

*Township of South Strabane, PA
Tuesday, November 19, 2019*

Chapter 245. Zoning

Article XVI. Supplemental Regulations

§ 245-172. Special yard requirements.

In addition to the yard requirements specified in each zoning district, the following yard requirements shall apply in all zoning districts to the applicable circumstances described below:

- A. Corner lots. Corner lots shall provide front yards on each street frontage. The yard opposite the street on which the house faces shall be a rear yard and the remaining yard shall constitute a side yard.
- B. Nonconforming lots of record. See § **245-196** of this chapter.
- C. Accessory structures. In all zoning districts, the following regulations shall apply to accessory structures:
 - (1) Private swimming pools and associated decks and patios accessory to a dwelling.
 - (a) Swimming pools accessory to a dwelling shall be located at least 20 feet from any side or rear property line. Swimming pools accessory to a dwelling shall not be permitted in the area between the front building line and the street line, as defined herein.
 - (b) Every swimming pool shall be provided with a water purification or filter system that is capable of maintaining water clarity and purity. Water clarity and purity shall be such that water in the pool does not obscure the bottom of the pool when seen from above the water level.
 - (c) An outdoor swimming pool shall be completely enclosed with a barrier that meets the following minimum requirements:
 - [1] The top of the barrier shall be at least 48 inches above grade, measured on the side of the barrier that faces away from the swimming pool. If the top of the pool structure is above grade, such as an aboveground pool, the barrier may be mounted on top of the pool structure as long as the barrier is at least 48 inches above the top of the pool structure.
 - [2] Openings in the barrier shall prevent passage of a four-inch diameter sphere.

- [3] Solid barriers that do not have openings, including, but not limited to, masonry and stone walls, shall not contain indentations or protrusions, except for normal construction tolerances and tooled masonry joints.
 - [4] If the barrier is composed of horizontal and vertical members, and the distance between the tops of the horizontal members is less than 45 inches:
 - [a] The horizontal members shall be located on the swimming pool side of the fence.
 - [b] Spacing between vertical members shall not exceed 1 3/4 inches in width.
 - [c] Spacing within any decorative cutouts shall not exceed 1 3/4 inches in width.
 - [5] If the barrier is composed of horizontal and vertical members, and the distance between the tops of the horizontal members is 45 inches or more:
 - [a] Spacing between vertical members shall not exceed four inches.
 - [b] Spacing within any decorative cutouts shall not exceed 1 3/4 inches in width.
 - [6] Maximum mesh size for chain-link fences shall be 1 1/4 inch square unless the fence is provided with slats fastened at the top or the bottom of the fence that reduce the openings to no more than 1 3/4 inches.
 - [7] If the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall be no more than 1 3/4 inches.
- (d) Gates that provide access to swimming pools shall meet the following requirements:
- [1] Access gates shall be equipped to accommodate a locking device.
 - [2] Pedestrian access gates shall open outward, away from the pool, and shall be self-closing and have a self-latching device.
 - [3] If the release mechanism of the self-latching device is located less than 54 inches from the bottom of the gate, the release mechanism shall be located on the pool side of the gate, at least three inches below the top of the gate. The gate and barrier shall have no opening greater than 1/2 inch within 18 inches of the release mechanism.
- (e) Where a wall of a dwelling serves as any part of a barrier, all doors with direct access to a swimming pool through the wall shall be equipped with an alarm that shall produce an audible warning when the door or its

screen, if present, is opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened. The alarm shall have a minimum sound-pressure rating of 85 decibels at 10 feet and should be distinctive from other household sounds, such as smoke alarms, telephones and doorbells. The alarm shall automatically reset under all conditions.

