Off-Street Loading."
- D. Unless this Chapter specifically states otherwise, all buildings and lots in this district shall meet the setback requirements, height limitations and lot restrictions that are specified for this district in §27-213, "Setbacks, Height Regulations and Lot Requirements."
- E. The following vehicle types shall not be parked overnight on a public right-of-way in this district.
 - (1) Any truck or van that either exceeds 11,000 pounds of gross weight or is designated as a Class 5 vehicle or above by the Pennsylvania Motor Vehicle Code.
 - (2) Construction vehicles.
 - (3) Recreational vehicles.
 - (4) Trailers of any kind, including boat trailers or camper trailers.
 - (5) Agricultural equipment or farm implements.
- F. All portions of a lot in this district which are not used for buildings or other accessory uses shall be attractively landscaped and maintained in good condition.
- G. All commercial land uses within this district which abut a residential zoning district shall buffer themselves against that district according to the provisions of Part 5, §27-505, "Required Buffers."

(Ord. 984, 6/14/1999, Art. II, §235)

§27-209. C2 Highway Commercial District.

1. **District Purposes.** The C2 District is oriented towards providing locations for highway-oriented commercial uses along major roadways but away from large residential neighborhoods and the high densities of downtown and establishing standards for the orderly development of these businesses. The C2 District's regu-

lations are designed to protect the appropriately designed highway-oriented businesses that are currently located in this district; to promote similar development; to encourage the provision of convenient automobile access, parking and loading; to make this district compatible with its neighboring districts and to enhance the quality of this district, its appearance and its commercial viability.

2. C2 District Regulations. Each land use, lot and structure in this district shall follow the regulations below:
 - A. Within this district, a lot may be used or occupied for the permitted principal uses, permitted accessory uses, temporary uses, special exception uses, and conditional uses that are given for this district in §27-212, "Land Uses, Off-Street Parking and Off-Street Loading."
 - B. Each land use in this district shall provide off-street parking spaces as required by §27-212, "Land Uses, Off-Street Parking and Off-Street Loading."
3. Each land use in this district shall provide off-street loading berths as required by §27-212, "Land Uses, Off-Street Parking and Off-Street Loading."
4. Unless this Chapter specifically states otherwise, all buildings and lots in this district shall meet the setback requirements, height limitations and lot restrictions that are specified for this district in §27-213, "Setbacks, Height Regulations and Lot Requirements."
5. The following vehicle types shall not be parked overnight on a public right-of-way in this district.
 - A. Any truck or van that either exceeds 11,000 pounds of gross weight or is designated as a Class 5 Vehicle or above by the Pennsylvania Motor Vehicle Code.
 - B. Construction vehicles.
 - C. Recreational vehicles.
 - D. Trailers of any kind, including boat trailers or camper trailers.
 - E. Agricultural equipment or farm implements.
6. All portions of a lot in this district which are not used for buildings or other accessory uses shall be attractively landscaped and maintained in good condition.
7. All commercial land uses within this district which abut a residential zoning district shall buffer themselves against that district according to the provisions of Part 5, §27-505, "Required Buffers."

(Ord. 984, 6/14/1999, Art. II, §240)

§27-210. I Industrial District.

