

**PART 6**  
**DIMENSIONAL REQUIREMENTS**

**§27-600. Lot Area and Lot Coverage.**

1. Where a minimum lot area is specified, no principal building nor use shall be created or established on any lot of lesser area, than as specified in §§27-500 through 27-506, except as may be permitted in §27-602.
2. The lot area and yards required for any new building or use shall not include any part of a lot that is required by any other building or use to comply with the requirements of this Chapter. No required lot area and yard shall include any property, the ownership of which has been transferred subsequent to the effective date of this Chapter if such property was a part of the area required for compliance with the dimensional requirements applicable to the lot from which such transfer was made.
3. Lot coverage shall not exceed the requirements specified in §§27-500 through 27-505.

**§27-601. Minimum Lot Width.**

1. Where a minimum lot width is specified, no principal building shall be erected on any part of a lot which has a width less than specified, except as may be permitted by §27-602.
2. Minimum lot width shall be measured at the minimum required front building setback line. In addition to meeting the minimum lot width at the building setback line, each lot shall have a minimum lot width at the street line of not less than 50 percent of the lot width required at the building setback line.
3. Every principal building shall be built on a lot with frontage on a public street or street improved to meet the Borough's standards for public streets. Lot frontage shall be a minimum of 25 feet, or greater as may be required by §27-601.2.

**§27-602. Exceptions to Minimum Lot Areas and Lot Widths.**

1. The provisions of §§27-500 through 27-506 shall not prevent the construction of a single-family dwelling, provided the yard requirements are observed, on any lot which was lawful when created and which prior to the effective date of this Chapter was in separate ownership duly recorded by plan or deed.
2. This exception shall not apply to any two or more contiguous lots in a single ownership as of or subsequent to the effective date of this Chapter in any case where a reparceling or replatting could create one or more lots which would conform to the provisions of §§27-500 through 27-506.

**§27-603. Traffic Visibility Across Corners.**

1. In any district, no structure, fence, planting, or other obstruction shall be established or maintained between a plane two (2) feet above curb level and a plane seven (7) feet above curb level so as to interfere with traffic visibility across the corner within that part of the required front or side yard which is within a triangle bounded by the street lot line and a straight line drawn between points on each lot 25 feet from the intersection of said lot lines or extension thereof.
2. At each point where a private accessway intersects a public street or road, a clear-sight triangle of ten (10) feet measured from the point of intersection of the street line and the edge of the accessway shall be maintained, within which vegetation and other visual obstructions shall be limited to a height of not more than two (2) feet above the street grade.

**§27-604. Front and Side Yards of Corner Lots.**

On a corner lot, the yard facing each street shall equal the required front yard for lots facing that street.

**§27-605. Spacing of Nonresidential Buildings on the Same Lot.**

Where two or more main buildings for other than residential uses are proposed to be built upon property in one ownership and deed; front, side and rear yards are required only at lot lines abutting other property.

**§27-606. Front Yard Regulations.**

Where a minimum depth of front yard is specified in §§27-500 through 27-506, an open space of at least the specified depth shall be provided between the legal right-of-way, or the future right-of-way, wherever the latter exceeds the legal right-of-way, and the nearest point of any building or structure. Only landscaped areas, signs, and necessary drives and walks shall be permitted in the required front yard.

**§27-607. Projections into Front Yards.**

Ground story bays and porches not over half the length of the front wall may project into any front yard 3 ½ feet. Chimneys, flues, columns, sills, and ornamental features may project not more than 3 ½ feet and cornices and gutters not more than 3 ½ feet, over a required front yard.

**§27-608. Fences and Terraces in Front Yards.**

Subject to §27-603, the provisions of §§27-500 through 27-506 shall not apply to front fences, hedges, nor walls not over six (6) feet high above the natural grade in the required

front yard, nor to terrace steps, uncovered porches, or other similar features not over three (3) feet high above the level of the floor of the ground story.

**§27-609. Exception to Required Yard for Certain Accessory Uses.**

Subject to §27-603 the front yard requirements of §§27-500 through 27-506 shall not apply to off-street parking facilities in all districts. Accessory garages and structures shall comply with front yard requirements of §§27-500 through 27-506.

**§27-610. Front Yard Reduction.**

Where there is an existing building on each of two lots adjacent on either side to a lot on which a proposed building is to be erected, where both such existing buildings have an alignment nearer to the street than the required front depth elsewhere specified in this Chapter, and when both such existing buildings are within 100 feet of the proposed building, the average of the existing front yard depths of such adjacent lots shall be the minimum required from yard depths of the lot on which the proposed building is to be erected.

**§27-611. Side Yard Regulations.**

Where a minimum width of side yard is specified in §§27-500 through 27-506, no building nor structure shall be erected within the specified distance from either side lot line, except as permitted in §27-612.

**§27-612. Projections into Side Yards.**

Bays, balconies, chimneys, flues and fire escapes may project into a required side yard not more than one-third of its width and not more than four (4) feet in any case. Ground story bays and porches not over half the length of the side wall may project into any side yard 3 ½ feet.

**§27-613. Fences and Terraces in Side Yards.**

Subject to §27-603, the provisions of §§27-500 through 27-506 shall not apply to fences, hedges, or walls not over six (6) feet high above the natural grade, nor to terraces, steps, uncovered porches, or other similar features not over three (3) feet high above the floor of the ground story.

**§27-614. Rear Yard Requirements.**

No building or structure shall be built within the minimum depth from the rear lot line specified in §§27-500 through 27-506.

**§27-615. Rear Yard Requirements for Triangular Lots.**

In the case of a triangular lot with no rear lot line, the distance between any point on the building and the corner of the lot farthest from the lot line shall be at least twice the minimum depth for side yards specified in §§27-500 through 27-506.

**§27-616. Maximum Height of Buildings.**

1. The height of buildings is regulated to prevent loss of life or excessive property damage through the inability of borough fire equipment to reach upper stories or roofs. Therefore, no building shall exceed the maximum height required in §27-406 and §§27-500 through 27-506, or a height of thirty-five (35) feet where none is specified in §27-406 and §§27-500 through 27-506 for a specific use, except church spires, belfries, silos, water towers, smokestacks, or other areas not designed for human habitation or flagpoles provided they are not used for human occupancy and are setback one and one-half (1.5) times their height (from ground level to the top of the structure) from a building or property line and they comply with any additional regulations, including height, which are stated in §27-406 for specific uses.
2. Height shall be measured from the mean elevation of the proposed finished grade along the front of the building to the highest point of the roof for flat roofs, to the deck lines of mansard roofs, and to the mean height between eaves and ridge for gable, hip and gambrel roofs.
3. Accessory buildings or garages shall not exceed 15 feet in height.

**§27-617. Impervious Surface Ratio.**

1. The impervious surface ratio is the maximum percent of the total land area which may be covered by the ground floor area of any building or buildings and all other surfaces that do not absorb water.
2. For any development on a lot, the impervious surface ratio shall not exceed the maximum percentiles specified in §§27-500 through 27-506.