



## **Accessory Structure Guidelines**

**Accessory structures with no plumbing or electrical do not require a building permit.**

**KNOW YOUR PROPERTY LINES** - Accessory structures shall not be permitted in the required front yard and shall be located at least **ten (10)** feet from the side lot line and at least **five (5)** feet from the rear lot line. All accessory structures shall be located at least **ten (10)** feet from any principal building. Any accessory structure connected to the principal building by contiguous walls, breezeways or similar connections shall be considered part of the principal structure.

**HEIGHT LIMITATIONS** - The maximum height of all accessory structures shall be fifteen **(15)** feet.

**CONFIRM YOUR ZONING DISTRICT** - Only **one (1)** accessory storage structure shall be permitted on a lot in the R-1 and R-2 districts and the maximum gross floor area of such structure shall not exceed 200 Square feet or 1% of the total lot area, whichever is greater.

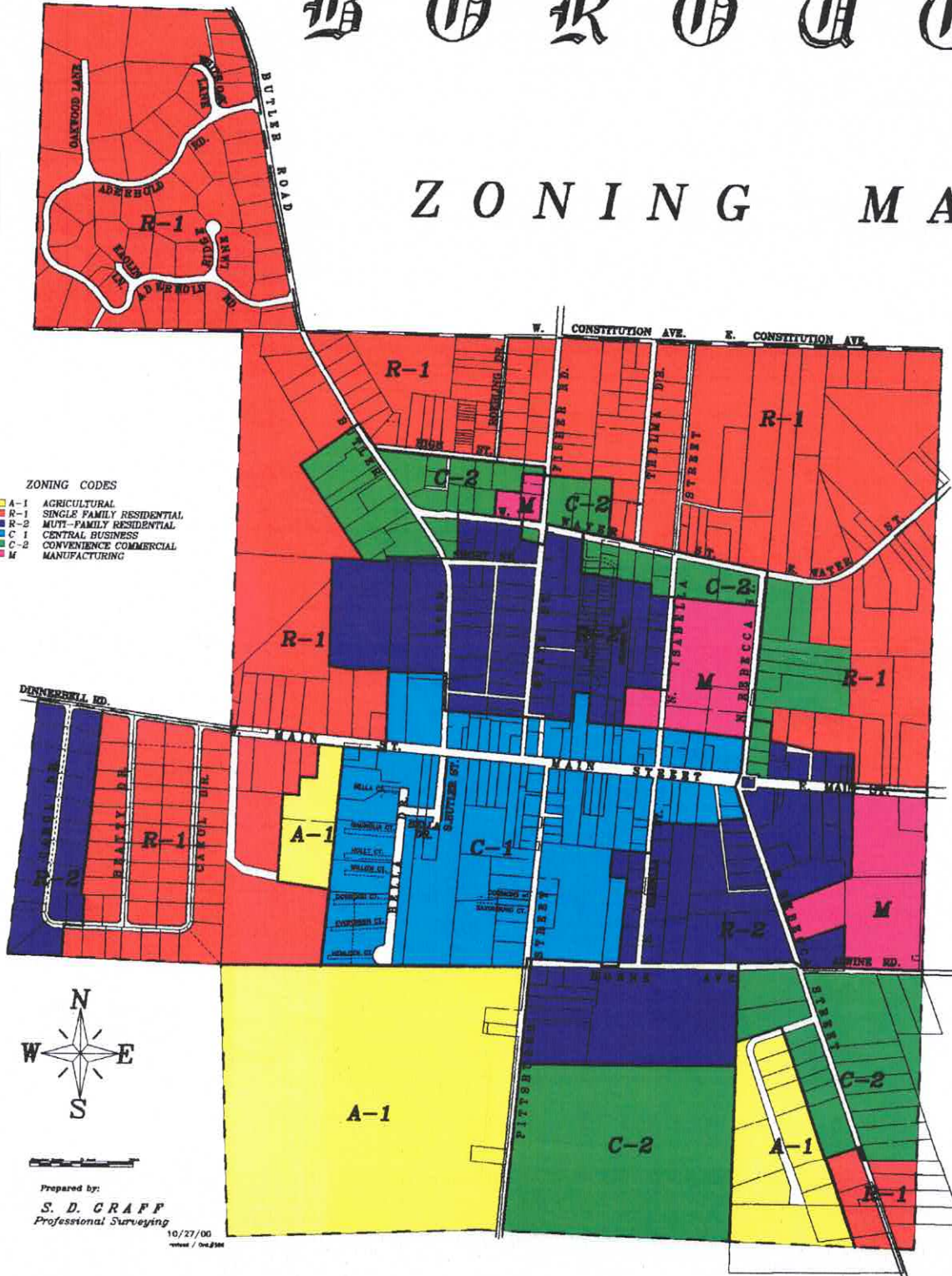
**A HOUSE MUST BE BUILT BEFORE AN ACCESSORY STRUCTURE** - Accessory structures shall not be constructed on a lot until the construction of the principal building has actually commenced. Accessory buildings shall not be used for dwelling purposes.