1. **District Purposes.** The I District was drawn to include most of Philipsburg's present industries and areas to which they might expand; provided, that such expansion is in compliance with the Comprehensive Plan. The regulations of the I District are designed to allow a viable area for the location and growth of industrial and heavy commercial uses, to protect and promote the appropriate industries that are currently located in this district, to encourage clean industrial uses that will not become a burden on Philipsburg's environment, appearance or socioeconomic character, to foster an automobile-friendly environment and to enable the creation and retention of manufacturing enterprises and employment opportunities.
2. **I District Regulations.** Each land use, lot and structure in this district shall follow the regulations below:
 - A. Within this district, a lot may be used or occupied for the permitted principal uses, permitted accessory uses, temporary uses, special exception uses and conditional uses that are given for this district in §27-212, "Land Uses, Off-Street Parking and Off-Street Loading."
 - B. Each land use in this district shall provide off-street parking spaces as required by §212, "Land Uses, Off-Street Parking and Off-Street Loading."
 - C. Each land use in this district shall provide off-street loading berths as required by §27-212, "Land Uses, Off-Street Parking and Off-Street Loading."
 - D. Unless this Chapter specifically states otherwise, all buildings and lots in this district shall meet the setback requirements, height limitations and lot restrictions that are specified for this district in, §213, "Setbacks, Height Regulations and Lot Requirements."
 - E. The following vehicle types shall not be parked overnight on a public right-of-way in this district.
 - (1) Any truck or van that either exceeds 11,000 pounds of gross weight or is designated as a Class 5 Vehicle or above by the Pennsylvania Motor Vehicle Code.
 - (2) Construction vehicles.
 - (3) Recreational vehicles.
 - (4) Trailers of any kind, including boat trailers or camper trailers.
 - (5) Agricultural equipment or farm implements.

- F. All commercial or industrial land uses within this district which abut a residential zoning district shall buffer themselves against that district according to the provisions of Part 5, §27-505, "Required Buffers."
- G. All salvage yards or junkyards in this district shall buffer themselves against any adjacent residential lots, commercial lots, or public roads according to the provisions of Part 5, §27-505, "Required Buffers."

(Ord. 984, 6/14/1999, Art. II, §245)

§27-211. RC Recreation/Conservation District.

1. District Purposes. The RC District was drawn to include Borough properties, larger Philipsburg-Osceola Area School District properties and several large tracts of open, public and/or recreational space. These properties are either especially sensitive due to their location on a steep slope or in a floodplain or especially valuable to the community's recreation, conservation and/or public needs. The provisions of this district are intended to allow the responsible development of these lands.
2. The RC District Regulations: Each land use, lot and structure in this district shall follow the regulations below:
 - A. Within this district, a lot may be used or occupied for the permitted principal uses, permitted accessory uses, temporary uses, special exception uses and conditional uses that are given for this district in §27-212, "Land Uses, Off-Street Parking and Off-Street Loading."
 - B. Each land use in this district shall provide off-street parking spaces as required by §27-212, "Land Uses, Off-Street Parking and Off-Street Loading."
 - C. Each land use in this district shall provide off-street loading berths as required by §27-212, "Land Uses, Off-Street Parking and Off-Street Loading."
 - D. Unless this Chapter specifically states otherwise, all buildings and lots in this district shall meet the setback requirements, height limitations and lot restrictions that are specified for this district in §27-213, "Setbacks, Height Regulations and Lot Requirements."
 - E. The following vehicle types shall not be parked overnight on a public right-of-way in this district.
 - (1) Any truck or van that either exceeds 11,000 pounds of gross weight or is designated as a Class 5 Vehicle or above by the Pennsylvania Motor Vehicle Code.
 - (2) Construction vehicles.

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- (3) Recreational vehicles.
 - (4) Trailers of any kind, including boat trailers or camper trailers.
 - (5) Agricultural equipment or farm implements.
- F. All portions of a lot in this district which are not used for buildings or other accessory uses shall be attractively landscaped and maintained in good condition.

(Ord. 984, 6/14/1999, Art. II, §250)

§27-212. Land Uses, Off-Street Parking and Off-Street Loading.

