MEDIATION — A voluntary negotiating process in which parties in a dispute mutually select a neutral mediator to assist them in jointly exploring and settling their differences, culminating in a written agreement, which the parties themselves create and consider acceptable.

MOBILE HOME — A transportable, single-family dwelling intended for permanent occupancy, contained in one (1) unit, or in two (2) or more units designed to be joined into one (1) integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.

MOBILE HOME LOT— A parcel of land in a mobile home park improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single mobile home.

MOBILE HOME PARK — A parcel or contiguous parcels of land which has been so designated and improved that it contains two (2) or more mobile home lots for the placement thereon of mobile homes

MUNICIPAL ENGINEER— A professional engineer, licensed as such in the Commonwealth of Pennsylvania, duly appointed as the engineer for a municipality, planning agency or joint planning commission.

MUNICIPAL SERVICES — The erection, construction, alteration or maintenance, by public utilities or municipal or other governmental agencies, of underground or overhead gas, electrical, steam or water transmission or distribution system, collection, communication, supply or disposal systems and their essential buildings.

MUNICIPAL SERVICES FACILITIES — Any activities of the borough government, volunteer fire departments, sewage disposal and water supply systems or local electric and telephone lines.

MUNICIPALITY — The Borough of South Greensburg.

NONCONFORMING LOT— A lot, the area or dimension of which was allowed prior to the adoption or amendment of this Zoning Ordinance, which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption or amendment.

NONCONFORMING SIGN — Any lawful sign prior to the passage of this chapter which does not conform to the applicable sign regulations of the district in which it is located, either on the effective date of this chapter or as a result of subsequent amendments thereto.

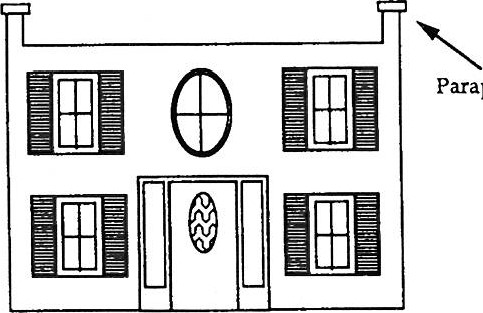
NONCONFORMING STRUCTURE— A structure, or part of a structure, manifestly not designed to comply with the applicable use or extent of use provisions in the Zoning Ordinance or amendment, heretofore or hereafter enacted, where such structure lawfully existed prior to the enactment of such ordinance or amendment, or prior to the application of such ordinance or amendment to its location, by reason of annexation. Such "nonconforming structures" include but are not limited to nonconforming signs.

NONCONFORMING USE — The use, whether of land or of structure, which does not comply with the applicable use provision in the Zoning Ordinance or amendment, heretofore or hereafter enacted, where such use was lawfully in existence prior to the application of such ordinance or amendment to its location, by reason of annexation.

OFFICE BUILDING — A building designed or primarily used for office purposes, no part of which is used for manufacturing, or a dwelling other than living quarters for a watchman or custodian.

OFF-STREET PARKING— An area, entirely sized as specified by the regulations in this chapter, wholly outside any public right-of-way but with direct access via a driveway or access aisle to a public street.

PARAPET — A low wall projecting above the roof of a flat-roofed building usually as an extension of the side walls.

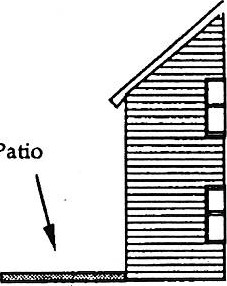


Parapet

PARKING — See "parking space" or "off-street parking."

PARKING SPACE — An off-street space having an area of not less than one hundred eighty (180) square feet, whether outside or inside a structure, used exclusively as a parking, turning and access stall for one (1) vehicle.

PATIO — A paved, at-grade structure directly adjacent to a principal building, without a permanent covering or permanent sidewalls.



Patio

PENNSYLVANIA MUNICIPALITIES PLANNING CODE — The State law, adopted July 31, 1968, as Act 247, and later amended by Act 170 of 1988, regulating municipal land use control in Pennsylvania.

PERMITTED USES — Any activity which is expressly allowed to occur on a property because of the property's location in a particular zoning district.