**LOT COVERAGE** - All accessory structures shall be included in the calculation of maximum permitted lot coverage.

Please contact the Borough office at 724-352-1400 ext. 221 for additional clarification

# S A X O N B U R G B O R O U G H

## Z O N I N G M A P



THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP REFERRED TO IN ARTICLE 4 SECTION 4.02 OF ORDINANCE NUMBER 386 OF THE BOROUGH OF SAXTON, BUTLER COUNTY, PENNSYLVANIA.

DATE: SEPTEMBER 6, 1995

SEAL

ATTEST

*Linda L. Kovach*  
SECRETARY

*[Signature]*  
SOLICITOR

BOROUGH of SAXTON

*Brian Knapp*  
PRESIDENT OF COUNCIL

*B. P. [Signature]*  
MAYOR

TABLE 4.10-A: BULK AND DIMENSIONAL REGULATIONS

| ZONING DISTRICT              | LOT AREA                                                                      | LOT WIDTH | MINIMUM YARDS                 |      |      | MAXIMUM LOT COVERAGE | MAXIMUM HEIGHT                                               |
|------------------------------|-------------------------------------------------------------------------------|-----------|-------------------------------|------|------|----------------------|--------------------------------------------------------------|
|                              |                                                                               |           | FRONT                         | SIDE | REAR |                      |                                                              |
| <b>A-1</b>                   | 43,500 s.f.                                                                   | 100'      | 30'                           | 10'  | 20'  | 20%                  | 35'<br>(No limit for barns or other agricultural structures) |
| <b>R-1</b>                   | 15,000 s.f.                                                                   | 100'      | 30'                           | 10'  | 20'  | 25%                  | 35'                                                          |
| <b>R-2</b>                   |                                                                               |           |                               |      |      |                      |                                                              |
| Single Family:               | 10,000 s.f.                                                                   | 75'       | 20'                           | 10'  | 20'  | 30%                  | 35'                                                          |
| Multifamily:                 | First dwelling unit: 4,500 s.f.<br>Each additional dwelling unit: 3,500 s. f. | 100'      | 20'                           | 10'  | 20'  | 30%                  | 35'                                                          |
| <b>C-1</b>                   |                                                                               |           |                               |      |      |                      |                                                              |
| Multifamily:                 | Same as R-2                                                                   | 100'      | 20'                           | 10'  | 20'  | 30%                  | 35'                                                          |
| All Other Uses:              | No Restrictions                                                               |           | Abutting an R-Zone: None      | 10'  | 15'  | 100%                 | 50'                                                          |
| <b>C-2</b>                   |                                                                               |           |                               |      |      |                      |                                                              |
| Single Family & Multifamily: | Same as R-2 District                                                          |           | Same as R-2 District          |      |      | Same as R-2 District |                                                              |
| All Other Uses:              | 4,000 s.f. None                                                               |           | 50'                           | 10'  | 15'  | 35%                  | 35'                                                          |
| <b>M</b>                     | No Restrictions                                                               |           | 50'                           | 25'  | None | 75%                  | 80'                                                          |
|                              |                                                                               |           | Where abutting an R-Zone: 50' | 25'  | 15'  |                      |                                                              |

**NOTE:** Please see §4.10-B for additional requirements governing accessory uses and structures.

Also see Article V for additional requirements for conditional uses and uses by special exception.

Also see Article VI for parking, loading and sign regulations and performance and design standards.