

ZONING

390 Attachment 3

Township of Harborcreek

Appendix B – Illustrations

This illustration is for informational purposes only, and is not a formal part of the Zoning Ordinance.

The illustration contains three diagrams showing building height measurement from the average grade to the highest point of the roof. The first diagram, labeled 'FLAT ROOF', shows a building with a flat roof and a vertical line indicating height to the 'HIGHEST POINT' of the roof. The second diagram, labeled 'MANSARD ROOF', shows a building with a mansard roof and a vertical line indicating height to the 'DECK LINE' of the roof. The third diagram, labeled 'GABLE, HIP, AND GAMBREL ROOF', shows a building with a gable roof and a vertical line indicating height to the 'MEAN HEIGHT BETWEEN EAVES AND RIDGE'. Each diagram also shows a horizontal line for 'AVERAGE GRADE' at the base of the building.

FLAT ROOF

MANSARD ROOF

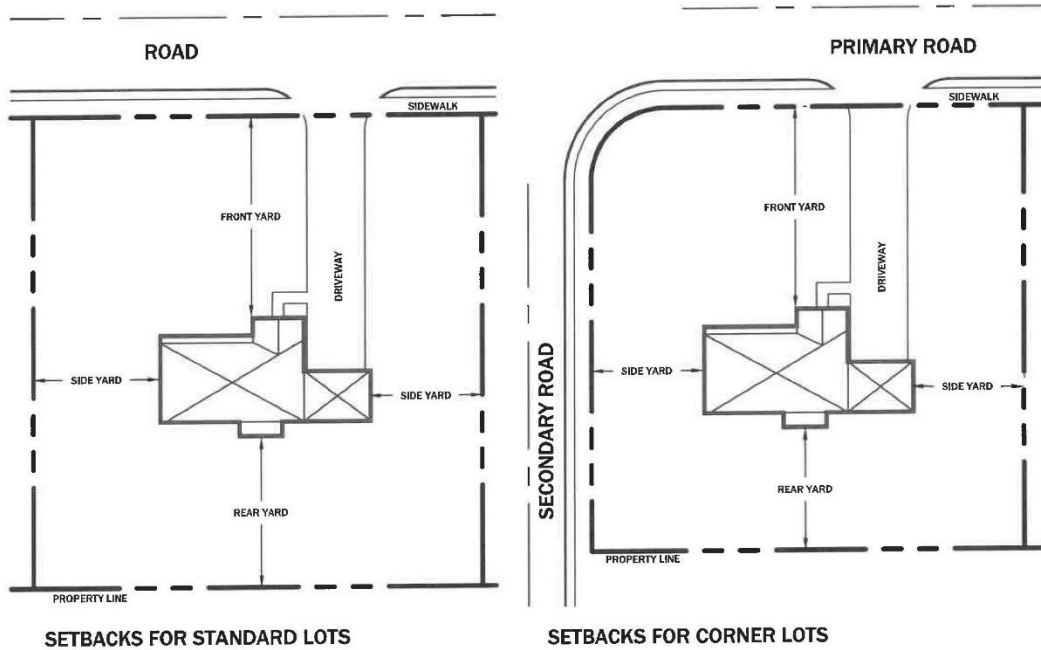
GABLE, HIP, AND GAMBREL ROOF

BUILDING HEIGHT:
THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE PROPOSED FINISHED GRADE AT THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF FOR FLAT ROOFS, TO THE DECK LINE OF MANSARD ROOFS AND TO THE MEAN HEIGHT BETWEEN EAVES AND RIDGE FOR GABLE, HIP, AND GAMBREL ROOFS.

REVISIONS:	BUILDING HEIGHT
	HARBORCREEK TOWNSHIP SHELBY COUNTY, PA

HARBORCREEK CODE

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SETBACKS:

YARD: AN OPEN UNOCCUPIED SPACE ON THE SAME LOT WITH A BUILDING OR STRUCTURE.

FRONT YARD: THE OPEN SPACE EXTENDING THE ENTIRE WIDTH OF THE LOT BETWEEN THE FRONT BUILDING LINE AND THE STREET RIGHT-OF-WAY.

