

# ZONING

## 400 Attachment 1

### Borough of Fox Chapel

#### Schedule of District Regulations, Uses and Structures

[Amended 7-18-1994 by Ord. No. 556; 7-18-1994 by Ord. No. 557; 4-17-1995 by Ord. No. 566; 6-21-1999 by Ord. No. 604; 12-18-2006 by Ord. No. 650; 1-16-2007 by Ord. No. 651; 1-16-2007 by Ord. No. 652; 4-16-2018 by Ord. No. 705; 7-16-2018 by Ord. No. 706; 4-15-2019 by Ord. No. 709; 6-15-2020 by Ord. No. 714; 10-17-2022 by Ord. No. 721]

Permitted Principal Uses and Structures	Permitted Accessory Uses and Structures	Conditional Uses and Structures	Special Exception Uses and Structures
<b>“A” Residence Districts</b>	<b>“A” Residence Districts</b>	<b>“A” Residence Districts</b>	<b>“A” Residence Districts</b>
1. One single-family dwelling per lot or parcel	1. Accessory buildings and accessory uses, as defined in § 400-5	1. Density development (see § 400-14A of this chapter)	None
2. Farm	2. Solar panels, roof-mounted as defined in § 400-5	2. Private stable (see § 400-14B of this chapter)	
3. Borough-owned park, playground or recreation area		3. Water storage facility (see § 400-14C of this chapter)	
4. Planned residential development, in accordance with Part 2 of this chapter		4. Amateur radio communications towers (see § 400-14D)	
		5. Small wind energy systems (see § 400-14G of this chapter)	
		6. Ground-mounted solar panels [see § 400-14H(9) of this chapter]	
<b>“B” Residence Districts</b>	<b>“B” Residence Districts</b>	<b>“B” Residence Districts</b>	<b>“B” Residence Districts</b>
Same as “A” Residence Districts	Same as “A” Residence Districts	1. Density development (see § 400-14A of this chapter)	None

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Permitted Principal Uses and Structures	Permitted Accessory Uses and Structures	Conditional Uses and Structures	Special Exception Uses and Structures
		2. Water storage facility (see § 400-14C of this chapter)	
		3. Amateur radio communications towers (see § 400-14D)	
		4. Small wind energy systems (see § 400-14G of this chapter)	
		5. Ground-mounted solar panels [see § 400-14H(9) of this chapter]	
<b>“C” Residence Districts</b>	<b>“C” Residence Districts</b>	<b>“C” Residence Districts</b>	<b>“C” Residence Districts</b>
Same as “A” Residence Districts	Same as “A” Residence Districts	1. Density development (see § 400-14A of this chapter)	None
		2. Water storage facility (see § 400-14C of this chapter)	
		3. Amateur radio communications towers (see § 400-14D)	
		4. Small wind energy systems (see § 400-14G of this chapter)	
		5. Ground-mounted solar panels [see § 400-14H(9) of this chapter]	
<b>“D” Residence Districts</b>	<b>“D” Residence Districts</b>	<b>“D” Residence Districts</b>	<b>“D” Residence Districts</b>
1. One single-family dwelling	Same as “A” Residence Districts	1. Amateur radio communications towers (see § 400-14D)	None

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<b>Permitted Principal Uses and Structures</b>	<b>Permitted Accessory Uses and Structures</b>	<b>Conditional Uses and Structures</b>	<b>Special Exception Uses and Structures</b>
2. Borough-owned park, playground or recreation area		2. Small wind energy systems (see § 400-14G of this chapter)	
		3. Ground-mounted solar panels [see § 400-14H(9) of this chapter]	
<b>“I/O” Institutional/Open Space Districts</b>	<b>“I/O” Institutional/Open Space Districts</b>	<b>“I/O” Institutional/Open Space Districts</b>	<b>“I/O” Institutional/Open Space Districts</b>
1. Educational institution, including dormitory of an educational institution	1. Seasonal and holiday sales, with related temporary signage, even when those sales may generate revenues used in carrying out the exempt purposes of the primary use	1. Oil and gas operations (See § 400-14F of this chapter)	
2. Church or other place of worship	2. Job fairs, camp fairs, charitable organization expos and work projects which provide opportunities or training related to the exempt purposes of the primary use	2. Small wireless facilities (see § 400-14I of this chapter)	
3. Religious or philanthropic use, excluding correctional or penal institutions, or nursing care facility	3. Meetings, speeches, performing arts programs and public forums on subjects relating to the exempt purposes of the primary use	3. Ground-mounted solar panels [see § 400-14H(9) of this chapter]	

