

BOROUGH OF WEST EASTON

ORDINANCE #497

ADDENDUM TO ZONING ORDINANCE #480

BE IT ORDAINED AND ENACTED, by the Council of the Borough of West Easton:

1. The following shall be added to, changed to read, and be incorporated into the Zoning Ordinance.

Page 5 - ACCESSORY BUILDING: A building (such as a private garage, private swimming pool and appurtenant bathhouse, private toolhouse, shed,

Page 9 - CURBS: Curbs must be installed to meet Penn-DOT specifications.

DECK: An open structure projecting from the front, side, or rear wall of a building, and having no enclosed features of glass, wood, or other material, and does not have a roof.

Page 10 - DRIVEWAYS: Driveways shall be constructed of four (4) inches of stone compacted, and topped with six (6) inches of concrete, including the apron. In regard to asphalt driveways, six (6) inches of stone compacted, and topped with two (2) inches of ID2 wearing surface.

Page 20 - PATIO: An open structure projecting from the front, side or rear wall of a building. A patio may be enclosed, i.e., screen or glass, and a roof. The patio floor may consist of brick, slate, wood, or concrete. In the case of a roof over the patio, the floor must meet specifications to support the roof.

PORCH: A roofed, open structure projecting from the front, side or rear wall of a building, and having no enclosed features of glass, wood, or other material more than thirty (30) inches above the floor thereof, except the necessary columns to support the roof. The porch cannot protrude into the set-back.

PROPERTY LINES: Lines forming the front, rear, and sides of regular shaped lots or the encompassing boundary lines of parcels of land under separate ownership.

Page 22 - SET-BACKS: The curb line shall be seventeen (17) feet from the center of the roadway. The property line shall be eight (8) feet from the curb line, the building line in front shall be twenty-five (25) feet from the property line.

SHED: An accessory building customarily used to store lawn and garden tools, machines and supplies. A shed is included in the maximum allowable rear yard coverage.

BOROUGH OF WEST EASTON

ORDINANCE #497

Page 23 - SIDEWALK: Sidewalks shall be constructed of four (4) inches of stone compacted, and topped with five (5) inches of concrete. In residential areas, the width shall be four (4) feet wide; all other areas the width shall be five (5) feet wide.

Page 34 - E. SETBACKS

1. Front Yard: On each lot there shall be a front yard of not less than twenty-five (25) feet from the property line. The property line is eight (8) feet from the curb line.

2. Rear Yard: On each lot there shall be a rear yard of not less than twenty-five (25) feet. Rear yards shall be unoccupied except for accessory structures which are limited to twenty-five (25) percent of the rear yard area. Garages require a six (6) foot set-back, sheds require a three (3) foot set-back.

3. Side Yard: On each lot there shall be two (2) or more side yards, each having a width of eight (8) feet, PROVIDED that on a corner lot, the yards abutting the street shall have a depth of twenty-five (25) feet. Garages and sheds must have a side yard of three (3) feet and are subject to the twenty-five (25) percent area limitation.

Page 54 - B. General Provisions

2. Warning and Disclaimer of Liability: The granting of a zoning permit or approval of a subdivision or land development plan within or near the Steep Slope Conservation District shall not constitute a representation, guarantee, or warranty of and kind

Page 57 - a. Precautionary Slope Districts (15%-25%) slope

ii. Tree farming, forestry, and other agricultural uses when conducted in conformity with conservation practices, including minimum tillage methods, approved by the Soil Conservation Service of the Northampton

Page 70 - A. Uses Accessory to Residential Use.

1. Private garage, utility sheds, off-street parking or driveway.

Page 88 - SECTION 1104 PROJECTIONS INTO REQUIRED YARDS

C. A terrace, deck, patio or unenclosed porch which does not extend above the level of the first floor of the building, may be erected to extend into the front or rear yard a distance of not more than ten (10) feet, provided that it does not extend into the required set backs.

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2. This Ordinance shall become effective immediately.

ORDAINED AND ENACTED this 4th day of October, 1993 by the Council of the Borough of West Easton, Pennsylvania.



PRESIDENT OF COUNCIL

Attest:



BOROUGH SECRETARY/MANAGER

Approved this 4th day of October, 1993.



MAYOR