REAR YARD: THE REQUIRED OPEN SPACE EXTENDING FROM THE REAR OF THE MAIN BUILDING ALONG THE REAR LOT LINE (NOT NECESSARILY A STREET LINE) THROUGHOUT THE ENTIRE WIDTH OF THE LOT.

SIDE YARD: THE REQUIRED OPEN SPACE EXTENDING FROM THE SIDE OF ANY BUILDING ALONG THE SIDE LOT LINE THROUGH THE ENTIRE DEPTH OF THE BUILDING

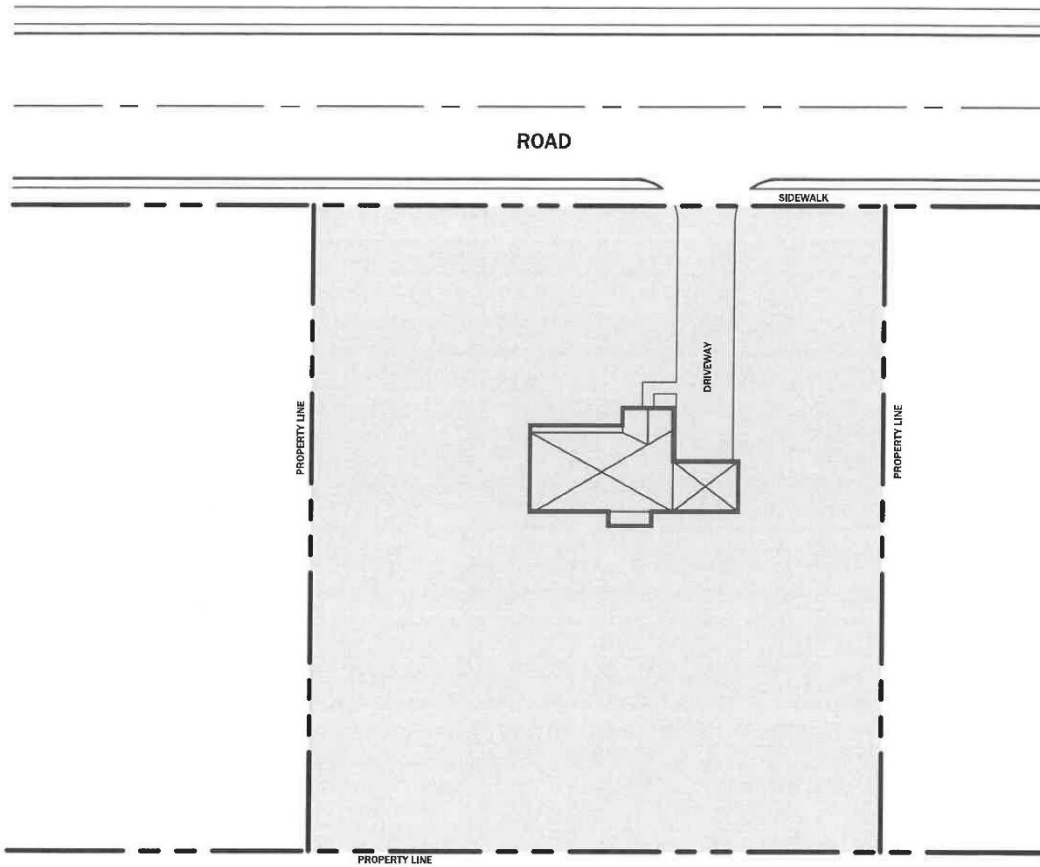
REVISIONS:

SETBACKS

HARBORCREEK TOWNSHIP
ONE COUNTRY BL

ZONING

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LOT AREA:

THE AREA OF A LOT, SITE, PARCEL, ETC., WHICH IS SITUATED WITHIN THE PROPERTY LINES OF SAID LOT, PARCEL, ETC., PROVIDED THAT THE AREA SHALL BE MEASURED ONLY TO THE RIGHT-OF-WAY LINE OF A STREET, ROAD OR ALLEY; AND THAT IT SHALL NOT INCLUDE ANY PART OF THE STREET, ROAD, ALLEY OR AREA USED IN COMMON WITH THE OWNER(S) OR OCCUPANT(S) OF OTHER LOTS.