1. Purposes, Organization and Applicability of this Section. The main function of this Section is to show five different sets of information which land uses are allowed in each of Philipsburg's zoning districts, how each use is allowed in each district, which sections of the remainder of this Chapter (i.e., Parts 3 through 8) apply to each use, how many off-street parking spaces each use must provide and how many off-street loading berths each use must provide. The organization and applicability of this Section's parts that deal with the first three of these sets are discussed under number subsection (A) below. The organization and applicability of this Section's parts that deal with the last two of these sets are discussed under subsection (B) below. These five sets of information are all shown in this Section because they are all organized by land uses and can therefore be displayed on a single multi-page table saving space and making the Chapter easier to read. This multi-page table is located under subsection (4) of this Section.
 - A. Organization and Applicability of the Land Use. The main body of regulations in this Section is contained in the multi-page table of subsection (4). The first 9 columns of this table contain the land use regulations of this Chapter. Subsection (2) below explains how to read the information presented in these columns. Because these land use regulations apply to every zoning district within the Borough, they apply to every land use within the Borough as well.
 - B. Organization and Applicability of the Off-Street Parking and Loading Regulations. As was noted above, the main body of regulations in this Section is contained in the multi-page table of subsection (4). The tenth column of this table (the second from the right) contains this Chapter's minimum off-street parking space requirements for each land use. The eleventh column (the farthest right) contains this Chapter's minimum off-street loading berth requirements for each land use. subsection (3) below explains how to read the information presented in each of these columns and provides some important interpretative rules. These regulations apply to every land use allowed

in the Borough. However, the required number of parking spaces and loading berths for many land uses (e.g., signs) is zero.

2. Land Uses. How to Read the First Nine Columns of the Table in Subsection (4). The first nine columns of the table in subsection (4) of this Section show which land uses are allowed in each of Philipsburg's 8 zoning districts, how each use is allowed in each district and which Sections of the remainder of this Chapter (i.e., Parts 3 through 8) apply to each use. The information in these columns shall be interpreted as shown in this subsection:
 - A. The first (i.e., farthest left) column of the table in subsection (4) lists the land uses allowed in the Borough of Philipsburg. Each row of the table addresses the land use given in its cell under the first column.
 - B. Each of the second through ninth columns of the table in subsection (4) addresses one of the Borough's 8 zoning districts, whose abbreviated name is given in its heading. The characters found in these 8 columns shall be interpreted as shown in the table below.¹³
 - C. For land uses not listed in the table under subsection (4) the Zoning Hearing Board shall determine which zoning districts they shall be allowed in, how they shall be allowed in those districts (i.e., as permitted principal uses, permitted accessory uses, conditional uses, etc.) and which Sections of the remainder of the Chapter apply to them. The Board may ask the Planning Commission for a recommendation on these matters.
3. Off-Street Parking Spaces and Loading Berths. How to Read the Last Two Columns of the Table in Subsection (4). The tenth (second from the right) column of the table in subsection (4) specifies a minimum number of off-street parking spaces that are to be provided by each land use in the Borough (this number may be zero). The last (farthest right) column of the table specifies a minimum number of off-street loading berths that are to be provided by each land use in the Borough (this number may also be zero). Because the number of off-street parking spaces and/or loading berths needed by a land use varies with the type of land use involved and the size of this land use, the table gives these requirements as use-specific formulas that employ size as a variable to tailor the requirements to the particular home, business or institution at hand. Unless the table notes otherwise, each requirement applies only to the land use given in the first cell of its row. The information in both of these columns shall be interpreted as shown in this subsection:
 - A. Rules for Determining the Required Number of Off-Street Parking Spaces from the 10th Column of the Table.

¹³ Editor's Note: The Land Use, Off-Street Parking and Off-Street Loading Requirements Table and its key can be found at the end of this chapter.