PERSON — An individual, firm, partnership, corporation, company, association, joint stock association or governmental entity; includes a trustee, a receiver, an assignee or a similar representative of any of the above.

PERSONAL AND PROFESSIONAL SERVICES Services provided on the premises, in an office or in facilities regulated by the state, and including retail sales or products to be used off the premises as only an incidental part of the business.

PHASE -- One (1) or more sections on which an applicant proposes to commence development at the same time, as part of a timetable for development of a planned residential development over a period of years.

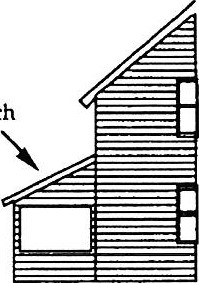
PLANNED RESIDENTIAL DEVELOPMENT — An area of land, controlled by a landowner or a group of landowners acting jointly and involving a related group of uses planned, developed and regulated as an entity. Such developments are compactly arranged in individual and/or multifamily dwelling units grouped in or around common open spaces, together with public and semipublic uses and noncommercial recreation facilities, provided that they are functionally integrated so that the character of the development conforms to the purpose and intent of the chapter.

PLANNING AGENCY -- A Planning Commission, Planning Department or Planning Committee of the governing body.

PLANNING COMMISSION -- The Planning Commission of the Borough of South Greensburg.

PLANT CULTIVATION -- The cultivation of crops, fruit trees, nursery stock, truck garden products and similar plant materials.

PORCH -- An attachment to a building, covered by a permanent roof but without permanent side walls.

Porch

PRINCIPAL STRUCTURE -- The structure containing the principal use or uses, whether conforming to the requirements of this chapter or not, and thus making all other structures and uses on the property accessory.

PRINCIPAL USE -- A single primary or predominant use to which property may be devoted and to which all other uses on the property are accessory.

PRIVATE - Any procedure or establishment limited to members of an organization or other persons specifically invited or permitted where no advertisement or inducement has been made to the general public.

PRIVATE CLUB — See "club, private."

PROPERTY— A tract of contiguous land surface, including the structures thereon, all sections of which are in the same ownership, surrounded by a boundary that closes on itself.

PROPERTY LINE— All or part of the boundary describing the limits of a property.

PUBLIC — Of, or pertaining to, buildings, structures, uses or activities belonging to, or affecting, any duly authorized governmental body, which is available for common or general uses by all persons, excluding public works facilities.

PUBLIC GROUNDS — Includes:

1. Parks, playgrounds, trails, paths, other recreational areas and other public areas;
2. Sites for schools, sewage treatment, refuse disposal and other publicly-owned or operated facilities; and
3. Publicly owned or operated scenic or historic sites.

PUBLIC HEARING — A formal meeting, held pursuant to public notice by the governing body or planning agency, intended to inform and obtain public comment, prior to taking action in accordance with this chapter.

PUBLIC MEETING— A forum held pursuant to notice under the Act of July 3, 1986 (P.L. 388, No. 84), known as the "Sunshine Act. "5

PUBLIC NOTICE — A notice published once each week for two (2) successive weeks in a newspaper of general circulation in the Borough of South Greensburg. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than thirty (30) days, or less than seven (7) days, from the date of the hearing.

PUBLIC UTILITY— A service distributing water, gas, electricity, etc., or collecting sewage by means of a network of overhead or underground lines.