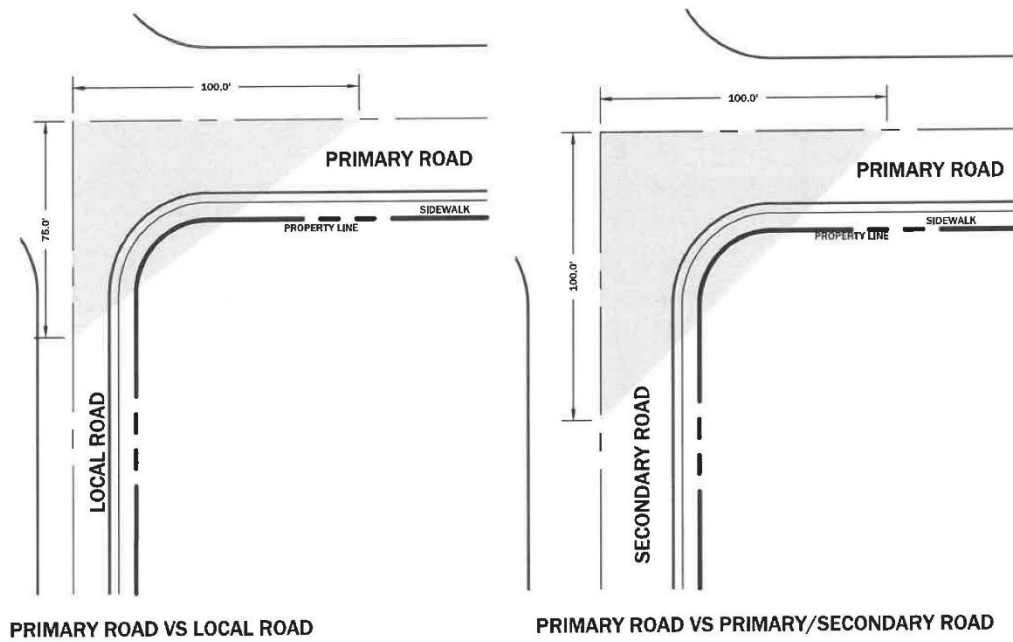
REVISIONS:

LOT AREA

HARBORCREEK TOWNSHIP
ERIC COUNTY, GA

HARBORCREEK CODE

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CLEAR SIGHT TRIANGLE:

A TRIANGULAR AREA OF UNOBSTRUCTED VISION ON CORNER LOTS FORMED BY A 100 FOOT SIGHT LINE ALONG THE CENTERLINE OF A SECONDARY OR PRIMARY ROAD, BY A 75 FOOT SIGHT LINE ALONG THE CENTERLINE OF A LOCAL STREET AND A LINE JOINING THESE TWO SIGHT LINES AT THE GREATEST DISTANCE FROM THEIR INTERSECTION.

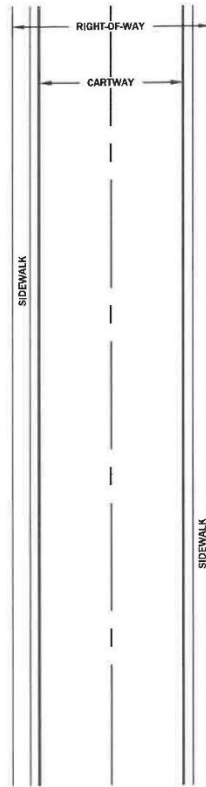
REVISIONS:

CLEAR SIGHT TRIANGLE

HARBORCREEK TOWNSHIP
SHEPPARD TWP

ZONING

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CARTWAY:

THAT PORTION OF THE STREET RIGHT-OF-WAY SURFACED FOR VEHICULAR USE. WIDTH IS DETERMINED FROM FACE OF CURB TO FACE OF CURB OR FROM ONE EDGE OF DRIVING SURFACE TO THE OTHER EDGE OF DRIVING SURFACE.