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Permitted Principal Uses and Structures	Permitted Accessory Uses and Structures	Conditional Uses and Structures	Special Exception Uses and Structures
4. Municipal building, library, emergency medical services facility, fire engine house, parkland, common open space, undisturbed common open space, undisturbed open space or other property that is owned by a land stewardship entity and is restricted from development or disturbance	4. Columbarium and memorial gardens (but not cemeteries) accessory to a church, which satisfy all applicable legal requirements		
5. Private golf, tennis, riding or other indoor or outdoor recreation club	5. Preschools, day-care centers and playgrounds accessory to churches and schools and schools accessory to churches		
6. Water storage facilities, amateur radio communications towers, communications towers, oil and gas wells, small wind energy systems, and solar panels but only as conditional use	6. Solar panels, roof-mounted as defined in § 400-5		

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### Schedule of District Regulations, Lot, Yard and Setback Requirements [Amended by Ord. No. 494; 8-20-1990 by Ord. No. 511; 6-17-1991 by Ord. No. 521]

#### Part I

<b>Lot Area Width Requirements</b>	<b>Minimum Yard and Setback Requirements</b>
<b>“A” Residence Districts</b>	<b>“A” Residence Districts</b>
No dwelling for human occupancy may be built on a lot less than three acres (130, 680 square feet) in area. Such lot shall be not less than 250 feet wide at the building line.  Lot widths for lots in a density development plan shall conform to requirements set forth for “B” Residence Districts.	No structure of any character shall be within a distance of 50 feet from any street line or property line of any street, road or lane, from any park property owned or maintained by the Borough, nor within 40 feet of any other line, except that, for lots having a width of less than 200 feet at such fifty-foot building line, the required distance from other lot lines shall be 20 feet.  Yard requirements for lots in a density development plan shall conform to the requirements set forth for “B” Residence Districts.
<b>“B” Residence Districts</b>	<b>“B” Residence Districts</b>
No dwelling for human occupancy may be built on a lot less than two acres (87,120 square feet) in area. Such lot shall be not less than 200 feet in width at the building line.	No structure of any character shall be within a distance of 50 feet from the street line or property line of any street, road or lane, from any park property owned or maintained by the Borough, nor within 30 feet from any other lot line, except that, for lots having a width of less than 180 feet at such fifty-foot building line, the required distance from other lot lines shall be 20 feet.
<b>“C” Residence Districts</b>	<b>“C” Residence Districts</b>
No dwelling for human occupancy may be built on a lot less than one acre (43,560 square feet) in area. Such lot shall be not less than 150 feet in width at building line.	No structure of any character shall be within a distance of 50 feet from the street, road or lane, from any park property owned or maintained by the Borough, or within 20 feet of any other lot line.
<b>“D” Residence Districts</b>	<b>“D” Residence Districts</b>
A dwelling for human occupancy may be built on any lot shown in a plan recorded before enactment of this chapter, but no such dwelling may be built on a lot recorded subsequent to the enactment of this chapter which is less than one acre (43,560 square feet) in area or less than 150 feet wide at the building line.	No structure of any character shall be within a distance of 50 feet from any park property. In lots recorded prior to the enactment of this amendment, no structure of any character shall be within a distance of 25 feet from the street or property line of any street, road or highway nor within 10 feet of any other lot line. In lots recorded subsequent to the enactment of this chapter, no structure of any character shall be within a distance of 50 feet from the street, road or highway or within 20 feet of any other lot line.