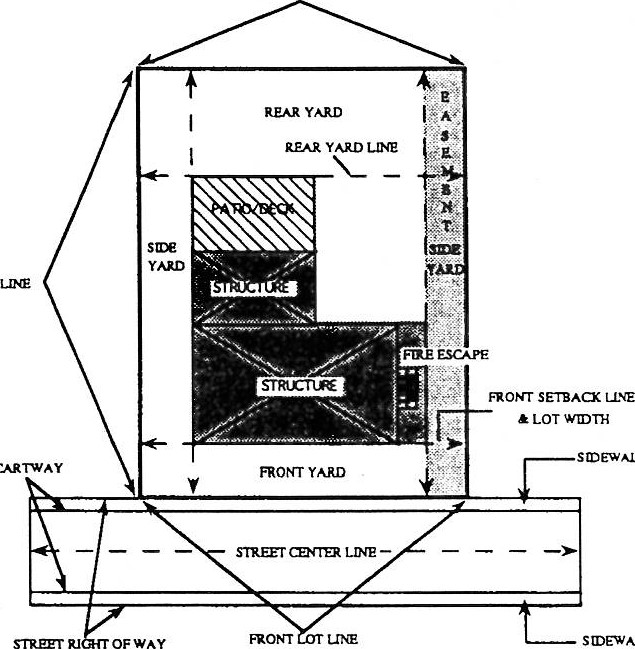
REPORT — Any letter, review, memorandum, compilation or similar writing made by any body, board, officer or consultant, other than a solicitor to any other body, board, officer or consultant, for the purpose of assisting the recipient of such report in the rendering of any decision or determination. All reports shall be deemed recommendatory and advisory only and shall not be binding upon the recipient, board, officer, body or agency, nor shall any appeal lie therefrom. Any report used, received or considered by the body, board, officer or agency rendering a determination or decision shall be made available for inspection to the applicant and all other parties to any proceeding upon request, and copies thereof shall be provided at the cost of reproduction.

SETBACK— A distance prescribed for each zoning district established by this chapter measured from any property line to a parallel line within the property, describing the limit of construction of the property and defining the required front, side and rear yards. The limit of construction shall be defined as including any projections of the structure, including sun parlors, foyers, bay windows, porches, decks, projecting eaves, dormers, gutters, covered stairs and ramps and any other solid projections and solid entrances. Unless otherwise specified, all measurements for setback lines from an alley or street shall be measured from the right-of-way line of said alley or street. **[Amended 10-11-2004 by Ord. No. 2004-12.]**

Setback Diagam

REAR LOT LINE

SIDE LOT



SDEWALK

CARTWAY

SIGN (BILLBOARD) — A structure that is arranged, intended, designed or used as an advertisement, announcement or direction, or which is posted, painted or placed in some fashion near a building, structure or any surface for such a purpose. The area of the sign shall include the support material from the bottom of the sign to and beyond the top of the sign.STREET — Includes street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct and any other ways used or intended to be used by vehicular traffic or pedestrians, whether public or private.

STRUCTURE — Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.

SUBDIVISION — The division or redivision of a lot, tract or parcel of land by any means into two (2) or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

SUBSTANTIALLY COMPLETE — When referring to subdivision and land development, in the judgment of the municipal engineer, at least ninety percent (90%) (based on the cost of the required improvements for which financial security was posted pursuant to the Pennsylvania Municipalities Planning Code) of those improvements required as a condition for final approval have been completed in accordance with the approved plan, so that the project will be able to be used, occupied or operated for its intended use.

VARIANCE — A grant of permission by the Zoning Hearing Board, which relaxes applicable provisions of the Zoning Ordinance, where literal enforcement would create an unusual and unnecessary hardship, depriving the recipient of reasonable use of the property, but specifying what modifications to strict conformance are permitted.

WATER SURVEY — An inventory of the source, quantity, yield and use of groundwater and surface water resources within the Borough of South Greensburg.

ZONING — The division of the municipality into zones or districts where land and buildings are regulated.

ZONING HEARING BOARD — The Zoning Hearing Board for the Borough of South Greensburg.

**ARTICLE II**

**R-1 One-Family Residence District**

**§ 163-8. Permitted uses.**

In the R-1 One-Family Residence District, the land and structures may be used, and structures may be erected, altered, enlarged and maintained, for the following uses only:

1. One-family dwelling.
2. Public library.
3. Playground or park (nonprofit), or publicly owned recreation area.
4. Accessory use.
5. Signs, as prescribed in Article IX.
6. Municipal building.
7. Minor home occupations, subject to the home occupation standards found in § 163-30, General use provisions and exceptions, of this chapter.
8. Swimming pools, subject to the swimming pool regulation standards found in 163-30, General use provisions and exceptions, of this chapter. **[Added 3-11-1996 by Ord. No. 96-4]**
9. Student Homes (as herein defined) provided that:

(1) Not more than one building on a lot may be used as a student home; and

(2) Not more than one (1) dwelling unit in a two-family or multiple-family dwelling may be used as a student home; and

(3) Such student homes must be registered with the Borough of South Greensburg; and

