

5 Special Exception Uses

500 Applications

1. The following uses are permitted as Special Exception Uses in those districts listed in Article 4 – *Districts*. They shall meet all the conditions listed.

A. Application:

1. Every application for a special exception use shall be made on a form prepared by the Borough. Included with the application shall be a fee, which shall be determined by Borough Council from time to time by resolution.
2. The application shall include the request for approval of special exception use and sufficient information to document compliance with the applicable standards of this Ordinance and the Lansdowne Subdivision and Land Development Ordinance.
3. The Borough Secretary shall submit one copy of the application to the Lansdowne Zoning Hearing Board.

B. Public Hearing:

Before making any decisions, the Zoning Hearing Board shall conduct properly advertised public hearings.

For Complete Details

For details about the public hearing process, decisions of the Zoning Hearing Board, and the right to appeal, see the Zoning Appendix, Section A500.

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1. School, elementary or secondary (public or private)

- (a) A minimum lot area of 20,000 square feet is required.
- (b) No structure shall be within 25 feet of any residential property line.
- (c) Applicant shall demonstrate that the scale, location and intended use of existing and proposed buildings, the location of recreation areas, the relationship of the proposed use to existing streets and adjacent properties, and physical features do not present a deterrent to the protection of the health and safety of the pupils.
 - i. The applications shall indicate the grade levels of the pupils to be housed, the planned pupil capacity, and the contemplated eventual enrollment of the school.

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- ii. Illumination for nighttime activities shall be shielded from illuminating adjoining streets and residential areas to prevent glare on adjacent properties.
- iii. The Borough may require a traffic study (at the applicant's expense) to determine the effect the proposed school will have on pedestrian, bicycle, and automobile traffic in the area.
- iv. The Borough may attach other conditions as may be necessary to protect the livability of the surrounding neighborhood.

2. Child care facility

- (a) General Provisions: The following general provisions apply to each of the three defined types of child day care facilities. In addition, each type of child day care facility shall comply with the specific individual regulations for each type of facility:

1. Categories Included. The provisions of this section pertain to day care service for children by caregivers in:
 - (a) Family Day Care homes
 - (b) Group Day Care homes
 - (c) Day Care Centers

Subject to Article II, Sections 8A, 8B, and 8C of Department of Public Welfare (DPW) Social Services Manual Regulations. Day care service for children shall include out-of-home child day care service for part of a 24 hour day for children under 16 years of age by caregivers, excluding care provided by relatives. Day care service for children shall not include babysitting or day care furnished in places of worship during religious services.

2. Registration and Licensing. Family day care homes, as defined in Article 2, Definitions, must hold an approved and currently valid DPW registration certificate. Group day care homes and day care centers, as defined in Article 2, Definitions, must hold an approved and currently valid DPW license. In addition, all child day care facilities shall comply with all current DPW regulations, including those standards governing adequate indoor space, accessible outdoor play space and any applicable State or local building and fire safety codes.
3. Municipal Notification. Each operator of a newly established child day care facility shall notify the Borough in writing at least 15 days prior to the initiation of such use, for the purpose of allowing the Borough to establish a record of new land use. Already existing licensed or registered facilities shall be required to notify the Borough of its operation in writing at least 60 days after enactment of this section. In addition, the operator of any facility must certify compliance with all aspects of this section and all other applicable municipal requirements.
 - (a) Family day care homes must provide proof of an approved DPW registration certificate at the time of initial notification to the Borough, and must show proof

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of the registration renewal every two years. At such time that a family day care home wishes to expand its operation to the level of a group day care home, the operator of the facility shall notify the Borough in writing at least 15 days prior to the expansion of the use, and provide proof that all requirements for licensure by DPW have been met. The operator must also satisfactorily demonstrate that the facility meets the standards for group day care homes established in subsection B (3) herein.

- (b) Group day care homes and day care centers must provide proof of an approved and currently valid DPW license at the time of initial notification to the Borough, and must provide proof of annual license renewal.
4. Inspection. The operator of a family day care home, group day care home or day care center will allow appropriate representatives of the Borough to enter the property at reasonable times to inspect such use for compliance with the requirements of this section and all other applicable municipal and State ordinances.
 5. General Safety. No portion of a child care facility shall be located within a 300 foot distance from any potentially hazardous land use or activity which could pose a threat to the safety and welfare of the children, staff and other occupants at the facility. Hazardous land uses or activities include, but shall not be limited to, gasoline service stations, heavy industrial operations, storage of flammable or high pressure underground pipelines, truck or rail loading areas, etc.
 6. Hours of Outside Play. Outside play shall be limited to the hours between 8:00 a.m. and sunset, as defined by the National Weather Service.
 7. Outdoor Play Area. An outdoor play area, as required by DPW regulations, shall be provided for any proposed child day care facility.
 - (a) On-site Outdoor Play Area. An on-site outdoor structured play area or areas of high outdoor activity shall be located in yard areas which provide adequate separation, safety and protection from adjoining uses, properties and roadways. Whenever possible, the on-site outdoor play area shall not be located in the front yard. The outdoor play area should be located immediately adjacent to the child care facility.
 - (b) Off-Site Outdoor Play Area. In accordance with DPW standards, a child day care facility may utilize off-site play areas in lieu of or as a supplement to an on-site play area. These standards permit the use of off-site play areas which are located within a 1/2 mile distance of the facility, measured from the property line of the facility. When the use of an off-site play area is proposed, the applicant shall inform the municipality about the means of transportation that will be used to access the off-site play area. For reasons of safety, when children will be walked to an off-site play area, the route to the off-site play area shall not involve the crossing of avenues or state roads (as defined by Lansdowne Borough's Subdivision and Land Development Ordinance). Pedestrian access on sidewalks or improved walkways shall be required.

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8. Altering Exterior of Residential Structures. Any addition or improvement to an existing residential structure or property for purposes of child day care shall preserve its residential character. The scale, bulk, height and roof pitch of any addition and the building materials used shall be compatible with the existing structure. Any improvements to the structure shall be in compliance with all other applicable municipal regulations relating to building and/or zoning permits.
 9. Traffic Impact Study. Any proposed child day care facility which will generate 100 or more new trips during the morning or evening peak hour shall be required to conduct a traffic impact study
 - (a) Objective. The purpose of the traffic impact study is to provide the Planning Commission and Borough Council with adequate information and data to properly assess:
 - i. The impact of the proposed facility on the surrounding road and street network, as well as on streets and roads providing immediate access to the proposed development.
 - (b) The need for capital improvements to the existing transportation network which will be needed to accommodate the additional traffic generated by the proposed facility.
 - (c) Traffic and/or pedestrian safety issues which may arise from the proposed facility.
- A. **Family Day Care Homes.** Any proposed family day care home shall comply with the following standards in addition to the general provisions for all types of child day care facilities in subsection A above.
1. Development Standards. The following standards shall apply to all proposed family day care homes:
 - (a) Drop-Off Area. One on-site drop-off space for clients shall be provided. An existing driveway or common parking lot space may be used as the drop-off area if it can be demonstrated that there is sufficient space available in the driveway that is not otherwise occupied or committed to safely accommodate a parked vehicle. If a driveway is used for the drop-off area and the proposed use fronts an arterial or major collector street, an onsite turn around area shall be provided so that vehicles can exit the site driving forward. In cases where the existing driveway cannot function as a drop-off area, an on-site drop-off space shall be provided. The drop-off area shall conform to the municipal dimensional standards for residential parking spaces.
 - i. In cases where the drop-off area cannot be accommodate on the site, the applicant shall demonstrate that there is on-street parking or some other

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available parking area located within 250 feet of the property line of the proposed facility.

- ii. The required drop-off area may be waived by the municipality if the applicant can demonstrate that the clients of the family day care home will walk to the facility, thereby eliminating the need for the additional parking space.
 - (b) Fencing. If there are unsafe areas, such as open drainage ditches, wells, holes, heavy street traffic, etc., in or near to an outdoor play area, there shall be fencing to restrict children from these areas. Natural or physical barriers, such as hedge rows, walls or dense vegetation may be used in place of fencing so long as such barriers functionally restrict children from unsafe areas.
2. The following standards shall apply to family day care homes:
 - (a) The applicant shall demonstrate that the children in the family day care home can safely, quickly and easily vacate the premises in case of emergency.
 - (b) The hours of operation shall be limited to the hours between 6:30 a.m. and 8:00 p.m.
 - (c) The applicant shall demonstrate that the current lease or homeowners' covenants for the apartment contains no clause which prohibits the proposed use.
 - (d) The applicant shall provide the name and address of adjacent apartment dwellers to allow the municipality to notify such individuals of the proposed use. Adjacent apartments shall be considered all apartments located within 10 feet from any wall, floor or ceiling of the proposed use.
3. Group Day Care Homes. Any proposed group day care home shall comply with the following standards in addition to the general provisions for all types of child day care facilities in subsection 1 above:
 - (a) Minimum Distance Between Facilities.
 - a. In order to avoid a concentration of individual group day care homes in residential neighborhoods, group day care homes shall be located a minimum of 300 feet from each other as measured from the respective property lines. This dispersion requirement shall not apply in cases where a proposed group day care home is located within 300 feet of a school facility or church which provides child care services.
 - b. The above requirement may be waived if the applicant provides a petition signed by 2/3 of the residents within 300 feet of the proposed facility, stating that the residents do not object to the proposed use.
 - (b) Drop-Off Area.