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## Part II

[Amended 7-10-1992 by Ord. No. 532; 6-17-2002 by Ord. No. 624]

The following requirements shall apply to all lots in any conventional or density developments submitted to or approved by the Borough after July 20, 1992 (or such later date as provided by law):

<b>Lot Area and Width Requirements</b>	<b>Minimum Yard and Setback Requirements</b>
<b>“A” Residence Districts</b>	<b>“A” Residence Districts</b>
<i><b>Conventional Developments:</b></i>	<i><b>Conventional Developments:</b></i>
No dwelling for human occupancy may be built on a lot less than three acres (130,680 square feet) in area. Such lot shall be not less than 250 feet in width at the building line.	No structure of any character shall be closer to any street line or property line of any street, road or lane than 75 feet; not closer to any side lot line than 40 feet with a combined distance from both side lot lines of not less than 100 feet; not closer to any rear lot line or any parkland than 50 feet.
<i><b>Density Developments:</b></i>	<i><b>Density Developments:</b></i>
No dwelling for human occupancy may be built on a lot less than 1.5 acres (65,340 square feet) in area. Such a lot shall be not less than 200 feet in width at the building line.	No structure of any character shall be closer to any street line or property line of any street, road or lane or any parkland than 50 feet; not closer to any side lot line than 30 feet with a combined distance from both side lot lines of not less than 75 feet; not closer to any rear lot line than 40 feet.
<b>“B” Residence Districts</b>	<b>“B” Residence Districts</b>
<i><b>Conventional Developments:</b></i>	<i><b>Conventional Developments:</b></i>
No dwelling for human occupancy may be built on a lot less than two acres (87,120 square feet) in area. Such lot shall be not less than 225 feet in width at the building line.	No structure of any character shall be closer to any street line or property line of any street, road or lane than 60 feet; not closer to any side lot line than 35 feet with a combined distance from both side lot lines of not less than 80 feet; not closer to any rear lot line than 40 feet; not closer to any parkland than 50 feet.
<i><b>Density Developments:</b></i>	<i><b>Density Developments:</b></i>
No dwelling for human occupancy may be built on a lot less than one acre (43,560 square feet) in area. Such lot shall be not less than 165 feet in width at the building line.	No structure of any character shall be closer to any street line or property line of any street, road or lane or any parkland than 50 feet; not closer to any side lot line than 30 feet with a combined distance from both side lot lines of not less than 75 feet; not closer to any rear lot line than 35 feet.
<b>“C” Residence Districts</b>	<b>“C” Residence Districts</b>
<i><b>Conventional Developments:</b></i>	<i><b>Conventional Developments:</b></i>
No dwelling for human occupancy may be built on a lot less than one acre (43,560 square feet) in area. Such lot shall be not less than 165 feet in width at the building line.	No structure of any character shall be closer to any street line or property line of any street, road or lane or any parkland than 50 feet; not closer to any side lot line than 20 feet with a combined distance from both side lot lines of not less than 60 feet; not closer to any rear lot line than 35 feet.

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<b>Lot Area and Width Requirements</b>	<b>Minimum Yard and Setback Requirements</b>
<b><i>Density Developments:</i></b>	<b><i>Density Developments:</i></b>
No dwelling for human occupancy may be built on a lot less than 0.75 acre (32,670 square feet) in area. Such lot shall be not less than 150 feet in width at the building line.	No structure of any character shall be closer to any street line or property line of any street, road or lane or any parkland than 50 feet; not closer to any side lot line than 20 feet with a combined distance from both side lot lines of not less than 60 feet; not closer to any rear lot line than 30 feet.
<b>“D” Residence Districts</b>	<b>“D” Residence Districts</b>
<b><i>Conventional Developments:</i></b>	<b><i>Conventional Developments:</i></b>
No dwelling for human occupancy may be built on a lot less than one acre (43,560 square feet) in area. Such lot shall be not less than 150 feet in width at the building line.	No structure of any character shall be closer to any street line or property line of any street, road or lane or any parkland than 50 feet; not closer to any side lot line than 20 feet with a combined distance from both side lot lines of not less than 60 feet; not closer to any rear lot line than 35 feet.
<b><i>Density Developments:</i></b>	<b><i>Density Developments:</i></b>
Not permitted.	Not permitted.

For all “lot area and width requirements,” Borough Council may reduce the minimum lot width at the lot line for lots on curves or culs-de-sac to not less than 75% of the stated minimum lot width.