(4) No student home shall be closer than 500 feet to another student home; and

(5) Such occupied student homes must be inspected by the Borough's Building Code Inspector on an annual basis and be issued an annual occupancy permit by the Borough; and

(6) Each occupied student home must be registered as a "Regulated Rental Unit" under the Borough of South Greensburg "Regulated Rental Unit Ordinance" and shall comply with the terms of such Ordinance; and

(7) The student home meets all off-street parking requirements for the zoning district in which it is located; and

(8) For purposes of this Ordinance, a "STUDENT HOME" shall mean a living arrangement for a maximum of five (5) students, as hereinafter defined. Student homes shall not include dormitories. A room or portion of a single-family dwelling, occupied by the owner or owners thereof, and leased to one (1) student shall not be deemed a "STUDENT HOME" under the provisions of this Ordinance.

(9) For purposes of this Ordinance, a "STUDENT" shall mean an y individual who is enrolled or has made application and been accepted at a university, college or trade school and is taking at least six (6) credit hours and whose primary occupation is as a student, or who is on a semester or summer break from studies at a college, university or trade school. The term "STUDENT" shall apply to both undergraduate and graduate students alike. **[Amended 6-8-2009 by Ord. No. 2009-04.]**

**§163-9. Conditional uses.**

Conditional uses shall be as follows:

1. Public utility corporation buildings, structures, facilities and installations, provided that:
   * 1. The height requirements of the district wherein the use is located may be exceeded when the necessity has been demonstrated, and if every portion of the structure or installation above the height limit is at least as many feet distant from bordering or opposite properties as that portion of the structure or installation is in height.
     2. The use does not involve company office or storage area or structures requiring major trucking or traffic movements, and it is demonstrated that the use cannot reasonably serve the district from a location in a C or M District.
2. Religious institutions or unit group building thereof, provided that:
   * 1. The height requirements of the district wherein the use is located may be exceeded if every portion of the building above the height limit is at least as many feet distant from lot lines as that portion of the building is in height.
     2. The minimum distance between main buildings in unit group on the zoning lot shall be as follows:
        1. Front-to-front or front-to-rear, or rear-to-rear, two (2) times the height of the taller building, but not less than seventy (70) feet.
        2. Side-to-side, one-half (1/2) the height of the height of the taller building, but not less than twenty (20) feet.
        3. Front-to-side, or rear-to-side, one (1) times the height of the taller building, but not less than fifty (50) feet.
     3. Dormitory facilities for students and teachers may be included, provided that the lot area in relation to the number of sleeping rooms or persons to be housed is such as to provide a unit density commensurate with that permitted on surrounding properties.
     4. The location of off-street parking facilities on the site shall be such as to provide maximum protection and facilitate traffic movement on abutting streets.
     5. When in R Districts, minimum yards shall be provided as follows:
        1. Front and rear: each forty (40) feet.
        2. Side, each of two (2) required: twenty (20) feet.
3. Educational or philanthropic institution, or unit group building thereof, provided that:
   * 1. The height requirements of the district wherein the use is located may be exceeded if every portion of the building above the height limit is at least as many feet distant from lot lines as that portion of the building is in height.
     2. The minimum distance between main buildings in unit group on the zoning lot shall be as follows:
        1. Front-to-front or front-to-rear, or rear-to-rear, two (2) times the height of the taller building, but not less than seventy (70) feet.
        2. Side-to-side, one-half (1/2) the height of the height of the taller building, but not less than twenty (20) feet.
        3. Front-to-side, or rear-to-side, one (1) times the height of the taller building, but not less than fifty (50) feet.
     3. Dormitory facilities for students and teachers may be included, provided that the lot area in relation to the number of sleeping rooms or persons to be housed is such as to provide a unit density commensurate with that permitted on surrounding properties.
     4. The location of off-street parking facilities on the site shall be such as to provide maximum protection and facilitate traffic movement on abutting streets.
     5. When in R Districts, minimum yards shall be provided as follows:

(a) Front and rear: each forty (40) feet.

(b) Side, each of two (2) required: twenty (20) feet.