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- a. A drop-off area shall be provided with sufficient area to allow the temporary parking of two vehicles. An existing driveway or common parking lot spaces may be used as the drop-off area if it can be demonstrated that there is sufficient space available in the driveway that is not otherwise occupied or committed to safely accommodate two parked vehicles. If a driveway is used for the drop-off area and the proposed use fronts an avenue or state road as defined in Lansdowne Borough's Subdivision and Land Development Ordinance, an on-site turn around area shall be provided so that vehicles can exit the site driving forward. In cases where the existing driveway cannot function as a drop-off area, two new on-site drop-off spaces shall be provided. The drop-off area shall conform to the municipal dimensional standards for residential parking spaces.
 - b. In cases where the on-site drop-off area cannot be accommodated, the applicant shall demonstrate that there is on-street parking or some other available parking area located within 250 feet of the property line of the proposed facility.
 - (c) Fencing of Outdoor Play Area. In order to physically contain the activity of children in the outdoor play area, a minimum four feet high fence shall be erected along the perimeter of the outdoor play area. When applicable, the fence shall be located along property lines. Fencing may be substituted by natural barriers such as hedge rows, walls, dense vegetation, etc., if it can be demonstrated that such barriers can effectively contain the activity of the children.
4. Day Care Centers. Any proposed day care center shall comply with the following standards in addition to the general provisions for all types of child day care facilities in subsection A above.
- (a) Minimum Distance Between Facilities.
 - a. In order to avoid a concentration of individual day care centers in residential neighborhoods, day care centers homes shall be located a minimum of 300 feet from each other as measured from the respective property lines. This dispersion requirement shall not apply in cases where a proposed day care center is located within 300 feet of a school facility or church which provides child care services.
 - b. The above requirement may be waived if the applicant provides a petition signed by 2/3 of the residents within 300 feet of the proposed facility, stating that the residents do not object to the proposed use.
 - (b) Drop-Off Area.
 - a. Number of Drop-Off Spaces. A minimum of one safe drop-off space shall be provided for each 20 children that the facility is licensed to accommodate.

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b. Drop-Off Area Location and Design.

- i. Whenever possible, the drop-off area shall be located immediately adjacent to the facility. The drop-off area should be designed in such a way that pedestrians do not cross vehicular traffic lanes in any parking area or driveway. The drop-off area may be designed either as a part of the on-site parking area or the required drop-off spaces may be designed as a party of driveway providing direct access to the facility.
- ii. When the drop-off area is incorporated into the on-site parking area, the parking spaces nearest to the facility shall be designated as drop-off spaces. When the drop-off area is incorporated into a driveway, the drop-off spaces shall be located within a vehicle turnout area 12 feet in width exclusive of the driveway through traffic lane(s).

(b) Miscellaneous

- a. Fencing of Outdoor Play Area. In order to physically contain the activity of children in the outside play area, a minimum four feet high fence shall be erected along the perimeter of the outside play area. When applicable, the fence may be located along property lines. Natural barriers such as hedge rows, dense vegetation, etc., may be substituted for fencing if it can be demonstrated that such barriers can effectively contain the activity of the children.
- b. Play Equipment Setback. Play equipment in designated onsite play areas shall be located at least 10 feet from an abutting property line.
- c. The proposed day care center shall not be detrimental to the use, development, peaceful enjoyment and economic value of the surrounding properties or the neighborhood.
- d. The proposed day care center shall be compatible with the existing character of the neighborhood.

3. Professional Offices

- (a) There shall be no exterior alteration which is inconsistent with the residential character of the dwelling and other nearby residential structures.
- (b) The office shall be located on Baltimore, Lansdowne, or Plumstead Avenues.
- (c) Not more than 33% of the gross floor area of the structure shall be devoted to office and associated uses. The balance of the gross floor area shall be devoted to residential use, not necessarily that of the practitioner, as provided for in the district regulations.

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- (d) Not more than five persons shall be employed at the office, whether in a professional or nonprofessional status and regardless of the degree of ownership of the nonresidential individuals in the professional office.
- (e) All off-street parking as required by Article 8 shall be provided in a yard other than the front yard. This shall include that required for the residential and office use.

4. Public utility and transportation uses

- (a) A minimum lot area of 20,000 square feet is required.
- (b) No structure shall be within 25 feet of any residential property line.
- (c) All public utility and transportation facilities shall meet the performance standards in Section 607.

5. Group living arrangements

- (a) A minimum lot area of 20,000 square feet is required.
- (b) No facility shall be within 500 feet of an existing facility.
- (c) No structure shall be within 25 feet of any residential property line.
- (d) Use must be licensed by the Commonwealth of Pennsylvania.

6. Private club or lodge

Private clubs or lodges shall be permitted by special exception in accordance with the following requirements:

- (a) Private clubs shall be operated for civic, cultural, educational, social or recreational purposes.
- (b) The activity shall be non-commercial, nonprofit and clearly one not customarily carried on as a business.
- (c) Each building or facility shall be for members or their guests only.
- (d) No club shall provide for eating or dining except on an incidental basis for members and their guests.

7. Bowling alleys

Bowling alleys shall be permitted by special exception in accordance with the following requirements:

- (a) Mechanical, electronic or computer-directed games shall be limited to two per establishment.

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- (b) All facilities shall be supervised by an employee located on the premises during all hours in which the establishment is open.

8. Adult Entertainment Uses

(a) Intent

The Borough of Lansdowne has determined that adult entertainment uses frequently have secondary effects which can have a negative impact upon the health, safety and welfare of Borough residents. These situations include difficulties with law enforcement, municipal maintenance, trash, negative effects on business and residential property values, increased crime and prostitution.

The Borough of Lansdowne considers that limiting the location of adult entertainment uses is a legitimate and reasonable means of addressing the secondary effects of such uses without affecting or suppressing any activities protected by the First Amendment of the United States Constitution.

(b) Development Regulations. All adult entertainment uses shall meet the following conditions:

- i. Adult entertainment uses shall not be located in any zoning district, except for the General Business District, where they are permitted by special exception.
- ii. No adult entertainment use shall be located within 200 feet of a place of worship, school, child day care facility, park, or playground.
- iii. No adult entertainment use shall be located within 200 feet of another adult entertainment use.
- iv. For the purpose of this Section, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure containing an adult entertainment use to the nearest property line of the premises of a place of worship, school, child day care facility, or to the nearest boundary of a park or playground.
- v. Adult uses shall be housed in completely enclosed buildings, designed and used in a manner which prevents the viewing of adult use activities or materials from outside the building.
- vi. No exterior display of products, activities or shows shall be permitted, except for a sign. In addition to the sign requirements contained in Article 7 of this Ordinance, a sign for an adult entertainment use shall meet the following requirements:
 - a. The sign shall only identify the name of the establishment and/or its hours of operation.

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- b. The area of the sign shall not exceed 40 square feet.

- vii. If any portion of a use meets the definition of adult entertainment use, except for limited sale of adult materials as listed under the adult bookstore definition, then that portion must comply with the requirements of this Section.

9. Building Size

- (a) In the Neighborhood Residential District or Traditional Neighborhood District, a new building, or an existing building with a new addition, may be up to 100 percent larger than other buildings on the block as a special exception use if the applicant can demonstrate to the satisfaction of the Zoning Hearing Board that that building a larger structure will be compatible with the existing buildings on the block regarding:
 - i. Form, either horizontal or vertical
 - ii. Base, body, and cap
 - iii. Scale
 - iv. Texture and pattern of exterior materials
 - v. Proportion of walls to openings

This can usually best be accomplished by building additions to the rear, away from the street.

10. Place of Worship

- (a) To be used as a place of worship, an existing building must be at least 2,400 square feet on the ground floor and must meet the parking requirements in Article 9 – *Parking*.

- (b) New place of worship buildings must meet the following requirements:
 - i. Minimum lot area of 20,000 square feet is required.

 - ii. No structure shall be within 25 feet of any residential property line.

11. Dwelling, apartments (in buildings with a minimum 2,400 square feet on the first floor)

- (a) Apartments may be approved as part of a project that will enhance the appearance and character of Lansdowne’s traditional neighborhoods by closely following the Conservation District guidelines.

- (b) The Borough shall require a traffic study (at the applicant’s expense) to ensure the proposed development will not adversely impact pedestrian, bicycle, and automobile traffic in the neighborhood.

12. Dwelling, single family attached

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- (a) Single-family attached dwellings shall be permitted in neighborhoods where other single family attached dwellings existed on the same block, or within 250 feet, and within the same zoning district, at the time this Ordinance was adopted. No more than 6 single family attached dwellings may be constructed on one block.
- (b) Single-family attached dwellings shall be a minimum of 18 feet wide. Dwellings shall closely follow Conservation District overlay guidelines.

13. Dwelling, two-family detached

- (a) Two-family detached dwellings shall be permitted in neighborhoods where other two-family detached dwellings, that were originally designed and constructed as two-family detached dwellings, existed on the same block, or within 250 feet, and within the same zoning district, at the time this Ordinance was adopted.
- (b) The conversion of single-family dwellings to create two- or multi-family dwelling units is prohibited.
- (c) Dwellings shall closely follow Neighborhood Conservation District overlay development standards and design guidelines.

14. Parking Garages

- (a) Parking garages shall be designed, to the greatest extent possible, to appear as if they are inhabited by humans, not cars. Like other buildings, their facades shall be compatible with traditional Lansdowne architecture. The first floor facade facing any street, not including alleys, shall be used for retail or commercial uses. If in the judgment of Borough Council this is not feasible, retail show windows to give the appearance of a traditional downtown shall be placed in the façade.

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1. Two or more permitted uses shall not be permitted on one lot unless subdivision or land development approval is secured, unless these uses are unified and form one overall use conforming to the regulations of the district where it is located.
2. No lot shall have erected upon it 2 or more principal buildings unless permitted otherwise by this Ordinance.
3. Any truck, trailer, compressor, or other piece of equipment used in connection with a commercial or manufacturing use, assuming the use is legal or is legally non-conforming, shall be considered an extension of that use when:
 - (a) It is actually in use in performing some legitimate service at the site at which it is parked.
 - (b) It is being used in connection with on-going construction or similar work at the site.
 - (c) It is a motor vehicle under 20 feet in length and 5,000 pounds in weight and is being used as a private vehicle, even if equipment is attached to it or carried on it.
 - (d) The truck or trailer is parked on the lot of the legal or legally non-conforming use.
 - (e) The truck or trailer is parked on the street adjacent to the legal or legally nonconforming use.
 - (f) It is parked within a completely enclosed garage.
4. No more than 2 boats, recreational vehicles, or similar vehicles may be parked on one lot in any zoning district. The only exception to this limit is for a sales and service center for such vehicles or a commercial storage business for such vehicles.
5. In no case shall any street or alley in the Borough be used for automobile repair or any other use other than public passage unless authorized by ordinance, license, or act of Borough Council.
6. Temporary buildings and structures for uses incidental to construction work shall be permitted, provided such buildings are removed promptly upon completion or

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abandonment of the construction work and in all cases within 2 years of placement of the temporary building or structure on the premises.

601 Apartment and Multifamily Dwellings

1. The following standards shall apply to apartment and multifamily dwellings:
 - A. Minimum Living Area:
 - i. Two-bedroom apartment: 900 square feet
 - ii. One-bedroom apartment: 750 square feet
 - iii. Efficiency apartment: 600 square feet
 - B. At least 50% of dwelling units shall be one or more bedroom apartments (not efficiency apartments).