- (f) Swimming pool ladder or step requirements. The following shall apply to an aboveground swimming pool that has a means of access by way of a ladder or steps:
 - [1] The ladder or steps shall be equipped with a device or mechanism to make them self-closing and self-latching to prevent unauthorized access by young children.
 - [2] When the ladder or steps are secured and locked, any opening created shall prevent the passage of an eight-inch sphere.
 - (g) The following shall be installed with each swimming pool:
 - [1] A ring or throwing buoy fitted with 40 feet of one-fourth-inch diameter line.
 - [2] A pole not less than 12 feet in length.
 - [3] A sign bearing basic life support instructions.
 - [4] A telephone within easy access to the swimming pool.
 - (h) Provisions shall be made for water flow necessitated by overflow pumping, pool cleaning and drainage. In no instance shall such drainage be permitted to flow onto adjoining property, pollute natural watercourses, create land erosion or enter sanitary sewer systems.
- (2) Private sports courts accessory to a dwelling. Sports courts accessory to a dwelling shall be located only in the rear yard and shall be no closer to the side or rear property line than 20 feet. Lighting of the sports court shall not be permitted. The area of the sports court shall not exceed 50% of the total area of the rear yard.
- (3) Fences.
- (a) No fence in any zoning district shall be constructed in any public street right-of-way. Fences in all zoning districts shall comply with the clear sight triangle requirements of § 245-172D of this chapter.
 - (b) Fences accessory to a farm shall be permitted in any required yard, provided the maximum height shall not exceed six feet. A permit shall not be required for farm fences.
 - (c) No barbed wire fence shall be installed in any R-1, R-2, R-3 or R-4 District.
 - (d) In the R-1, R-2, R-3 and R-4 Districts, the finished side of the fence shall face the adjoining property.

- (e) In the A-1, R-1, R-2, R-3 or R-4 District, a fence accessory to a dwelling may be erected in the minimum required side yard or rear yard, provided the maximum height of the fence shall not exceed six feet, and further provided the fence is located behind the front building line.
 - (f) In the R-1, R-2, R-3 and R-4 Districts, a decorative fence (a fence that has openings that comprise at least 75% of the surface area of the fence, including, but not limited to, split-rail fences and wrought iron fences, whose purpose is to contribute to the landscaping and exterior design, rather than to enclose property) may be permitted in the area between the front building line and the street line, provided the maximum height of the fence shall not exceed four feet, and further provided the fence does not form a continuous enclosure of the perimeter of the front yard.
 - (g) In the C-1, C-2 and C-3 Commercial Districts, the maximum height of a fence shall be 10 feet.
 - (h) In the I-1 and I-2 Industrial Districts, the maximum height of a fence shall be 10 feet.
- (4) Fences and buffer areas. All fences and buffer areas or landscaping material shall be located so as to not obstruct pedestrian access, visibility for traffic on adjacent streets or traffic entering or leaving the property or adjacent properties and shall comply with the clear sight triangle required by § 245-172D.
- (5) Satellite dish antennas. Satellite dish antennas for personal use by private citizens, not including communications antennas, as defined by this chapter, shall be permitted as an accessory use, subject to the following requirements:
- (a) Satellite dish antennas that have a diameter of one meter or less shall be exempt from these regulations.
 - (b) In the case of satellite dish antennas greater than one meter in diameter, only one satellite dish antenna shall be permitted on a residential lot. In all zoning districts, satellite dish antennas shall not be permitted in front yards. In residential zoning districts, the maximum diameter of any satellite dish antenna installed on any lot or on any roof or above any building shall be 12 feet.
 - (c) In zoning districts other than residential, any satellite dish antenna greater than one meter in diameter that is installed on any lot or on any roof or above any building shall not exceed 20 feet in diameter. In all zoning districts, the maximum height of any freestanding satellite dish antenna shall be 25 feet and, in the case of satellite dish antennas mounted on a roof or above a building, the maximum height shall be no greater than 25 feet above the highest point on the roof.
 - (d) In all zoning districts, no part of any satellite dish antenna shall be located closer than 10 feet to any property line.
- (6) Radio or television antennas. A radio or television antenna for personal use by private citizens shall be permitted as an accessory use, subject to the

following requirements, except as these provisions may be superseded by any applicable Federal Communications Commission (FCC) ruling:

- (a) A radio or television antenna structure may be mounted on a roof or installed in a rear yard only.
 - (b) The maximum height for such structure shall not exceed that otherwise allowed in the zoning district in which it is located by more than 20 feet. If placed on a roof, any antenna structure exceeding eight feet in height shall be mounted with guy wires.
 - (c) Freestanding antennas shall be set back from the side and rear property lines a distance equal to the height of the antenna.
 - (d) Any such structure shall comply with applicable airport zoning and Federal Communications Commission (FCC) regulations.
 - (e) Radio or television antenna structures located on the ground shall be screened from adjacent properties by evergreen trees or other suitable material, as approved by the Township.
- (7) Canopies and similar structures. Canopies and similar permanent freestanding roofed structures without walls shall be permitted to cover outdoor seasonal display and sales areas or fuel-dispensing areas accessory to authorized uses in the C-1 and C-2 Commercial Districts, provided that:
- (a) Such structure shall not be attached to the principal building;
 - (b) Such structure shall be located at least 10 feet from any property line or street right-of-way;
 - (c) Such structure shall not be enclosed; and
 - (d) Such structure shall be removed immediately, once the principal use or the use of the accessory structure is discontinued.
- (8) Residential accessory storage structures and detached garages. No detached garage or storage structure accessory to a dwelling shall be located in the minimum required front yard. Storage structures and similar structures accessory to a dwelling that have a gross floor area of 120 square feet or less and no more than eight feet in height shall be located at least five feet from any side or rear property line, and a permit shall not be required for such structures. All other storage structures and all detached garages accessory to a dwelling shall comply with the side and rear yard requirements for accessory structures in the district in which they are located.
- (9) Structures accessory to nonresidential structures and buildings.
- (a) No structure accessory to a nonresidential building or structure, other than a sign or off-street parking area, shall be located in the front yard. Off-street parking areas and signs shall be subject to the requirements of Articles **XVII** and **XVIII**.
 - (b) Structures accessory to nonresidential buildings or structures shall not be located within any required buffer area. Setbacks for accessory

structures shall comply with the requirements specified in each zoning district.

- D. Visibility at intersections. On corner lots or at any point of entry onto a public street, no object, including, without limitation, fences, landscaping rocks, hedges, trees and other plantings, buildings, structures, walls, signs and motor vehicles, shall be parked, erected, installed, planted or allowed to grow, either temporarily or permanently, in a manner that will obscure vision in the area between 2 1/2 feet and 10 feet above the ground, measured from the center line grade of the intersecting streets or street and driveway, within the clear sight triangle, as defined herein. The required clear sight triangle is illustrated in Appendix A.^[1]

[1] *Editor's Note: Appendix A is included at the end of this chapter.*

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§ 245-177. Agriculture and related uses.

When authorized by this chapter, agriculture, agricultural sales, boarding stables, commercial greenhouses, kennels, private stables and riding academies shall be subject to the following requirements:

- A. Storage of manure and odor- and dust-producing substances shall be located at least 200 feet from any property line.
- B. Any stable or other building used for the sheltering, keeping, raising or feeding of horses, livestock and poultry shall be located at least 300 feet from any property line.
- C. Commercial greenhouse heating plants shall be at least 100 feet from any property line.
- D. All grazing and pasture areas shall be adequately fenced.
- E. Agricultural sales, as defined herein, shall be permitted accessory to a farm, as defined herein, in the A-1 District only, subject to the following regulations:
 - (1) All sales shall be conducted on the premises of a farm, as defined and regulated by this chapter.
 - (2) At least 50% of the products sold shall be products raised, grown or produced on the farm.
 - (3) All permanent structures shall comply with the yard requirements for principal structures in the district in which the property is located.
 - (4) Seasonal roadside stands shall be located no closer than 15 feet to any street right-of-way or property line.
 - (5) Buildings used for retail sales of agricultural products shall not exceed 1,000 square feet of sales floor area for every 10 acres of land farmed. No building used for agricultural products shall exceed 5,000 square feet of sales area.
 - (6) Off-street parking for permanent structures shall be provided in accordance with the requirements of §§ **245-183** and **245-184** for retail businesses. Off-

street parking for permanent structures shall be designed in accordance with the requirements of § **245-182**.

- (7) Off-street parking for seasonal roadside stands shall be designed in accordance with § **245-182**; however, the requirements for surfacing, marking, screening and landscaping shall not apply.
 - (8) Off-street parking for seasonal roadside stands shall be provided in accordance with the requirements of §§ **245-183** and **245-184** for retail businesses; however, in no case shall less than five spaces be provided.
 - (9) Adequate ingress, egress and traffic circulation shall be provided so that vehicles do not back onto the street right-of-way and do not park or stand on any street or berm.
 - (10) Signs shall comply with the requirements of § **245-189I**. Signs shall be located on the property and shall be removed at the end of the growing season.
- F. Seasonal activities, such as hay rides, spring and fall festivals and similar activities related to the farm, shall be subject to all applicable requirements of § **245-216** for temporary uses, provided adequate parking is provided in a temporary parking area, based on the ratio specified in § **245-183C** for "all other uses."