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- (1) The table's off-street parking requirements address only the quantity of the spaces that are to be provided. The location, size, design and maintenance of these spaces is controlled by §27-506, "Off-Street Parking Space and Loading Berth Design." Each parking space in the Borough shall follow the requirements of §27-506.
- (2) Unless the table explicitly states otherwise, a lot or a business that contains more than one use shall provide 100% of the required off-street parking spaces for each of these uses. The off-street parking requirement for convenience stores is an example of an instance in which the table does specifically state otherwise ("1 space per each 200 square feet. of enclosed gross floor area + 80% of the additional parking spaces required by this Table for other land uses on the same premises (e.g., gasoline station).
- (3) When calculations for a use's required number of parking spaces result in a fraction of a space, this fraction shall be rounded up to the next whole number.
- (4) Where the required number of parking spaces for a use is wholly or partially determined by the number of employees that use has or will have, this shall be interpreted as the number of employees that use has or will have on its largest shift.
- (5) On a residential lot containing two dwellings or less, a driveway may count as the number of 8 feet wide by 18 feet long parking spaces that would fit on it.
- (6) Each land use shall provide at least all of the required off-street parking spaces on its own lot unless that use shares parking spaces with other uses who need parking at differing times, employs parking spaces on other lots that are nearby, draws a significant number of clients who walk or ride bicycles and/or cannot meet these requirements due to existing site constraints. If a use fits one or more of these descriptions, it may be excused from the minimum off-street parking requirements of this Section by way of the procedures and conditions specified by §27-507, "Off-Street Parking and Loading Plans."
- (7) When an existing land use or structure is expanded, additional parking spaces shall be provided as required by the table. However, no expansion, alteration, subdivision or combination of any lot, structure or land use shall reduce or eliminate any pre-existing off-street parking requirements from this Chapter.
- (8) The off-street parking space requirements of land uses that are not listed in the table or lots or buildings whose use is not yet known to the level of detail required by the Table shall be determined by Bor-

ough Council who may ask for a recommendation on the matter from the Planning Commission.

B. Rules for Determining the Required Number of Off-Street Loading Berths from the Last Column of the Table.

- (1) Uses which have a gross floor area of less than 2,500 square feet are exempt from all off-street loading berth requirements of this Chapter.
- (2) The table's off-street loading requirements address only the quantity of the berths that are to be provided. The location, size, design and maintenance of these berths is controlled by §27-506, "Off-Street Parking Space and Loading Berth Design." Each loading berth in the Borough shall follow the requirements of §27-506.
- (3) Unless the table explicitly states otherwise, a lot or structure that contains more than one use shall provide 100% of the required loading berths for each of these uses.
- (4) When calculations for a use's required number of loading berths result in a fraction of a berth, this fraction shall be rounded up to the next whole number.
- (5) Each land use shall provide at least all of the required off-street loading berths on its own lot unless that use cannot meet this requirement due to existing site constraints. In such a situation, the use may be excused from the minimum off-street loading requirements of this section via the procedures and conditions specified by §27-507, "Off-Street Parking and Loading Plans."
- (6) When an existing land use or structure is expanded, additional loading berths shall be provided as required by the table. However, no expansion, alteration, subdivision, or combination of any lot, structure, or land use shall reduce or eliminate any pre-existing off-street loading requirements from this Chapter.
- (7) The loading berth requirements of land uses that are not listed in the table below and lots or buildings whose use is not yet known to the level of detail required by the Table below shall be determined by Borough Council, who may ask for a recommendation on the matter from the Planning Commission.

4. Land Use, Off-Street Parking and Off-Street Loading Requirements Table. All lots, structures and land uses in the Borough of Philipsburg shall follow the requirements of the table below, as explained above.¹⁴

¹⁴ Editor's Note: The Land Use, Off-Street Parking and Off-Street Loading Requirements Table and its key can be found at the end of this chapter.

ZONING

(Ord. 984, 6/14/1999, Art. II, §265)

§27-213. Setbacks, Height Regulations and Lot Requirements.