601 Corner Lots, Visibility at Intersections, and Projections into Required Yards

1. Corner Lots
 - (a) A corner lot shall be deemed to have two or more front yards and the standards of street frontage, frontage at the building line and of required front yard setback shall apply with respect to every street upon which the lot has frontage.
 - (b) In the case of a corner lot, a rear yard is required but it may be designated as any yard not fronting on a public street.
2. Visibility at Intersections
 - (a) A line-of-sight triangle shall be established at every corner lot and at each driveway entry onto a public street. Nothing shall be permitted to be erected, placed, planted or allowed to grow within the line-of-sight triangle in such a manner as to obscure vision. Line-of-sight triangles shall include the area within the following:
 1. Corner lot line-of-sight triangle: a triangle, two sides of which are the street lines on either side of the corner lot extending for a distance of 40 feet from their intersection, the third side of which is a line joining the ends of the first two sides.
 2. Driveway line-of-sight triangle: a triangle, one side of which is the center line of the driveway, the second side of which is the street line which the driveway intersects, each such line extending for a distance of 10 feet from

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their intersection, and the third side of which is a line joining the ends of the first two lines. Each driveway shall have two line-of-sight triangles, one on either side of the driveway.

- (b) The Borough shall have the right to declare any obstruction to vision within the line-of-sight triangle to be a safety hazard and shall direct the owner of the property to have it removed. If the owner fails to do so within 30 days after written notice, the Borough shall remove the obstruction and bill the owner and lien the property for the expense involved.
3. Projections into Required Yards. No structure or part thereof shall project into a required yard area except as provided for in this section:
 - (a) The following portions of a principal structure may project or extend into or over a required yard area:
 1. Cornices
 2. Eaves
 3. Gutters
 4. Chimneys
 5. Open (unroofed) patios
 6. Steps
 7. Awnings
 8. Air-conditioning equipment, provided that it is not less than eight feet from the adjacent property line
 9. Unenclosed fire escapes
 - (b) The following accessory structures may be erected within a required yard area:
 1. Fences, subject to the requirements of sections 405, 406, and 407 of this ordinance.
 2. Open (unroofed) recreational uses, subject to the requirements of section 601-2 of this ordinance.
 3. Such other accessory use as may be authorized by the Zoning Hearing Board as a special exception.

602 Accessory Uses and Structures

1. No-Impact Home-Based Business

A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential use. The business or commercial activity must satisfy the following requirements:

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- (1) The business activity shall be compatible with the residential use of the property and surrounding residential uses.
- (2) The business shall employ no employees other than family members residing in the dwelling.
- (3) There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
- (4) There shall be no outside appearance of a business use, including, but not limited to, parking, signs, or lights.
- (5) No on-site parking of commercially identified vehicles shall be permitted.
- (6) The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
- (7) The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.
- (8) The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area.
- (9) The business may not involve any illegal activity.

2. Home occupations

- (a) Home occupations shall be conducted entirely within the principal dwelling or accessory building.
- (b) The area devoted to the home occupation shall be not more than 25% of the total floor area of the dwelling, including that of an accessory building which may be used for the home occupation.
- (c) Home occupations shall not have more than one nonresident employee.
- (d) The home occupation shall not alter the exterior of the dwelling or accessory structure.
- (e) There shall be no exterior or window display of products or storage of goods or materials.
- (f) Signage shall be in accordance with the applicable provisions of Article 7 (Signs).

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3. Private recreational uses

- (a) The regulations contained herein apply to all open (unroofed) private recreational uses which require the installation of a permanent structure either in-ground, at grade level or elevated above grade level.
- (b) Such uses shall be considered as structures but shall not be counted when computing building coverage.
- (c) No such uses shall be located within a front yard or within 10 feet of any property line.
- (d) All such uses shall be surrounded with a fence of sufficient size to contain playing balls within and to exclude entrance when not attended. In the case of a swimming pool, a fence at least four feet but not exceeding six feet in height shall be provided and it shall be required that said fence have a locked gate at all times when the pool is unattended, regardless of whether or not it is filled with water; provided, however, that a fence shall not be required in the case of an above-ground pool if the deck is at least four feet above grade level and the ladder is removed when the pool is unattended. No fence shall be required for a kiddie pool, which is hereby defined as a private pool not exceeding 16 inches in height and 51 square feet in area. All fences shall be in accordance with the applicable provisions of Sections 405 and 406 of Article 4 (Districts).

4. Accessory Structures

- (a) No accessory structure shall be more than 12 feet in height.
- (b) Accessory structures shall not be located in the front yard, shall be at least three feet from any side lot line and shall be located to the rearmost portion of the principal building at least 10 feet farther back from the building line than the rearmost portion of the principal building.
- (c) Special height regulations. The following types of structures may exceed the maximum height limitation for the district in which they are located by 15 feet. A greater height may be permitted by the Zoning Hearing Board by special exception upon evidence that said height is necessary for effective operation and will not adversely affect nearby uses:
 - 1. Spires, domes, and steeples.
 - 2. Radio and television towers, except where specifically prohibited per provisions set forth in Article 4 (Districts).
 - 3. Chimneys and smokestacks.
 - 4. Rooftop mechanical equipment.
 - 5. Flagpoles.

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5. Decks for residential uses.
 - (a) The following shall apply to any deck attached to a single family detached dwelling:
 1. Any open deck with no part of its floor higher than four (4) feet above finished ground level may extend into minimum required yards as follows:
 - i. Front yard: No extension
 - ii. Side yard: 5 feet, but not closer than 5 feet to any side lot line
 - iii. Rear yard: 15 feet, but not closer than 5 feet to any side or rear lot line
 2. Any open deck with any part of its floor higher than four (4) feet above finished ground level may extend into minimum required yards as follows:
 - i. Front yard: No extension
 - ii. Side yard: No extension
 - iii. Rear yard: 10 feet, but not closer than 5 feet to any rear lot line and not closer than a distance equal to the minimum required side yard to the side lot line
 - (b) The following shall apply to any deck attached to a single family attached dwelling:
 1. Any open deck with no part of its floor higher than three (3) feet above finished ground level may extend into minimum required yards as follows:
 - i. Front yard: No extension
 - ii. Side yard: 5 feet, but not closer than 5 feet to any side lot line
 - iii. Rear yard: To the rear lot line and from side lot line to side lot line, except on lots with a minimum required side yard, not closer than 5 feet to that side lot line
 2. Any open deck with any part of its floor higher than three (3) feet above finished ground level may extend into minimum required yards as follows:
 - i. Front yard: No extension
 - ii. Side yard: No extension

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- iii. Rear yard: 10 feet, but not closer than 5 feet to the rear lot line. Notwithstanding the above, on lots with rear yards of 17 feet or less, a deck with a depth of 12 feet may be permitted, but not closer than 2 feet to the rear lot line, if such lot line abuts open space or an utility easement, not less than 10 feet in width. In addition, on lots with a minimum required side yard, not closer to that side lot line than a distance equal to such minimum required yard.

(c) The following shall apply to any deck attached to a multiple family dwelling:

1. Any open deck, not more than ten (10) feet in width and with no part of its floor higher than three (3) feet above finished ground level, may extend six (6) feet into any minimum required yard.
2. Any open deck, not more than ten (10) feet in width with any part of its floor higher than three (3) feet above finished ground level, may extend three (3) feet into any minimum required yard.

6. Outdoor storage

- (a) Outdoor storage shall be permitted only where specifically authorized by this Ordinance. The outdoor display of motor vehicles for sale in the General Business district shall not be considered outdoor storage.
- (b) Outdoor storage shall not be permitted within any public right-of-way, within any area intended for use as a walkway or required for use as an off-street parking area, except as otherwise expressly permitted herein.
- (c) The area devoted to outdoor storage shall be screened from public view as provided for by Section 604 (Landscaping).
- (d) The aboveground bulk storage of flammable or explosive materials shall be prohibited except for fuel which is directly connected to appliances or to heating or cooling equipment.
- (e) The outdoor storage uses described in Section 603 are prohibited.

603 Prohibited Uses

1. Any use not permitted, specifically or by implication, in a zoning district in this Ordinance is prohibited specifically in that zoning district. The following uses and activities are specifically prohibited in any zoning district in the Borough:
 - (a) Except as provided in Article 8, Parking, the erection of tents or the placing, parking or storing of recreational vehicles or other nonpermanent structures used

6 General Regulations

for living or housekeeping purposes; provided, however, that nothing herein shall be interpreted to prevent the installation of a manufactured home on a permanent foundation when otherwise erected in accordance with district regulations.

- (b) Outdoor junkyards (including motor vehicles parts salvage yards), storage areas for materials salvaged from wrecking or demolition operations, waste disposal areas and similar outdoor storage.
- (c) The sale, rental or bartering of illegal and pornographic material or services.
- (d) The mining or extraction of any material from the ground.
- (e) The use of blasting, explosives or incendiary devices except when necessary for the demolition of a structure and used in accordance with all state and local regulations.
- (f) The showing or presenting of lewd material or entertainment in an outdoor setting or theatre.
- (g) Residential conversions.

604 Landscaping

1. Every portion of a lot shall be planted with natural vegetation consisting of grass, trees, bushes or other ground cover except:
 - (a) Portions occupied by buildings and other structures.
 - (b) Portions used for sidewalks and other walkways and which are paved or constructed of an all-weather surface.
 - (c) Portions devoted to the cartway of a public or private street or driveway which are paved with an all-weather surface.
 - (d) Portions devoted to off-street parking and loading areas, including aisle ways and maneuvering areas which are paved with an all-weather surface.

605 Buffering

1. To protect residential areas, buffering shall be provided where any non-residential use abuts a residential use or where the General Business district abuts any other district.
2. Buffering shall consist of a five foot wide buffer planting strip planted with deciduous and evergreen trees and shrubs. At the time of installation, shrubs will

Zoning 6-8

Lansdowne Borough

have a minimum height of 3 feet and an expected height at maturity of at least 6 feet. There should be sufficient planting so there are no unobstructed openings wider than 4 feet. At least 50 percent of the trees and 75 percent of the shrubs shall be evergreen species.