RIGHT-OF-WAY OR ROW:

THE SURFACE OF, AND SPACE ABOVE AND BELOW ANY REAL PROPERTY IN THE TOWNSHIP IN WHICH THE TOWNSHIP HAS A REGULATORY INTEREST, AND OWNERSHIP INTEREST, OR AN INTEREST AS A TRUSTEE FOR THE PUBLIC, AS SUCH INTERESTS NOW, OR HEREAFTER, EXIST, INCLUDING, BUT NOT LIMITED TO, ALL STREETS, HIGHWAYS, AVENUES, ROADS, ALLEYS, SIDEWALKS, TUNNELS, VIADUCTS, BRIDGES, SKYWAYS, OR ANY OTHER PUBLIC PLACE, AREA OR PROPERTY UNDER THE OWNERSHIP AND/OR CONTROL OF THE TOWNSHIP, AND ANY UNRESTRICTED PUBLIC OR UTILITY EASEMENTS ESTABLISHED, DEDICATED, PLATTED, IMPROVED OR DEVOTED FOR UTILITY PURPOSED, BUT EXCLUDING LANDS OTHER THAN STREETS THAT ARE OWNED BY THE TOWNSHIP. THE PHRASE "... IN THE RIGHTS OF WAY..." MEANS IN, ON, OVER, ALONG, ABOVE, OR UNDER THE RIGHT-OF-WAY. FOR THE PURPOSES OF THIS ORDINANCE, ROW SHALL ALSO INCLUDE STREETS AND ROADS OWNED OR CONTROLLED BY ERIE COUNTY, THE COMMONWEALTH OF PENNSYLVANIA OR ITS AGENCIES, OR THE UNITED STATES GOVERNMENT.

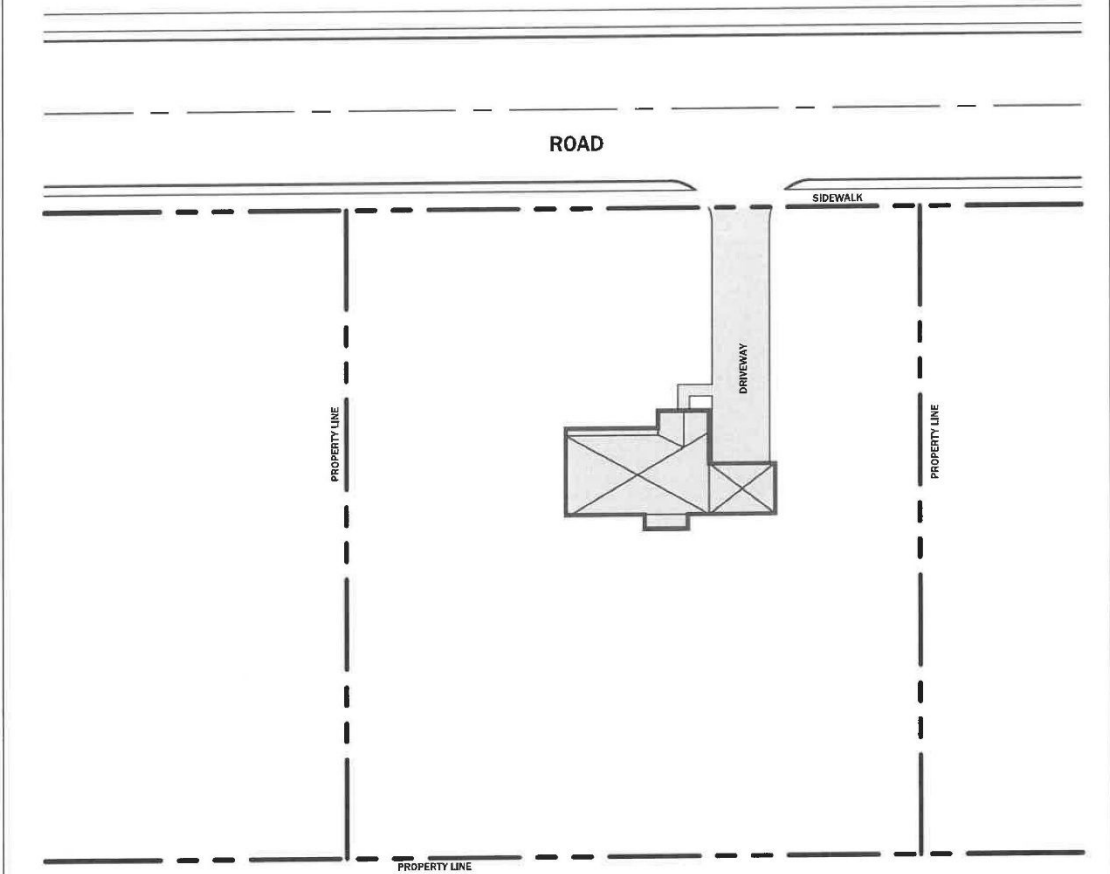
REVISIONS:

RIGHT-OF-WAY

HARBORCREEK TOWNSHIP
ERIE COUNTY, PA

HARBORCREEK CODE

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LOT COVERAGE:

THE PERCENTAGE OF A LOT COVERED BY BUILDINGS OR STRUCTURES MEASURED AS THE TOTAL AREA OF SUCH DIVIDED BY THE TOTAL LOT AREA.

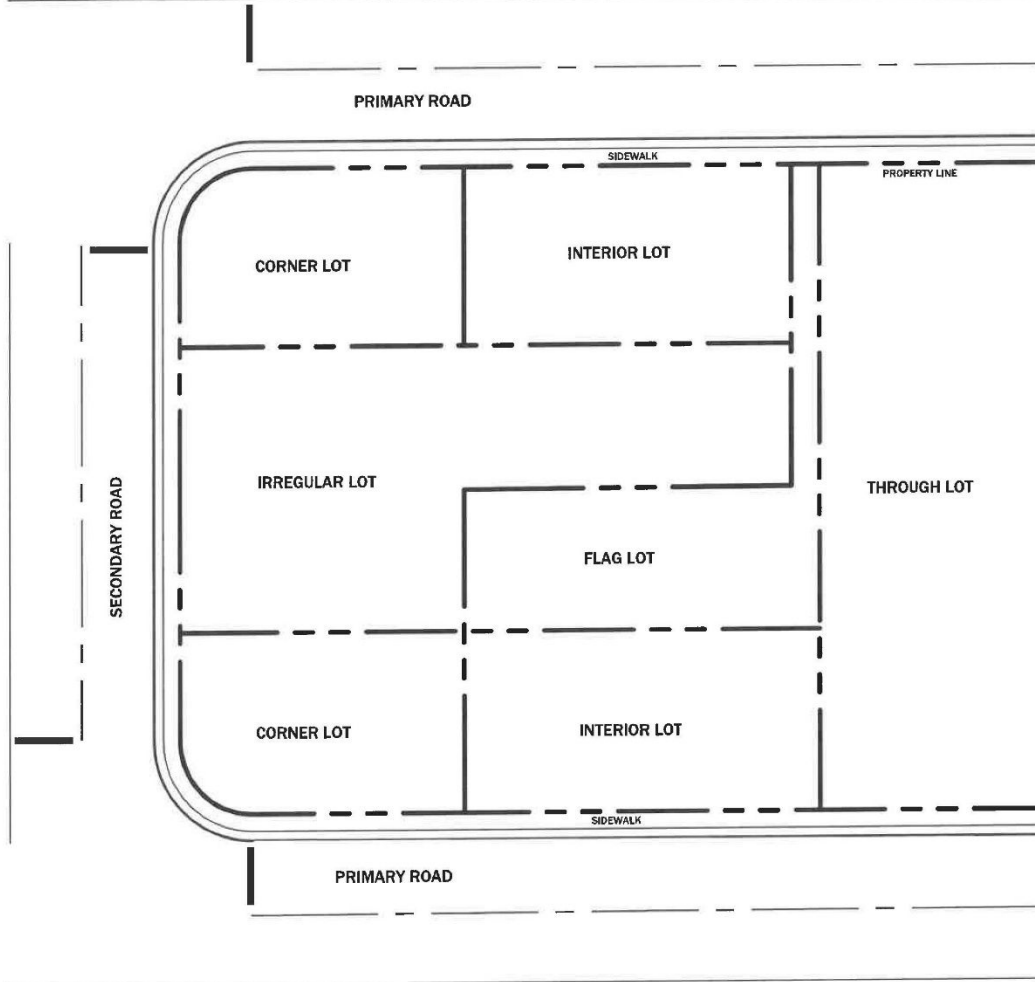
REVISIONS:

LOT COVERAGE

HARBORCREEK TOWNSHIP
ONE COUNTY, PA

ZONING

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TYPES OF LOTS:

CORNER LOT: A LOT ABUTTING TWO OR MORE STREETS AT THEIR INTERSECTION ON WHICH THE BUILDING LINE FOR ALL STREETS MUST BE OBSERVED.

FLAG LOT: A RECTANGULAR PLOT OF LAND WITH A LONG, NARROW DRIVEWAY THAT EXTENDS FROM A STREET TO A RECTANGULAR MAIN SECTION.

INTERIOR LOT: A LOT OTHER THAN A CORNER LOT.

IRREGULAR LOT: A LOT THAT IS NOT SQUARE OR RECTANGULAR AND MAY HAVE AN ASYMMETRIC SHAPE AND AN UNUSUAL NUMBER OF SIDES.

THROUGH LOT: A LOT THAT HAS FRONTAGE ON MORE THAN ONE STREET BUT IS NOT A CORNER LOT.

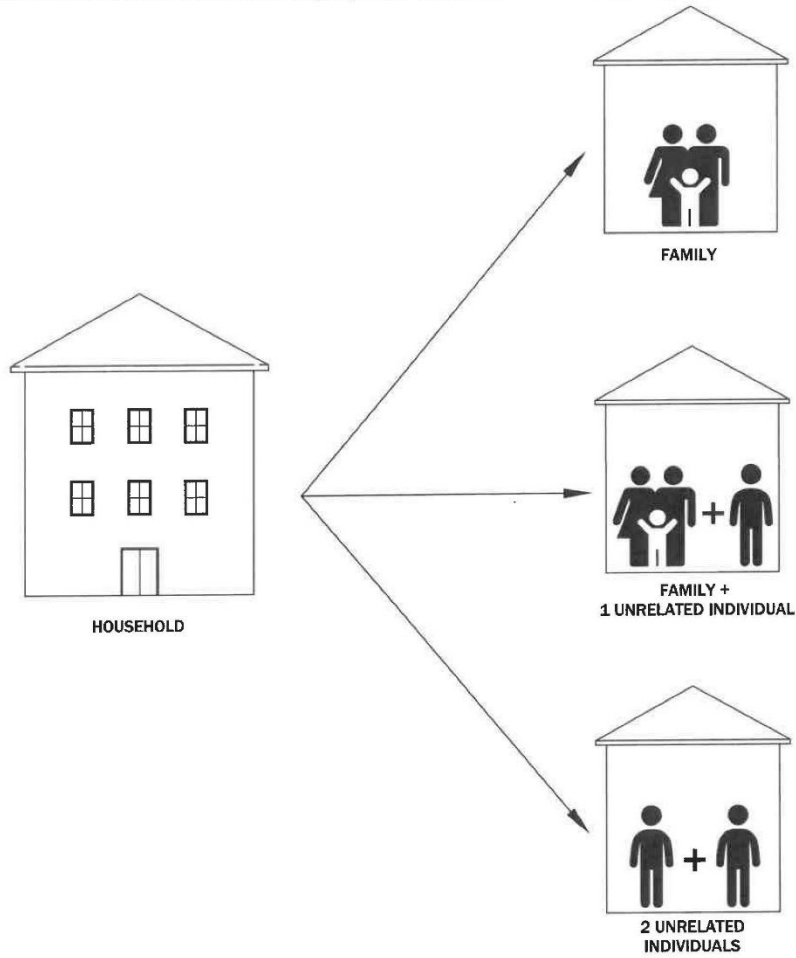
REVISIONS:

TYPES OF LOTS

HARBORCREEK TOWNSHIP
FINE COUNTRY, PA

HARBORCREEK CODE

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BOARDERS:

A HOUSEHOLD CAN BE CONSIDERED ONE FAMILY, ONE FAMILY LIVING WITH ONE UNRELATED INDIVIDUAL, OR TWO UNRELATED INDIVIDUALS LIVING TOGETHER UNDER THE SAME ROOF.