**§ 163-10. Special exceptions.**

Special exceptions permitted by the Zoning Hearing Board include the following:

1. A temporary structure and use in connection with an authorized use for a period not to exceed one (1) year and extensions, and only where such structure and use are purely incidental to the authorized use, provided that it is demonstrated to the Board that such structure and use are reasonably necessary and that safeguards are established to preserve the amenities of surrounding properties.
2. A community garage or the use of land for a community parking area, for parking of noncommercial vehicles by residents of the neighborhood, on a lot having a buildable area of not less than three hundred fifty (350) square feet for each vehicle stored, provided that the prescribed yard, lot width and height requirements for a one-family dwelling are met, and provided further that the Board determines that such use is necessary in the particular neighborhood to facilitate the provisions of off-street parking space as required by this chapter, and that reasonable safety provisions are established.
3. (Reserved)
4. Major home occupations shall conform to the major home occupation regulations found in § 163-30, General use provisions and exceptions, of this chapter.

**§ 163-11. Bulk regulations.**

Bulk regulations shall be as follows

A. Height. See Summary Table.

B. Setbacks. See Summary Table.

C. Width. See Summary Table.

D. Area. See Summary Table.

**ARTICLE III**

**R-2 Two-Family Residence District**

**§ 163-12. Permitted uses.**

In the R-2 Two-Family Residence District, the land and structures may be used, and structures may be erected, altered, enlarged and maintained, for the following uses only:

* 1. Any use permitted in the R-1 District.
  2. Two-family dwelling.
  3. Student Homes (as herein defined) provided that:

(1) Not more than one building on a lot may be used as a student home; and

(2) Not more than one (1) dwelling unit in a two-family or multiple-family dwelling may be used as a student home; and

(3) Such student homes must be registered with the Borough of South Greensburg; and

(4) No student home shall be closer than 500 feet to another student home; and

(5) Such occupied student homes must be inspected by the Borough's Building Code Inspector and be issued an occupancy permit by the Borough; and

(6) Each occupied student home must be registered as a "Regulated Rental Unit Ordinance" under the Borough of South Greensburg "Regulated Rental Unit Ordinance" and shall comply with the terms of such Ordinance; and

(7) The student home meets all off-street parking requirements for the zoning district in which it is located; and

(8) For purposes of this Ordinance, a "STUDENT HOME" shall mean a living arrangement for a maximum of five (5) students, as hereinafter defined. Student homes shall not include dormitories. A room or portion of a single-family dwelling, occupied by the owner or owners thereof, and leased to one (1) student shall not be deemed a "STUDENT HOME" under the provisions of this Ordinance; and

(9) For purposes of this Ordinance, a "STUDENT" shall mean any individual who is enrolled or has made application and been accepted at a university, college or trade school and is taking at least six (6) credit hours and whose primary occupation is as a student, or who is on a semester or summer break from studies at a college, university or trade school. The term "STUDENT" shall apply to both undergraduate and graduate students alike. **[Added 6-8-2009 by Ord. No. 2009-04.]**

**§ 163-13. Conditional uses.**

Conditional uses shall be as follows:

A. Hospital or sanitarium or nursing home or unit group building thereof, provided that:

* + 1. The height requirements may be exceeded if every portion of the building above the height limit is at least as many feet distant from lot lines as that portion of the building is in height.

(2) The minimum distance between main buildings in unit group on the zoning lot shall be as follows:

* + - 1. Front-to-front or front-to-rear, or rear-to-rear, two (2) times the height of the taller building, but not less than seventy (70) feet.
      2. Side-to-side, one-half (1/2) the height of the height of the taller building, but not less than twenty (20) feet.
      3. Front-to-side, or rear-to-side, one (1) times the height of the taller building, but not less than fifty (50) feet.
    1. The location of off-street parking facilities on the site shall be such as to provide maximum protection and facilitate traffic movement on abutting streets.
    2. Minimum yards shall be provided as follows:
       1. Front and rear: each forty (40) feet.
       2. Side, each of two (2) required: twenty (20) feet.
  1. There shall be provided a lot area of not less than eight thousand (8,000) square feet, plus three hundred (300) square feet for each inpatient facility.
  2. Dormitory facilities for doctors and nurses may be included; the lot area in relation to the number of sleeping rooms or persons to be housed is such as to provide a unit density commensurate with that permitted on surrounding properties.