606 Screening

A landscaped planting area, consisting of shrubs, bushes, hedges and/or evergreen trees, shall be provided around the perimeter of off-street parking lots, ground-level air conditioning or air-cleaning equipment and around authorized outdoor storage areas. The plantings shall be at least five feet in height and at intervals of every five feet, but in the case of plantings adjacent to a point of vehicular ingress or egress to a parking lot, the height of the plantings shall be maintained so as to not interfere with the line of sight of motorists.

607 Performance Standards

1. All uses allowed in the Neighborhood Conservation, Downtown and General Business Districts shall be managed so as not to cause an unacceptable level of:
 - (a) Air pollution
 - (b) Noise
 - (c) Odor
 - (d) Glare or heat
 - (e) Vibration
 - (f) Radioactivity or electrical disturbance
 - (g) Fire or explosion hazard
 - (h) Outdoor storage
 - (i) Waste disposal.

For Complete Details

See Appendix A6.

6 General Regulations

7 Signs

700 Purpose

1. The Borough recognizes that signs perform an important function in identifying properties, businesses, services, residences, events, and other matters of public interest. It is the intent of this Article to:
 - (a) Protect the general public health, safety, welfare, and aesthetics of the community.
 - (b) Encourage sign design that builds on the traditional town image and visual environment the Borough seeks to promote.
 - (c) Implement community design standards consistent with the Comprehensive Plan.
 - (d) Promote the community's appearance by regulating the design, character, location, type, quality of materials, scale, color, illumination, and maintenance of signs.
 - (e) Avoid excessive competition for large or multiple signs, so that permitted signs provide identification and direction while minimizing clutter, unsightliness, confusion, and hazardous distractions to motorists.
 - (f) Reduce possible traffic and safety hazards through good signage.

701 Conformance Required

From the effective date of this Ordinance, any sign erected shall conform to the provisions of this Article and any other ordinance or regulations of the Borough of Lansdowne that relate to it.

Lansdowne Borough

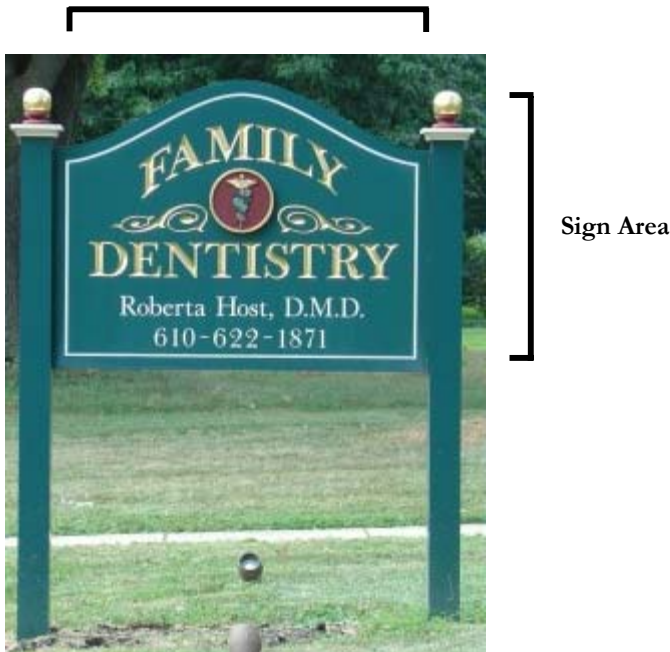
702 Definitions

Words and phrases used in this Article shall have the meanings defined in this Section. Words and phrases not defined in this Article but defined elsewhere in this Ordinance shall be given the meanings set forth in the Definitions Section.

Sign – Any advertisement, announcement, direction, picture or informational material attached to, painted or otherwise on or forming a part of any building, structure, awning, marquee or surface or erected on any real property. The word “sign” shall include the framework, the supports and attachments.

Sign Area – The area of all lettering, wording and accompanying designs and symbols, together with the background on which they are displayed. “Sign area” excludes any supporting framework and bracing, provided that it does not contain any lettering, wording, symbols or designs. For the purpose of this Article, “sign area” shall be computed as a square or rectangle drawn at the outer limits of the sign face.

In the case of cylindrical signs, signs in the shape of cubes, or other signs which are essentially three-dimensional with respect to their display surfaces, the entire display surface or surfaces is included in the computation of area.



1. Where the sign consists of a double face, only one side shall be considered for the purpose of calculating total sign area. Where both sides are not identical or where the interior angle formed by the faces of a sign is greater than 45 degrees, all faces shall be considered in calculating total sign area.

2. Any spacing between signs designating different or separate occupants or uses of a building shall not be counted as sign area.

Sign Height – The distance from the highest portion of the sign, including all structural elements, to mean grade.

Sign Face – The part of a sign that is or can be used to identify, advertise and communicate information for visual representation, which attracts the attention of the public for any purpose. This definition shall include any background material, panel, trim and color used that differentiates the sign from the building or structure on which it is placed. The sign structure shall not be included, provided that no message, display or symbol is designed and included as part of the structure.

Double-Faced Sign – A sign with two identical faces of equal sign area, which are back to back.

Sign Structure – A supporting structure erected and used for the purpose of physically supporting a sign, situated on any premises where a sign may be located. This definition shall not include a building, fence, wall or earthen berm.

Abandoned Sign – A sign which no longer identifies or advertises an existing business, leased, service, owner, product, or activity, and/or for which no legal owner can be found (**Prohibited**).

Legally Non-Conforming Sign – Any existing sign (1) located on a premises in the Borough with a permitted use, and (2) legally erected prior to the adoption of this Article, and (3) not meeting the provisions of the current Ordinance.

Temporary Sign – A sign which advertises community or civic projects, construction projects, real estate for sale or lease, or other special events on a temporary basis.

Types of Signs – Signs are defined by **form** and by **purpose**.

- **Purpose** refers to the type of message contained in the sign.
- **Form** refers to the physical sign itself.

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Signs as defined by **PURPOSE:** The type of message contained in the sign.



Address Sign

A sign or individual lettering/numbering that designates the street number and/or street name for identification purposes, as designated by the United States Postal Service.



Artisan Sign

Any sign giving the name or names of principal contractors, architects and lending institutions responsible for painting or construction on the site where the sign is placed.



Civic/Church Event Sign (on premises)

A non-commercial temporary sign, posted to promote and advertise an activity sponsored by the Borough, school district, church, public agency, civic or charitable association or other similar non-commercial organization on the premises where the event is to be held.



Civic/Church Event Sign (off premises)

A non-commercial temporary sign posted off premises to promote and advertise an activity sponsored by the Borough, school district, church, public agency, civic or charitable association or other similar non-commercial organization.



Directory Sign

A sign which identifies multiple uses in a planned development on a single sign; may be used for shopping centers, shopping streets or business campuses, and similar large complexes which have a variety of tenants and/or uses.



Development Sign

A temporary sign indicating that the premises is in the process of subdivision or development.

Signs as defined by **PURPOSE:** The type of message contained in the sign.



Directional Sign

An on-premises sign designed to guide vehicular and/or pedestrian traffic by using such words as "Entrance", "Exit", "Parking", "One- Way", or similar direction or instruction, but not including any advertising message. The name or logo of the business or use to which the sign is giving direction may also be included on the sign.



General Purpose Sign

A sign that directs attention to a business, to a product sold, manufactured, or assembled, or to services or entertainment offered on the premises where the sign is displayed.



Government/Regulatory Sign

Any sign to control traffic or for identification, including street signs, warning signs, railroad-crossing signs and signs of public service companies indicating danger or construction, which are erected by or at the order of a public officer, employee or agent thereof in the discharge of his official duties.



Home Occupation Sign

A sign which designates home occupations as permitted in this Ordinance.



Incidental Sign

A sign used in conjunction with equipment or other functional elements of a use or operation. These shall include, but not be limited to, drive-through window menu boards; signs on automatic teller machines, gas pumps, vending machines; or newspaper delivery boxes.



Instructional Sign

A sign located within the interior of a lot, generally not visible from the street or adjoining properties, which provides information as to the location, interior operation and/or use of buildings or facilities.

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Signs as defined by **PURPOSE**: The type of message contained in the sign.



Public Interest Sign

A sign on private property that displays information pertinent to the safety or legal responsibilities of the public such as warning and “no trespassing” signs.



Real Estate Sign

A temporary sign indicating the sale, rental or lease of the premises on which the sign is placed.

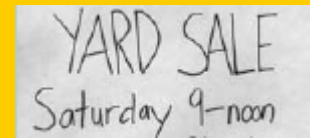


Time/Temperature Sign

A display containing illuminated numerals flashing alternately to show the time and the temperature. May be a wall sign, projecting sign, or freestanding sign.

Real Estate Sign – Open House

A temporary sign, located off-premises, advertising an “Open House” and the direction to a residence for sale or rent.



Yard Sale Sign

Temporary sign advertising a yard or garage sale.

Signs as defined by **FORM**: The physical structure of the sign.

Animated Sign

A sign with action or motion, flashing, color changes requiring electrical energy, but not including wind-actuated elements such as flags, banners or specialty items.

Prohibited



Awning Sign

Any sign painted on or applied to a structure made of cloth, canvas, metal or similar material which is affixed to a building and projects from it.



Banner

A sign consisting of lightweight, flexible material, which is supported by frame, rope, wires or other anchoring devices, which may or may not include copy, logo or graphic symbols.

Beacon Light

Any source of electric light, whether portable or fixed, the primary purpose of which is to cast a concentrated beam of light generally skyward as a means of attracting attention to its location rather than to illuminate any particular sign, structure or other object.

Prohibited



Canopy (Freestanding)

A rigid multisided structure covered with fabric, metal or other material and supported by columns or posts embedded in the ground. May be illuminated by means of internal or external sources.



Flashing Sign

A sign whose illumination is not kept constant in intensity at all times when in use and which exhibits changes in light, color, direction or animation. Illuminated signs that indicate the date, time and temperature, are not be considered flashing signs.

Prohibited

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Signs as defined by **FORM**: The physical structure of the sign.

Freestanding Sign

A sign and supporting structure that is secured in the ground and independent of any building, fence or other support. For the purpose of this definition, “freestanding signs” may consist of the following:



1. Ground Sign – A sign designed to be viewed at eye level. The bottom of the sign is no more than three feet from the ground.



2. Pole Sign – A sign which is detached from a building and supported by no more than two poles or other structural supports which are architecturally dissimilar to the design of the sign.