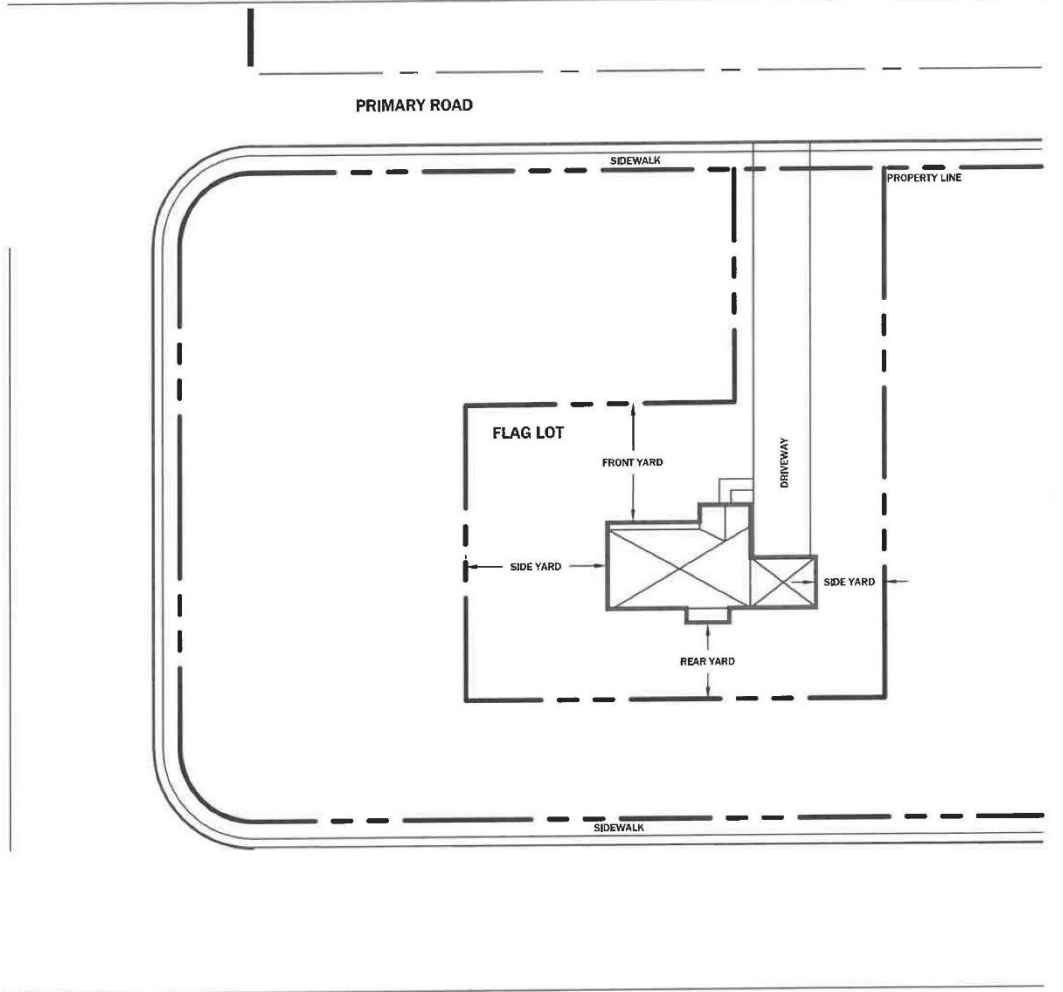
REVISIONS:

BOARDERS

HARBORCREEK TOWNSHIP
FINE COUNTRY, PA

ZONING

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FLAG LOT:

WITHIN A FLAG LOT, THE FRONT YARD ALWAYS FACES THE PRIMARY ROADWAY THAT PROVIDES ACCESS ONTO THE SITE.

REVISIONS:

FLAG LOT YARDS

HARBORCREEK TOWNSHIP
FINE COUNTY, PA