**§ 163-14. Special exceptions.**

Special exceptions permitted by the Zoning Hearing Board include the following:

* 1. A rooming house, on a zoning lot having a minimum area of four thousand eight hundred (4,800) square feet plus three hundred (300) square feet for each sleeping room in excess of four (4), provided that the prescribed yard, lot width and height requirements for one- and two-family dwellings are met, and provided further that the Board determines that the location of the use with respect to less intensive dwelling uses is such as to be not disturbing to such uses.

B. A membership club, provided that neither restaurant nor bar facilities are established, and provided further that the Board determines the time of operation and the intensity of the use will not be disturbing to adjacent residential uses.

C. A funeral home, on a zoning lot having a minimum area of four thousand eight hundred (4,800) square feet plus three hundred (300) square feet for each chapel, provided that the prescribed yard, lot width and height requirements for a one-family dwelling are met; the main building shall be located not nearer than one hundred (100) feet to an R-1 District; there shall be no crematory, receiving vault, preparation room or display of merchandise or advertising visible from outside the main or accessory buildings; there shall be no loading or unloading of merchandise or bodies of deceased persons on public property; there shall be no parking or standing of motor vehicles on public property; and off-street parking space shall be provided at the rate of four (4) spaces for each chapel; and provided further that the Board determines that the scale of business in relationship to the character of the uses around the particular location will be such as to be not detrimental to or alter the character of the neighborhood.

D. A tourist home, on a zoning lot having a minimum area of four thousand eight hundred (4,800) square feet plus three hundred (300) square feet for each sleeping room in excess of four (4), provided that the prescribed yard, lot width and height requirements for a one-family dwelling are met; only overnight accommodations for not more than five (5) transient guest are offered; and the Board determines that the location of the use with respect to less intensive dwelling uses is such as to be not disturbing to such uses.

E. Noncommercial swimming pools.

1. No swimming pool shall be located in the front yard.
2. A building permit, in compliance with § 61-2E(1) and (2) of the Building Ordinance, shall be required to locate, construct or maintain a noncommercial swimming pool.
3. A swimming pool shall be located no closer to a property line than the minimum side or rear yard requirements.
4. Fencing requirements shall be in conformance with the fencing requirements found in this chapter.
5. The pool may be lighted by underwater or exterior lights, or both, provided that all exterior lights are located so that the light is neither directed nor reflected upon adjacent properties in such a manner as to be a nuisance or an annoyance to neighboring properties. Underwater lighting shall be in compliance with the applicable National Electrical Code.
6. The permanent water inlet to the pool shall be above the overflow level of the pool.
7. At the time of application for a building permit it shall be demonstrated that the drainage of a pool is adequate and will not interfere with the water supply system, with existing sewage facilities or with public streets and shall not drain onto a neighboring property.

**§ 163-15. Bulk regulations.**

Bulk regulations shall be as follows:

1. Height. See Summary Table.
2. Setbacks. See Summary Table.
3. Width. See Summary Table.
4. Area. See Summary Table.

**ARTICLE IV**

**R-3 Residence District**

**§ 163-16. Permitted uses.**

In the R-3 Residence District, the land and structures may be used, and buildings and structures by be erected and used, for the following purposes and no other:

A. Multiple-family dwellings.

**§ 163-17. Conditional uses.**

Conditional uses shall be as follows:

1. Noncommercial swimming pools.
   * 1. No swimming pool shall be located in the front yard.
     2. (2) A building permit, in compliance with § 61-2E(1) and (2) of the Building Ordinance, shall be required to locate, construct or maintain a noncommercial swimming pool.A swimming pool shall be located no closer to a property line than the minimum side or rear yard requirements.
     3. Fencing requirements shall be in conformance with the fencing requirements found in this chapter.
     4. The pool may be lighted by underwater or exterior lights, or both, provided that all exterior lights are located so that the light is neither directed nor reflected upon adjacent properties in such a manner as to be a nuisance or an annoyance to neighboring properties. Underwater lighting shall be in compliance with the applicable National Electrical Code.
     5. The permanent water inlet to the pool shall be above the overflow level of the pool.
     6. At the time of application for a building permit it shall be demonstrated that the drainage of a pool is adequate and will not interfere with the water supply system, with existing sewage facilities or with public streets and shall not drain onto a neighboring property.
2. Accessory uses. Accessory uses shall be uses supplemental to providing services and activities for tenants of the building, but not including facilities for nursing or hospital care.