1. Purposes, Organization and Applicability of this Section. The function of this Section is to provide district-specific minimum setback restrictions for structures, maximum setback restrictions for structures, maximum height regulations for structures, minimum area requirements for lots, minimum frontage requirements for lots and maximum lot coverage requirements for structures. The main body of this Section's regulations can be found in the Table under subsection (3). The various regulations discussed above form this Table's rows and Philipsburg's 8 zoning districts form the Table's columns. Exceptions to the regulations shown in this Table are listed under subsection (2). Note that the exact definitions of the terms and regulations used in this Section can be found in Part 8, Terminology. Because the regulations of this Section apply to each of Philipsburg's 8 zoning districts, they apply to every building, structure and lot in the Borough except those noted under subsection (2) below.
2. Exceptions to the Regulations of this Section.
 - A. Building and structure projections may exceed the height limits of their district if they are one of the following items.
 - (1) A chimney or smokestack.
 - (2) A public or commercial communications tower that contains public or commercial communications equipment and is mounted on the ground. However, commercial communications equipment that rises from the roof of a building shall not be exempted from the height requirements of its district.
 - (3) An integral part of a commercial or industrial process whose height is necessary in order for the process to work (e.g., a grain elevator).
 - (4) A steeple, cupola, spire, belvedere, turret, or other similar architectural element that rises from the roof of a building, but does not include a dwelling.
 - B. Fences, walls and other screens may ignore this section's setback requirements, but must follow the requirements of §503, "Fences, Walls and Other Screens." Likewise, radio and television antennas may ignore this Section's setback requirements, but must follow the requirements of §504, "Radio and/or Television Antennas."
 - C. Signs may ignore this Section's setback requirements, but must follow the requirements of Part 6, "Signs."

3. Setback, Height Regulation and Lot Requirement Table.

A. All lots, buildings, and structures except those noted under subsection (2) above shall follow the regulations in the Table below.

Regulation	R1A	R1B	R2	R3	C1	C2	I	RC
Minimum front setback for non-corner lot	20 ft.	7 ft.	15 ft.	10 ft.	6 ft.	15 ft.	15 ft.	30 ft.
Maximum front setback for non-corner lots		15 ft.	40 ft.					
Minimum side setback for non-corner lots	8 ft.	2 ft.	3 ft.	10 ft.	0 ft.	15 ft.	10 ft.	30 ft.
Minimum rear setback for non-corner lots	10 ft.	3 ft.	5 ft.	10 ft.	6 ft.	15 ft.	5 ft.	30 ft.
Minimum front setback for corner lots	30 ft.	7 ft.	10 ft.	10 ft.	6 ft.	15 ft.	15 ft.	30 ft.
Maximum front setback for corner lots		15 ft.	40 ft.					
Minimum side street setback for corner lots	20 ft.	7 ft.	8 ft.	10 ft.	6 ft.	15 ft.	10 ft.	30 ft.
Maximum side street setback for corner lots		15 ft.	20 ft.					
Minimum non-side street setback for corner lots	5 ft.	3 ft.	3 ft.	10 ft.	0 ft.	15 ft.	5 ft.	30 ft.
Minimum rear setback for corner lots	5 ft.	3 ft.	3 ft.	10 ft.	6 ft.	15 ft.	5 ft.	30 ft.
Maximum height for permitted principal uses	35 ft.	50 ft.	75 ft.	35 ft.	100 ft.	60 ft.	75 ft.	50 ft.
Maximum height for permitted accessory uses	20 ft.	20 ft.	20 ft.	20 ft.	40 ft.	40 ft.	40 ft.	40 ft.
Minimum lot area for lots that do not contain a gas station	5,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	2,500 sq. ft.	1,000 sq. ft.	8,500 sq. ft.	4,000 sq. ft.	8,000 sq. ft.
Minimum lot area for lots that contain a gas station		12,500 sq. ft.			12,500 sq. ft.	12,500 sq. ft.	12,500 sq. ft.	
Minimum lot frontage	50 ft.	20 ft.	16 ft.	40 ft.	20 ft.	60 ft.	50 ft.	40 ft.
Maximum lot coverage	50%	80%	80%	40%	95%	70%	80%	30%

(Ord. 984, 6/14/1999, Art. II, §213)