Internal illumination



External illumination

Illuminated Sign

A nonflashing or nontwinkling sign which has letters, figures, designs or outlines illuminated by an internal or external lighting source as a part of the sign.



Movable Sign

Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted to A- or T-frames. This definition does not include sandwich board signs.

Prohibited.

Interior Sign

Any sign located fully within the interior of any building or stadium that is intended solely for information relating to the operation of such building or stadium.



Mural

Artwork applied to the wall of a building, which covers all or most of the wall and depicts a scene or event of natural, social, cultural, or historic significance.

Permitted as a Conditional Use.



Marquee Sign

Any sign attached to a marquee for the purpose of identifying a movie theater or similar place of entertainment.

Permitted as a Conditional Use.

Signs as defined by **FORM**: The physical structure of the sign.



Neon Sign

Any sign composed of glass tubing containing a large proportion of neon gas. A neon sign may be a wall sign, a projecting sign, or a window sign.

Prohibited



Off-Premises Sign

Any sign, including billboards, that advertises or otherwise directs attention to an activity not on the same lot where the sign is located.



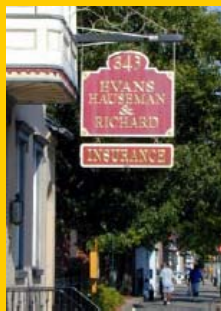
On-Premises Sign

A sign, which advertises or otherwise directs attention to an activity on the same lot where the sign is located.



Pennants

Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in a series, designed to move in the wind.



Projecting Sign

A sign which is attached directly to any building wall and which extends more than 12 inches from the face of the wall. A projecting sign may not extend more than 4 feet from a wall and must clear the sidewalk by at least 8 feet.

Revolving Sign

A sign which revolves in a circular motion rather than remaining stationary on its supporting structure.

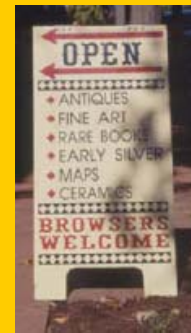
Prohibited



Roof Sign

Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof.

Prohibited



Sandwich Board

A movable sign consisting of two faces, connected and hinged at the top.

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Signs as defined by **FORM**: The physical structure of the sign.



Vehicular Sign

Any vehicle used as a sign or vehicle to which a sign is affixed in such a manner that the carrying of the sign is used primarily as stationary advertisement for the business on which the vehicle sits, or is otherwise not incidental to the vehicle's primary purpose.

Prohibited



Wall Sign

Any sign erected against the wall of a building or displayed on doors or fences that does not protrude more than 12 inches from the wall, window, or door. A wall sign may not extend beyond the eave line or parapet of the roof line.

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703 General Regulations

A. The following restrictions and regulations shall be applicable to all signs unless otherwise specified (Specific sign use regulations are contained in subsection 712 – *Sign Uses and Restrictions of this Article*):

1. Materials

All signs, excluding awning and window signs, shall be constructed only from wood, metal, stone or other material as determined by the Borough which has the general appearance of structures composed primarily of wood, metal, or stone with painted, engraved or raised messages. Sign materials should compliment the original construction materials and architectural style of the building façade on which they are to be displayed. If plywood is used, medium density overlay shall be used as a minimum grade. Bare plywood is prohibited.

2. Colors

Should be selected to contribute to legibility and design integrity. Even the most carefully thought out sign may be unattractive and a poor communicator because of poor color selection. In selecting the principal colors for a sign, colors that compliment the color of the building should be used.

3. Illumination

Internally illuminated signs are not permitted in Historic Districts. See Section 711.

Where permitted, signs shall be illuminated only in accordance with the following regulations as authorized in an appropriate sign permit:

- (a) Light sources shall be shielded from all adjacent properties and streets and shall not be of such intensity as to cause glare hazardous to pedestrians or motorists.
- (b) With the exception of marquee signs, signs using internal illumination shall be designed so that when illuminated at night, only the letters and logos of the sign are visible. Individual, solid letters with internal lighting tubes which backlight a wall in a halo effect are permitted.
- (c) Permits for illuminated signs will not be issued without an approved electrical permit. All work shall be completed in full compliance with the Electrical Code as set forth in the most recently published Pennsylvania Uniform Construction Code (UCC).

4. Electrical Connections

The electrical supply to all exterior signs, whether to the sign itself or to lighting fixtures positioned to illuminate the sign, shall be provided by means of concealed

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electrical cables. Electrical supply to freestanding signs shall be provided by means of underground cables. Applications for electrical permits shall be filed at the same time of the sign permit application.

5. Nuisance

No sign shall create a public nuisance by emitting smoke, sound, vapor, beams or rays, particle emission or odors.

6. Sign Removal

- (a) All signs must relate to the use of the property on which the sign is displayed and must be removed within 60 days after that use changes or ceases. The owner of the premises shall have the responsibility to ensure such signs are removed within the 60-day period.
 - (b) Any sign that becomes dangerous to public safety or a nuisance shall be made to comply with the provisions of this chapter and the Pennsylvania Uniform Construction Code (UCC) or it shall be removed by the owner of the real property or by the Borough after 10 days' notice to the owner at the owner's expense.
7. No sign or structure shall be erected unless it complies with all applicable requirements of the Pennsylvania Uniform Construction Code (UCC).
 8. All signs and sign structures shall be kept in good repair and in presentable condition, so that all sign information is clearly legible. Any sign found by the Zoning Officer to show deterioration, including rust, faded colors, discoloration, holes and missing parts or informational item, shall constitute a violation of this Article.
 9. No sign shall be placed in such a position that it will cause danger to traffic by impairing the view.
 10. No sign or structure shall be placed in the public right-of-way except for permitted sandwich boards, projecting signs, and civic/church event signs as provided for in this Article.
 11. No sign shall hereafter be altered, rebuilt, enlarged, extended or relocated except in accordance with the requirements of this chapter. The changing information displayed by signs that are designed for change (e.g. changeable copy signs) or the repainting of display matter shall not be deemed to be alterations or rebuilding within the meaning of this section. No sign existing before the adoption of this chapter and not conforming thereto may be changed or altered in its informational content or display or in any other way except to bring it into conformance with this chapter.

B. Sign Design Guidelines: The following design guidelines should be consulted prior to developing signs for any project (Specific sign use regulations are contained in subsection 712 – *Sign Uses and Restrictions* of this Article):

1. Use a brief message – The fewer the words, the more effective the sign. A sign with a brief, succinct message is simpler and faster to read, looks cleaner and is more attractive.
2. Avoid hard-to-read, overly intricate, faddish and bizarre typefaces – These typefaces are difficult to read and reduce the sign’s ability to communicate. Faddish and bizarre typefaces may look good today, but soon go out of style. The image conveyed may quickly become that of a dated and unfashionable business.
3. Use significant contrast between the background and letter or symbol colors – If there is little contrast between the brightness or hue of the message of a sign and its background, it will be difficult to read.
4. Avoid too many different colors on a sign – Too many colors overwhelm the basic function of communication. The colors compete with content for the viewer’s attention. Limited use of the accent colors can increase legibility, while large areas of competing colors tend to confuse and disturb.
5. Scale – Place signs consistent with the proportions of scale of building elements within the façade. Within a building façade, the sign may be placed in different areas. A particular sign may fit well on a plain wall area, but would overpower the finer scale and proportion of the lower storefront. A sign which is appropriate near the building entry may look tiny and out of place above the ground level.
6. Make signs smaller if they are oriented to pedestrians – The pedestrian-oriented sign is usually read from a distance of 15 to 20 feet; the vehicle-oriented sign is viewed from a much greater distance. The closer a sign’s viewing distance, the smaller that sign need be.
7. Façades – Place wall signs to establish façade rhythm, scale and proportion where such elements are weak. In many buildings that have a monolithic or plain façade, signs can establish or continue appropriate design rhythm, scale and proportion.
8. Shape – Avoid signs with strange shapes. Signs that are unnecessarily narrow or oddly shaped can restrict the legibility of the message. If an unusual shape is not symbolic, it is probably confusing.
9. Carefully consider the proportion of letter area to overall sign background area – If letters take up too much sign, they may be harder to read. Large letters are not necessarily more legible than smaller ones. A general rule is that letters should not appear to occupy more than 75% of the sign face area.

Lansdowne Borough

704 Prohibited Signs

It shall be unlawful for any person, firm or corporation to erect any sign in the Borough unless it is specifically permitted in this Article. Unlawful signs include, but are not limited to:

1. Any sign which by color, shape or location conflicts with or resembles a traffic signal device.
2. Signs attached to rocks, utility poles, parking meters, traffic signposts, traffic signals or control devices, street signs, or historical markers.
3. Signs attached to trees, shrubs or any living vegetative matter.
4. Any sign, outside of the General Business district, which advertises or publicizes an activity or business not conducted on the premises, except civic/church event signs.
5. Signs erected without the permission of the property owner or authorized agent.
6. Signs that create a hazard by obstructing the clear view of vehicles and pedestrian traffic.
7. Animated signs, except time and temperature signs.
8. Any sign that obstructs free ingress to or egress from a required door, window, fire escape or other required exit.
9. Vehicular signs.
10. Abandoned signs.
11. Signs that exhibit statements, words or pictures of obscene or pornographic subjects.
12. Flashing signs, except for the time and temperature portion of a sign. Beacon lights.
13. Neon signs.
14. Revolving signs.
15. Tethered balloons, filled either by gas or heated air.
16. Roof signs.
17. Wall signs that cover windows or architectural detail.
18. Pennants longer than 150% of the street frontage of the premises.

19. Signs with reflective backgrounds.

705 Permits Required

- (a) Unless otherwise provided by this Article, all signs shall require permits and payment of fees as described in Section 710. No permit is required for the maintenance of a sign or for a change of copy on a legally conforming painted, printed, or changeable copy sign. For the purposes of this Section, “maintenance” shall include any repainting of a sign that does not otherwise change its message or appearance.
- (b) Applications for permits shall be submitted to the Borough Manager on a form furnished by the Borough Manager and shall be accompanied with the payment of the fee as set forth from time to time by resolution of the Borough Council of the Borough of Lansdowne. The application shall present full particulars as to size, shape, materials, supports, location and height above any sidewalk or driveway and the information displayed by the sign and shall be accompanied by drawings sufficient to show compliance with this chapter. Only if the proposed sign meets the requirements of this chapter shall the Borough Manager issue a sign permit.
- (c) Written consent of the owner of the property on which the sign is to be located shall accompany the application when the applicant is other than the owner or the tenant responsible for maintenance of the building.