**§ 163-18. Bulk regulations.**

Bulk regulations shall be as follows:

A. Height. See Summary Table.

B. Setbacks. See Summary Table.

C. Width. See Summary Table.

D. Area. See Summary Table.

**ARTICLE V**

**C-1 Convenience Commercial District**

**§ 163-19. Permitted uses.**

In the C-1 Convenience Commercial District, the land and structures may be used, and structures may be erected, altered, enlarged and maintained, for the following uses only, and each enterprise shall be conducted entirely within the enclosed building unless otherwise specifically stated, and not be objectionable because of odor, smoke, dust, noise, vibration or similar causes:

A. All uses, conditional uses and special exceptions allowed in the R-1 and R-2 Districts, provided that they meet all standards and requirements set forth in the R-1 and R-2 District requirements

B. Multiple-family dwellings, provided that they meet the same yard, area and height requirements as those specified for the two-family dwellings in the R-2 District.

C. Shop for the sale of any of the following commodities: books; beverages; confections; drugs; electrical appliances, including but not limited to radios, televisions and phonographs; flowers; foodstuffs; hardware; notions; novelties; periodicals; shoes; sundry household articles; tobacco; wearing apparel; provided that there shall be no manufacturing or processing except that which is incidental and essential to an enterprise in which merchandise is sold at retail primarily on the premises

D. Automobile service station and/or automobile repair shop (excluding body repairs and paint), provided that:

* + 1. Such activities as car washing and waxing and polishing or greasing must be conducted entirely within an enclosed building
    2. Service and repair activities of a repair shop must be conducted entirely within an enclosed building.
    3. There shall be no vehicular entrance or exit to or from said service or repair buildings within one-hundred (100) feet of any R District as defined herein.
    4. The requirements of § 163-30A are met.

E. Barbershop and beauty parlor.

F. Clothes pressing and repair.

G. Laundry agency or hand laundry, or laundry operated by customers.

H. Office for recognized profession.

I. Real estate office.

J. Restaurant and bar, providing live entertainment or dancing for not more than four (4) events in any calendar month. Any request by a restaurant or bar for additional events not exceeding six (6) in any calendar month shall be subject to a permitting process established by the Borough. **[Amended 9-16-2013 by Ord. No. 2013.]**

K. Shoe repair shop.

L. Tailor shop.

**§ 163-20. Conditional uses.**

Conditional uses shall be as follows:

1. Public utility corporation buildings, structures, facilities and installations, provided that:
   1. The height requirements of the district wherein the use is located may be exceeded when the necessity has been demonstrated, and if every portion of the structure or installation above the height limit is at least as many feet distant from bordering or opposite properties as that portion of the structure or installation is in height.
   2. When in a C District the use does not involve storage areas or structures requiring major traffic movements.
2. Religious institution or unit group building thereof, provided that:
   1. The height requirements of the district wherein the use is located may be exceeded if every portion of the building above the height limit is at least as many feet distant from lot lines as that portion of the building is in height.
   2. The location of off-street parking facilities on the site shall be such as to provide maximum protection and facilitate traffic movement on abutting streets.
   3. When in C Districts, the buildable area of the lot shall not be located within forty (40) feet of an adjoining R District.
3. Motel or motor lodge.
4. Hotel.

**§ 163-21. Special exceptions.**

Special exceptions permitted by the Zoning Hearing Board include the following:

1. Temporary structure or use in connection with an authorized use for a period not to exceed one (1) year and extensions, and only where such structure and use are purely incidental to the authorized use, provided that it is demonstrated to the Board that such structure and use are reasonably necessary and that safeguards are established to preserve the amenities of surrounding properties.
2. Accessory use.
3. Signs subject to the sign provisions of this chapter.
4. Community garage or community parking area.
5. Municipal building.

**§ 163-22. Bulk regulations.**

Bulk regulations shall be as follows:

1. Height. See Summary Table.
2. Setbacks. See Summary Table.

C. Width. See Summary Table.

D. Area. See Summary Table.