

ZONING ORDINANCE  
FOR THE  
BOROUGH OF LANESBORO  
SUSQUEHANNA COUNTY, PENNSYLVANIA

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Original Adoption November 16<sup>th</sup>, 1971

Revised March xx, 2011

**Article 4**  
**Basic District Regulations**

**4.100 Basic Regulations**

The basic regulations governing the use of land, the size of lots, yards and buildings within each Zoning District are established in this Article. For certain specific uses or exceptional situations, these basic regulations are supplemented by Article 5 and by other provisions of this Ordinance.

4.101 Regulations Governing the Use of Land. Regulations governing the use of land within the various Zoning Districts shall be set forth in Schedule I.

4.102 Regulations Governing the Size of Lots, Yards, and Buildings. Regulations governing the size of lots, yards, and buildings in the various Zoning Districts for Permitted Uses shall be set forth in Schedule II.

4.103 Regulations Governing Special Uses. Regulations governing certain Special Uses set forth in the Section 4.202.

**4.200 Use Classes in Zoning Districts**

Fourteen (14) "Use Classes" are hereby established as shown in Schedule I. The specific uses included in each use class are outlined below and none of these uses shall be permitted in any district if they are to be operated in such a manner so as to create any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, radioactivity, or other hazard; noise or vibration, smoke, dust, dirt, fracking runoff, or other forms of air or water pollution, electrical glare or other disturbance, which will adversely affect the surrounding area or premises.

4.201 Permitted Uses (Use Class 1 through 9). Uses listed in Schedule I shall require no special action by the Zoning Hearing Board or by the Planning Commission before a Zoning Permit is granted by the Zoning Inspector.

Use Class 1, Single-Family Residential. Includes single family dwellings.

Use Class 2, Two-Family Residential. Includes two-family dwellings.

Use Class 3, Multi-Family Residential. Includes garden apartments, row houses, multi-unit apartments, and high rise apartments. All multi-family dwellings shall be served with public water and public sewage disposal facilities and shall contain one off-street parking space per dwelling unit except that one space will be required for each four units of housing for the elderly.

Public Uses shall have adequate access, shall provide off-street parking and loading as specified in Section 5.500, shall provide necessary landscaping and screening to protect adjoining areas, and shall comply with the following lot, yard, and building regulations:

**REGULATIONS FOR APPROPRIATE PUBLIC USES**

Regulations	Appropriate Public Uses
Minimum Lot Size (sq. ft)	21,780
<u>Minimum Yards (ft.)</u>	
Front Yard	25
Rear Yard	30
Each Side Yard	8
<u>Maximum Building Height</u>	
Number of Stories	3
Height in Feet	40
Maximum Building Coverage, including all impervious surfaces	60%

Use Class 14, Mobile Home Courts. Includes mobile home dwellings in the development of Mobile Home Courts planned as a unit which are located on tracts of land at least five acres in size. Such Mobile Home Courts shall comply with all of the regulations of the State of Pennsylvania for Mobile Home Courts and with the following additional regulations:

- a. Individual mobile home lots located in a Mobile Home Court shall contain at least **14,000** square feet of lot area.
- b. No mobile home shall be located closer than fifty (50) feet to any property line defining the external boundary of the court.
- c. The minimum side clearance between any two adjacent mobile homes shall be **twenty-five (25) feet.**
- d. Roadway lighting must be installed and meet the minimum requirements for local roadway lighting, based on PennDOT standards.

**4.300 Prohibited Uses**

4.301 Specific Prohibited Uses. The following uses are not permitted in location in the Borough of Lanesboro, Susquehanna County, Pennsylvania:

- ✓ **Gas wells of any type (excluding underground transmission lines)**
- ✓ **Junk or salvage yards**

- ✓ Mining or quarrying operations of any type authorized under a DEP Large Mine Permit or multiple concurrent Small Mine Permits
- ✓ Overhead electric transmission facilities beyond those intended to serve in or nearby to the Borough of Lanesboro, Susquehanna County, Pennsylvania
- ✓ Water filling facilities involving the use of commercial tanker trucks for transport

## Article 5 Supplementary Regulations

### 5.100 Permitted Variations from Required Areas

The minimum lot, yard, and height requirements of Article 4 shall prevail in all cases, except as follows:

5.101 Existing Non-Conforming Lots. In any zone, where a non-conforming lot exists as a separate entity at the time of passage of this Ordinance, and where the owner of the non-conforming lot does not own an adjoining lot, then the following development is permitted:

- a. If the lot is located in any R-District, a single family dwelling may be constructed on it as a permitted use, provided that the lot is in at least 75% compliance with each of the following requirements for the Single-Family dwelling, as specified in the District in which the lot is located: lot area, lot width, rear yard, side yard, and maximum building coverage.
- b. If the lot is located in any remaining District, then a structure not exceeding two stories in height may be constructed on it, for use permitted in the District in which it is located, as shown on Schedule I, provided that the off-street parking and loading requirements of this Ordinance shall be complied with and that the front, side, and rear yards are in keeping with the surrounding area, except the at a side yard of at least 50 feet shall be required whenever such a use abuts an existing residential use or a residential district.

5.102 Height Limitations. District height limitations shall not apply to church spires, cupolas, domes, monuments, water towers, chimneys, smokestacks, farm structures, silos, flag poles, utility poles, radio and television masts or aerials, utility towers, and parapet walls extending not more than four feet above the limiting height of the building. The Board, after review by the Commission, may waive the height limitations of this Ordinance, as they pertain to elevator apartments and to commercial and manufacturing buildings. In such the Board shall determine that such a departure is in the best interests of the Borough of Lanesboro, Susquehanna County, Pennsylvania, that it will be compatible with and not cause substantial injury to the value of other adjoining