706 Exempt Signs

The following signs shall be allowed without a sign permit and shall not be included in the determination of the number or sign area of other signs allowed within a zoning district, subject to the restrictions in Section 712.

1. Government/Regulatory signs.
2. Real estate signs.
3. Public interest signs.
4. Yard sale signs.
5. Address signs.
6. Interior signs.
7. Incidental signs.
8. Civic/Church Event signs on premises.

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9. Pennants as permitted in this Article. Pennants may only be used on a non-residential premises.
10. Artisan signs.
11. Home occupation signs smaller than 2 square feet.

707 Conditional Uses

The following signs shall be allowed as conditional uses:

1. Murals
2. Marquee signs

Borough Council shall ensure the proposed sign is appropriate to the style, period, type, size and scale of the building for which it is proposed. Council shall weigh testimony from other property owners in the vicinity regarding the merits of the sign. Council shall weigh whether the sign will enhance the traditional town character of Lansdowne or detract from it in determining whether the sign shall be permitted.

708 Signs on the Premises of Legally Non-conforming Uses

Signs on the premises of legally non-conforming uses, such as an office in a residential area, may remain until the existing use of the premises is discontinued. If a sign wears out or is damaged, or is changed for any other reason, the number, size and area of all signs relating to the premises shall not be increased beyond the size they were at the time this Article was adopted.

709 Regulation of Legally Non-conforming Signs

1. A legally non-conforming sign shall immediately lose its legally non-conforming designation if the sign is altered in any way. At that point, the sign shall be immediately brought into compliance with this Article and a new permit secured, or the sign shall be removed.
2. If a legally non-conforming sign lists more than one business, new businesses may be added without affecting the non-conforming status of the sign. However, the sign may not be altered in any way that extends the sign's non-conformity in any manner.
3. Nothing in this Article shall relieve the owners or users of legally non-conforming signs, or the owners of the property on which legally non-conforming signs are located, from any provisions of this Article regarding the safety, maintenance, and repair of signs.

7 Signs

4. Should 50 percent or more of any legally non-conforming sign be damaged by any means, it shall be removed and not reconstructed except in conformity with the provisions of this Article.
5. Any business that has closed shall remove any signs associated with the business within 60 days after it closes. The owner of the premises shall have the responsibility to ensure such signs as well as any pylons, posts, sign-frames or similar support structures or mechanisms are removed within the 60-day period.
6. The existence of a legally non-conforming sign on a single or multiple occupancy premises shall not prevent the erection or placement of another sign on the premises, if the new sign meets the requirements of this Article. However, the total number of signs and the size and area of the signs shall not exceed the requirements of this Article.

710 Permits

1. It shall be unlawful for any person, firm or corporation to erect, alter, repair or relocate any sign within the Borough of Lansdowne without first obtaining a sign permit, unless the sign is specifically exempt from the permit requirements.
2. Applications for sign permits shall be made upon forms provided by the Borough Manager or designee and shall contain and/or have attached the following information where relevant:
 - (a) Names, address, telephone number and signature of the owner or duly authorized agent for the property owner.
 - (b) Name, address, telephone number and signature of the owner of the sign.
 - (c) Name, address and telephone number of the sign contractor.
 - (d) Property address and applicable zoning district.
 - (e) If the sign is located in a Historic District, confirmation that an application has been submitted to the Historic Architectural Review Board.
 - (f) Two copies of a plan drawn to scale depicting:
 - Lot dimensions, building frontage, and existing cartways, rights-of-way and driveways.
 - The design of each sign face and sign structure, including dimensions, total area, sign height, depth, color scheme, structural details, materials, lighting scheme and proposed location.
 - Sign Message.

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- Building elevations, existing and proposed facades, parapet walls, cornices and the location and size of all proposed and existing permanent signage.
 - Current photographs showing existing signs on the premises and certifying the date on which photographs were taken.
- (g) A permit fee, to be established from time to time by Resolution of Borough Council, shall be paid.
- (h) A \$500 deposit shall be posted for off-premises Civic/Church Event signs to ensure their removal within 72 hours after the event. A list of locations of the signs shall be provided with the deposit. The deposit will be returned after the Borough Manager has certified the signs have been removed.
- (i) Such other information which may be required by the Borough Manager to show full compliance with this and all other ordinances of the Borough.

711 Signs in Historic Districts

In addition to all other requirements of this Article, the following regulations shall be applicable to any sign placed in a Historic District:

1. No sign shall be erected or altered until an application for a Certificate of Appropriateness has been reviewed and approved by the Lansdowne Historic Architectural Review Board and after Borough Council has issued a Certificate of Appropriateness. The Review Board shall ensure the proposed sign is appropriate:
 - (a) to the style, period, type, size and scale of the building for which it is proposed
 - (b) with other signs in the district.
2. In addition to all other applicable requirements of this Article, the following regulations shall apply to any sign placed in a Historic District:
 - (a) All applications for a Certificate of Appropriateness must contain the following information:
 1. A current color photograph of the property.
 2. An illustration of the building façade showing the proposed sign.
 3. A scaled drawing showing the sign itself and including the size, materials, colors, lighting, lettering and method of attachment. Material samples may be required.
 4. For ground signs, a site plan indicating the location of the sign.
 5. The type of illumination.

Zoning 7-18

712 Sign Uses and Restrictions

See tables on pages 7-20 through 7-24.

How to use the Uses and Restrictions tables:

1. Determine what kind of sign you would like to erect in terms of its PURPOSE (see Definitions, pages 7-4 to 7-6).
2. Look for that particular sign in the second column.
3. The third column shows what FORM (physical structure) is permitted for each type of purpose sign (see Definitions, pages 7-7 to 7-10).
4. The fourth, fifth, sixth, and seventh columns show restrictions applicable with each type of sign. The restrictions include maximum number, height, and sign area and additional requirements where necessary.

EXAMPLE: An artisan sign is permitted in all zoning districts, on any kind of premises, in the form of a freestanding or wall sign. The maximum area of the sign is 12 square feet and the maximum height is 6 feet. It may not be illuminated, may not be erected until work begins and must be removed when work ends.

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All Zoning Districts

Permitted Use	Sign Purpose	Sign Form	Maximum Number	Maximum Sign Area	Maximum Sign Height	Additional Requirements
▪ Single-family residential	Address	▪ Wall ▪ Projecting		2 s.f.		
	Civic/ church event	▪ Banner ▪ Window/ temporary		8 s.f (cumulative)		▪ No maximum number of signs but the cumulative total area of all signs on one property shall not exceed eight (8) square feet.
▪ Multi-family residential ▪ Non-residential	Address	▪ Awning ▪ Canopy ▪ Freestanding ▪ Wall		10 s.f.	6 feet (freestanding)	▪ The Maximum Sign Area requirement applies only to the area used for the sign lettering and/or logo and not the entire awning or canopy. ▪ Sign lettering and/or logo shall not exceed 30 percent of the exterior surface of the awning or canopy. ▪ A minimum height of eight (8) feet from the lowest point of the awning or canopy to the sidewalk is required. ▪ Awning or canopy may not extend more than six (6) feet from the building.
		▪ Projecting		6 s.f.		
▪ Non-residential	Civic/church event	▪ Banner ▪ Window/temporary				▪ May not be erected more than 30 days before event and must be removed with 72 hours after event.
▪ All uses	Government Regulatory					
	Artisan	▪ Freestanding ▪ Wall	One sign per premises	12 s.f.	6 feet	▪ May not be erected until work begins and must be removed as soon as work ends. ▪ Non-illuminated.
	Development	▪ Banner ▪ Freestanding – ground ▪ Wall	One sign per street frontage	12 s.f.	6 feet	▪ Must be removed when project is 90% complete. ▪ Non-illuminated.
	Directional	▪ Freestanding ▪ Wall		6 s.f.	4 feet (freestanding) 8 feet (wall)	
	Real estate	▪ Banner ▪ Freestanding – ground ▪ Projecting ▪ Wall ▪ Window/ temporary	One per premises On corner lots, one per street frontage	6 s.f.	6 feet (freestanding)	▪ Must be removed within 72 hours of settlement. ▪ Non-illuminated.
	Real Estate – Open House		Three per premises	4 s.f		▪ Signs may be placed along the edge of public right-of-way. Signs shall not be placed in the sidewalk or any location where they would cause a public hazard. ▪ Signs are permitted only when a real estate agent, seller, or property manager is in attendance at the property. ▪ The sign shall not be installed before eight a.m. and shall be removed no later than sunset, ▪ Signs may not remain overnight.
	Civic/ church event Political	▪ Banner ▪ Window/temporary		8 s.f (cumulative)		▪ No maximum number of signs but the cumulative total area of all signs on one property shall not exceed eight (8) square feet.

Neighborhood Residential District

Permitted Use	Sign Purpose	Sign Form	Maximum Number	Maximum Sign Area	Maximum Sign Height	Additional Requirements
Single-family residential	Home occupation	<ul style="list-style-type: none"> Freestanding Wall Projecting 	One sign per premises for each street the premises faces	4 s.f.	6 feet (freestanding)	<ul style="list-style-type: none"> Non-illuminated. Freestanding signs on each premises must be spaced at least 100 feet apart. Projecting signs shall not extend more than 4 ½ feet from the building and shall be at least 8 feet above the sidewalk.
Multi-family residential	General purpose	<ul style="list-style-type: none"> Awning Canopy Freestanding Banner Wall 	One sign per premises for each street the premises faces	20 s.f.	6 feet (freestanding)	<ul style="list-style-type: none"> Freestanding signs on each premises must be spaced at least 100 feet apart. The Maximum Sign Area requirement applies only to the area used for the sign lettering and/or logo and not the entire awning or canopy. Sign lettering and/or logo shall not exceed 30 percent of the exterior surface of the awning or canopy. A minimum height of 8 feet from the lowest point of the awning or canopy to the sidewalk is required. Awning or canopy may not extend more than six (6) feet from the building.
Institutional	General purpose	<ul style="list-style-type: none"> Awning Canopy Freestanding 	One sign per premises for each street the premises faces	20 s.f.	6 feet (freestanding)	<ul style="list-style-type: none"> Freestanding signs on each premises must be spaced at least 100 feet apart. The Maximum Sign Area requirement applies only to the area used for the sign lettering and/or logo and not the entire awning or canopy. Sign lettering and/or logo shall not exceed 30 percent of the exterior surface of the awning or canopy. A minimum height of eight (8) feet from the lowest point of the awning or canopy to the sidewalk is required. Awning or canopy may not extend more than six (6) feet from the building.
		<ul style="list-style-type: none"> Wall 	One sign per premises for each street the premises faces	10 s.f.		
		<ul style="list-style-type: none"> Projecting 		6 s.f.		<ul style="list-style-type: none"> Projecting signs shall not extend more than 4 ½ feet from the building and shall be at least eight (8) feet above the sidewalk.
		<ul style="list-style-type: none"> Window 	One sign per premises for each street the premises faces	May not exceed 25% of glass area		

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Traditional Neighborhood District

Permitted Use	Sign Purpose	Sign Form	Maximum Number	Maximum Sign Area	Maximum Sign Height	Additional Requirements
Single-family residential	Home occupation	<ul style="list-style-type: none"> Freestanding Wall Projecting 	One sign per premises for each street the premises faces	4 s.f.	6 feet (freestanding)	<ul style="list-style-type: none"> Non-illuminated. Freestanding signs on each premises must be spaced at least 100 feet apart. Projecting signs shall not extend more than 4 ½ feet from the building and shall be at least 8 feet above the sidewalk.
Multi-family residential	General purpose	<ul style="list-style-type: none"> Awning Canopy Banner Wall Freestanding 	One sign per premises for each street the premises faces	20 s.f.	6 feet (freestanding)	<ul style="list-style-type: none"> Maximum sign area for general purpose signs is three (3) square feet for each ten (10) feet of street frontage, up to twenty (20) square feet. Freestanding signs on each premises must be spaced at least 100 feet apart. The Maximum Sign Area requirement applies only to the area used for the sign lettering and/or logo and not the entire awning or canopy. Sign lettering and/or logo shall not exceed 30 percent of the exterior surface of the awning or canopy. A minimum height of eight (8) feet from the lowest point of the awning or canopy to the sidewalk is required. Awning or canopy may not extend more than six (6) feet from the building.
Institutional Professional offices	General purpose	<ul style="list-style-type: none"> Awning Canopy Banner Wall Freestanding 	One sign per premises for each street the premises faces	20 s.f.	6 feet (freestanding)	<ul style="list-style-type: none"> Maximum sign area for general purpose signs is three (3) square feet for each ten (10) feet of street frontage, up to twenty (20) square feet. Freestanding signs on each premises must be spaced at least 100 feet apart. The Maximum Sign Area requirement applies only to the area used for the sign lettering and/or logo and not the entire awning or canopy. Sign lettering and/or logo shall not exceed 30 percent of the exterior surface of the awning or canopy. A minimum height of eight (8) feet from the lowest point of the awning or canopy to the sidewalk is required. Awning or canopy may not extend more than six (6) feet from the building.
		<ul style="list-style-type: none"> Projecting 	One sign per premises for each street the premises faces	10 s.f.		<ul style="list-style-type: none"> Maximum sign area for general purpose signs is three (3) square feet for each ten (10) feet of street frontage, up to ten (10) square feet. Projecting signs shall not extend more than 4 ½ feet from the building and shall be at least eight (8) feet above the sidewalk.
		<ul style="list-style-type: none"> Window 	One sign per premises for each street the premises faces	May not exceed 25% of glass area		

Downtown District, Baltimore Avenue Mixed Use District, & Neighborhood Business District.

→ Maximum area of all signs combined: 3 s.f. for each 10 feet of street frontage, up to a maximum of 40 s.f. for each business existing on the first floor; and up to a maximum of 25 s.f. for each business existing on any other floor.

Permitted Use	Sign Purpose	Sign Form	Maximum Number	Maximum Sign Area	Maximum Sign Height	Additional Requirements
Multi-family residential	General purpose	<ul style="list-style-type: none"> Awning Canopy Freestanding - ground 	One (1) sign per premises	12 s.f.	6 feet (freestanding)	<ul style="list-style-type: none"> The Maximum Sign Area requirement applies only to the area used for the sign lettering and/or logo and not the entire awning or canopy. Sign lettering and/or logo shall not exceed 30 percent of the exterior surface of the awning or canopy. A minimum height of 8 feet from the lowest point of the awning or canopy to the sidewalk is required. Awning or canopy may not extend more than 6 feet from the building.
		<ul style="list-style-type: none"> Awning Canopy 	Three signs per premises	10 s.f.		<ul style="list-style-type: none"> The Maximum Sign Area requirement applies only to the area used for the sign lettering and/or logo and not the entire awning or canopy. Sign lettering and/or logo shall not exceed 30 percent of the exterior surface of the awning or canopy. A minimum height of 8 feet from the lowest point of the awning or canopy to the sidewalk is required. Awning or canopy may not extend more than 6 feet from the building.
Institutional	General purpose	<ul style="list-style-type: none"> Banner Freestanding - ground 	Three signs per premises	20 s.f.	6 feet (freestanding)	
		<ul style="list-style-type: none"> Projecting Wall 	Three signs per premises	12 s.f.		<ul style="list-style-type: none"> Projecting signs shall not extend more than 4 ½ feet from the building and shall be at least 8 feet above the sidewalk.
		<ul style="list-style-type: none"> Window 	Three signs per premises	May not exceed 25% of glass area		
All other uses	General purpose	<ul style="list-style-type: none"> Awning Canopy 	Three signs per premises	24 s.f.		<ul style="list-style-type: none"> The Maximum Sign Area requirement applies only to the area used for the sign lettering and/or logo and not the entire awning or canopy. Sign lettering and/or logo shall not exceed 30 percent of the exterior surface of the awning or canopy. A minimum height of 8 feet from the lowest point of the awning or canopy to the sidewalk is required. Awning or canopy may not extend more than 6 feet from the building.
		<ul style="list-style-type: none"> Banner 	Three signs per premises	15 s.f.		
		<ul style="list-style-type: none"> Freestanding - ground 	Three signs per premises	15 s.f.	6 feet	<ul style="list-style-type: none"> Must have at least 30 feet of street frontage to be eligible for this type of sign.
		<ul style="list-style-type: none"> Projecting 		6 s.f.		<ul style="list-style-type: none"> Projecting signs shall not extend more than 4 ½ feet from the building and shall be at least 8 feet above the sidewalk.
		<ul style="list-style-type: none"> Sandwich board 		8 s.f.		<ul style="list-style-type: none"> May only be displayed on the sidewalk area contiguous to the façade of the business for which it is displayed. May not be located further than five (5) feet from the front building line. May not impede pedestrian traffic. May only be displayed during business hours. The sign must be constructed of materials that present a finished appearance. Rough-cut plywood is not acceptable. The sign lettering should be professionally painted or applied; a "yard sales" or "graffiti" look with hand painted or paint stenciled letters is not acceptable, however, chalkboard and whiteboard signs shall be permitted. The written message of the sign should be kept to the minimum necessary to communicate the name of the business or a special message of the business.
		<ul style="list-style-type: none"> Wall 		24 s.f.		
		<ul style="list-style-type: none"> Window 		May not exceed 25% of glass area		
	<ul style="list-style-type: none"> Pennants 				<ul style="list-style-type: none"> Pennants longer than 150% of the street frontage of the premises are prohibited. Pennants may only be used on non-residential premises. Pennants should be considered temporary and may be used for a period of up to six (6) months, after which time they must be removed from the premises. 	

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General Business District

- Maximum area of all signs combined: 3 s.f. for each 10 feet of street frontage, up to a maximum of 40 s.f. for each business existing on the first floor; and up to a maximum of 25 s.f. for each business existing on any other floor.

Permitted Use	Sign Purpose	Sign Form	Maximum Number	Maximum Sign Area	Maximum Sign Height	Additional Requirements
Industrial	Directory General purpose	<ul style="list-style-type: none"> ▪ Awning ▪ Canopy ▪ Wall 		12 s.f.		<ul style="list-style-type: none"> ▪ The Maximum Sign Area requirement applies only to the area used for the sign lettering and/or logo and not the entire awning or canopy. ▪ Sign lettering and/or logo shall not exceed 30 percent of the exterior surface of the awning or canopy. ▪ A minimum height of 8 feet from the lowest point of the awning or canopy to the sidewalk is required. ▪ Awning or canopy may not extend more than 6 feet from the building.
		▪ Banner		20 s.f.		
		▪ Freestanding - ground		20 s.f.	6 feet	
		▪ Freestanding - pole		20 s.f.	15 feet	
		▪ Projecting		12 s.f.		<ul style="list-style-type: none"> ▪ Projecting signs shall not extend more than 4 ½ feet from the building and shall be at least 8 feet above the sidewalk.
		▪ Window		May not exceed 25% of glass area		
Adult entertainment	General purpose	<ul style="list-style-type: none"> ▪ Wall ▪ Freestanding 	One sign per premises	24 s.f.	12 feet	<ul style="list-style-type: none"> ▪ Sign may only identify name of establishment and hours of operation.
All other uses	Off-premises (including billboards)	<ul style="list-style-type: none"> ▪ Freestanding 		75 s.f.	18 feet	<ul style="list-style-type: none"> ▪ Minimum setback: 15 feet from right of way. ▪ Minimum separation: 500 feet along one street.

8 Parking

800 General Requirements

As a general requirement, each use in the Borough shall provide sufficient off-street parking and loading area to serve its uses.

801 Off-Street Parking

1. Off-street parking and loading provisions as set forth in this Article shall be required in all instances, except the remodeling of existing buildings as follows:
 - (a) In the event of a change of an existing use in an existing building, no additional off-street parking shall be required if the total floor space does not increase and if the new existing use does not require any more spaces under this Article than the use it replaces.
 - (b) On-street parking spaces immediately adjacent to the property line of existing buildings may be used to count toward the requirements of this Article.
2. All off-street parking and loading areas, whether required by this Article or not, shall be developed, maintained, and used in accordance with the provisions set forth in this Article.
3. In the Central Business District, it is recognized that visitors may initially arrive by foot, motor vehicle or mass transit but, once arrived, pedestrian traffic will account for the principal mode of transportation. Accordingly, individual parking needs may be satisfied either individually or through common parking lots.

802 Off-Street Parking Standards

1. A parking space shall have a dimension of 9 feet by 18 feet. Parking lots with ten (10) or more spaces may designate up to 20 percent of the spaces as compact spaces with dimensions of 8 feet by 15 feet.
2. Parking lots shall comply with the Lansdowne Borough Subdivision and Land Development Ordinance.
3. Interior aisles or maneuvering lanes shall have a minimum width as follows:

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Angle of parking space	Parking aisle width in feet
Parallel	12
Less than 45 degrees	17
60 degrees to 45 degrees	19
90 degrees to 60 degrees	22

803 Minimum Required Parking Spaces

The purpose of required parking spaces is to provide enough on-site parking to accommodate the majority of traffic generated by the range of uses which might locate at the site over time. Transit-supportive plazas and bicycle parking may be substituted for some required parking on a site to encourage transit use and bicycling by employees and visitors to the site. The required parking numbers correspond to broad use categories, not specific uses, in response to this long-term emphasis.

1. The number of **automobile** parking spaces required is as follows:

Type of use	Parking spaces required
Dwelling, single family detached, semi-detached, or attached (townhouse) – 1 bedroom	1 space
Dwelling, single family detached, semi-detached, or attached (townhouse) – 2 or more bedrooms	2 spaces
Dwelling, multifamily – studio apartment or 1 bedroom	.5 space per dwelling unit
Dwelling, multifamily – 2 bedrooms	1 space per dwelling unit
Dwelling, multifamily – 3 or more bedrooms	2 spaces per dwelling unit
Dwelling, multifamily for ages 55 or older	1 space per 4 dwelling units
Commercial, office, and institutional	3 spaces per 1,000 square feet
Industrial	1 space per 1,000 square feet
Warehouse	.25 space per 1,000 square feet

2. The number of **bicycle** parking spaces required is as follows:

Type of use	Parking spaces required
Residential Categories	
Dwelling, single family detached, semi-detached, or attached (townhouse)	None
Dwelling, multifamily	2 or 1 per 10 automobile spaces
Commercial Categories	
Retail, sales, service, office	2 or 1 per 20 automobile spaces, whichever is greater
Institutional Categories	
Schools	High – 4 per classroom Middle – 2 per classroom Elementary – 2 per 4 th and 5 th grade classroom
Religious institutions, day care uses, medical clinics	2 or 1 per 40 automobile spaces
Industrial Categories	2 or 1 per 40 automobile spaces, whichever is greater

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3. Every required parking space shall have direct access from or to a public street or alley without first requiring movement of another motor vehicle.
4. The layout of any parking area shall be designed to allow vehicles to move forward when exiting onto a public street, except for the following:
 - (a) Parking spaces for no more than 2 vehicles having exits onto streets of 30 feet width or less may be designed for reverse exiting.
 - (b) Parking spaces having exits onto streets or alleys of 24 feet width or less may be designed for reverse exiting.
5. Garages located along any street or alley shall have their exit points located at least 22 feet from the opposite cartway limit of the street or alley onto which vehicles are exiting.

803 Off-Street Parking Surfaces

1. All off-street parking areas shall be properly graded and drained to dispose of all surface water accumulations within the area.
2. No surface water from any parking or loading area shall be permitted to drain onto any adjoining property.
3. Any parking area with access or egress directly onto a street 24 feet or wider in the Downtown District shall be surfaced with an asphaltic, bituminous, cement, brick, or other properly bound pavement so as to provide a durable and dustless surface. Other parking lots may be surfaced with pavement or gravel.
4. Curbs, bumper guards, bollards or wheel stops shall be installed in parking and loading areas where there is a protective fence, wall or hedge to ensure that vehicles will not strike them or obstruct public rights of way.

804 Overflow Parking Surfaces

Off-street areas used for special event parking (to accommodate occasional overflow volumes) may be constructed of any dust-free compacted, pervious ground cover. The owner of the property shall be responsible for the maintenance of such parking in a clean and dust-free condition. Grass and mulch are examples of acceptable pervious ground cover.

805 Lighting of Parking Areas

All parking areas for more than 10 vehicles serving business uses and collective residential parking shall be adequately illuminated during the hours between sunset and sunrise when the use is in operation. Any lighting used to illuminate any off-street parking area, whether

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required or not, shall be so arranged or shielded to protect any adjacent residential premises from the glare of the illumination.

Fixtures shall be equipped with or be capable of being back fitted with light directing devices or cutoff devices such as shields, visors or hoods when necessary to redirect offending light distribution. Lights shall be installed or aimed so that they do not project their output into the window of a neighboring residence, an adjacent use, directly skyward, or onto a roadway.

806 Access Driveways

1. Each separate use or group of buildings constructed and maintained on a lot as a unified development shall have no more than 2 access ways connecting a tract to any one street or highway for each 300 feet of frontage.
2. The access way shall be from 8 to 20 feet wide in the Downtown and Conservation Districts.
3. In the Downtown and Conservation Districts, the access way shall be on a side street at the rear of the property, no less than 30 feet from the corner, unless this is physically not possible.

807 Accessory Parking Lots

1. Parking lots as accessory uses to provide required parking spaces may be located on a land parcel separate from the building or use it serves. All required parking spaces shall be:
 - (a) Within 200 feet of the primary use parcel for residential uses.
 - (b) Within 300 feet of the primary use parcel for non-residential uses.

808 Shared Parking Lots

1. Multiple buildings or uses may share parking lots to meet the required parking spaces of this Article, provided the lot is owned by one or more of the users.
2. Before a parking lot may serve multiple users, a formal written agreement shall be signed by all the parties containing a site plan and the number of spaces to be allocated to each user. A copy of this agreement shall be kept on file by the Zoning Officer, who may revoke the zoning permits of the users if the agreement is not maintained.
3. In order to encourage the maximum use of Lansdowne's parking lots, the following rules will govern:
 - (a) If the applicants combine residential uses with non-residential uses having normal business hours between 8 a.m. and 6 p.m., each space may be counted for both uses.

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- (b) If the applicants can demonstrate to the satisfaction of the Borough that the peak business hours for each use are substantially different, such as an office having daytime hours combined with a restaurant having peak use in the evening, each space may be counted for both uses.
- (c) If the applicants' business hours are substantially the same, or if the applicants are all residential uses, the total spaces required shall be the total of all proposed uses.

809 Off-Street Loading Standards

1. Off-street loading and unloading space(s) with proper and safe access from a street or alley shall be provided in the rear yard of each lot used for business or other purposes where such facilities are necessary to adequately serve any such use within the district.
2. Required off-street parking space, including aisles, shall not be used for loading or unloading purposes.
3. Loading and unloading facilities shall be provided on a paved, all-weather surface

810 Parking Structures

1. Structured parking facilities shall be architecturally integrated or designed with an architectural theme similar to the main building.
2. Structured parking facilities must be designed so that the only openings at the street level are those to accommodate vehicle entrances and pedestrian access to the structure. The remainder of the street-level frontage must be either occupied retail space or an architecturally articulated façade designed to screen the parking areas of the structure to encourage pedestrian-scale activity and to provide for urban open space.
3. Lights visible from the exterior of the structure shall be covered or screened with a diffusing lens and oriented to minimize the visual impact from the opposite side of the street.

811 Parking Lot Design

Lansdowne's downtown and many of its traditional neighborhoods were constructed in the era before automobiles became widely used. The Borough's development pattern of closely spaced buildings, often placed up against the street, give it the distinct neighborhood feel and identity it enjoys today. To retain that special feel in the automobile era, Lansdowne needs to accommodate cars without demolishing buildings or otherwise destroying the character of its downtown and residential neighborhoods.

1. Where it is physically possible, parking lots shall be located behind buildings, such that buildings separate parking areas from the street. In cases where this is not possible, parking may be located to the side of the building, but in no case shall the parking area be wider than 50 percent of the lot frontage, and in no case shall parking be located in

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front of a building. Parking shall not be placed to the side of a building adjacent to a street unless there is no other feasible alternative.

2. Parking lots visible from a street shall be continuously screened by a 3-foot-high wall/fence or plantings. Parking lots adjacent to a residential district shall be continuously screened by a 6-foot-high wall/fence or plantings. Screenings shall include:
 - (a) Hedges, installed at 36 inches in height; or
 - (b) Mixed planting (trees and shrubs); or
 - (c) Wall/fence sections, with no wall break of more than nine (9) feet, provided that it is constructed of wood, brick, stone, vinyl designed to look like wood, brick, stone, stucco over concrete block (capped with brick, slate or stone), or ornamental iron (or ornamental aluminum, steel or vinyl designed to look like iron), and landscaping to provide a continuous screen.



812 Parking Lot Landscaping and Screening Requirements

1. **Interior landscaping requirements:** All parking areas containing ten (10) or more parking spaces and all loading areas shall be landscaped in accordance with the following requirements:
 - (a) At least five percent of the interior area of the parking facility (excluding parking structures) shall be landscaped. This does not include the perimeter planting provided for beautification or to satisfy screening requirements.
 - (b) Each planting area shall be at least 20 square feet in area and have no dimension less than four feet.
 - (c) Each planting area shall contain at least one tree and the facility as a whole shall contain at least one tree for every 8 parking spaces.

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- (d) Trees used to satisfy parking lot landscaping requirements shall be a minimum of 2 ½ inch caliper at planting and shall be suitable for location in parking lots, as defined by the Lansdowne Borough Shade Tree Commission.
- (e) Existing trees shall be preserved wherever possible.
- (f) Existing and new trees shall be protected by bollards, high curbs, or other barriers sufficient to minimize damage.
- (g) Extensive unbroken pavement areas in large at-grade open parking facilities shall not be permitted. In parking lots containing 25 or more spaces, a row shall contain no more than 10 contiguous parking spaces without a densely planted landscaped buffer with dimensions of at least 6 feet by 18 feet.

813 Special Requirements Applicable to Neighborhood Conservation District

1. No parking or parking space shall be provided in the front yard of any residential use.
2. Except when actually loading or unloading, no truck more than 18 feet in length or which has a gross weight of 5,000 pounds or more shall be parked on or off street in the Neighborhood Conservation District unless it is fully enclosed in a garage.
3. The outdoor parking of recreational vehicles (including campers, pop-up tents, motor homes, snowmobiles and their trailers) shall be permitted in the Neighborhood Conservation District only if:
 - (a) It occurs on an all-weather surface such as asphalt or crushed stone.
 - (b) It is located off street and in the rearmost 50% of the lot.
 - (c) It is located at least five feet from any side or rear property line.
 - (d) It is not inhabited.