

BOROUGH OF NORTH CATASAUQUA

ORDINANCE NO. 436

**AN ORDINANCE OF THE BOROUGH OF NORTH CATASAUQUA,
COUNTY OF NORTHAMPTON, COMMONWEALTH OF
PENNSYLVANIA, AMENDING ARTICLES VI AND XIII OF
ORDINANCE 319, ENTITLED "THE ZONING ORDINANCE OF THE
BOROUGH OF NORTH CATASAUQUA OF 1995."**

WHEREAS, Ordinance 319, "The Zoning Ordinance of the Borough of North Catasauqua of 1995" ("Zoning Ordinance" or "Ordinance") was enacted in August 1995; and

WHEREAS, pursuant to Article I, Section 102 of the Zoning Ordinance and Article VI of the Municipalities Planning Code, the stated purposes of the Ordinance are to promote the health, safety and general welfare of the residents of the Borough; to promote, protect, encourage, and facilitate coordinated practical community development; to facilitate the adequate provision of transportation, vehicular parking and loading, water supply, sewage, schools, parks, and other public requirements; to encourage the most appropriate use of land throughout the Borough; and to accommodate reasonable overall community growth and to provide reasonable opportunities for the development of a variety of appropriate land use types; and

WHEREAS, from time to time, the Zoning ordinance may have to be amended in furtherance of its stated purposes; and

WHEREAS, Section 3301.1(a) of the Borough Code provides that "Council may amend, repeal or revise existing ordinances by the enactment of subsequent ordinances"; and

WHEREAS, Council desires to amend Article XIII, Section 1301 and Article VI, Sections 601, 604, 605, to provide sufficient accessory use setbacks and expand the definitions relating to yards so as to enable the most appropriate use of land to facilitate the stated purposes of the Zoning Ordinance;

NOW, THEREFORE, the above Whereas clauses are incorporated as if set forth herein at length, **BE IT AND IT IS HEREBY ORDAINED AND ENACTED** by the Council of the Borough of North Catasauqua, Northampton

County, Pennsylvania as follows:

1. Amendment of Article XIII, Definitions. The definitions of the following words and phrases contained in Section 1301 of Ordinance 319 are hereby **AMENDED** to provide as follows:

Yard, Front. A required or existing yard which, shall be between the front yard line and the ultimate street right-of-way line and extending the entire length of the street line. In the case of a corner lot, the yards extending along all streets from which vehicular ingress and egress flow are front yards. In the case of a lot other than a corner lot that is bounded by more than one street, the yards extending along all streets from which vehicular ingress and egress flow from the property are front yards.

2. Amendment of Article VII, General Regulations. The following provision of said Article is hereby **AMENDED** to provide as follows:

§ 601. Accessory Structures

No accessory structure may be located on any lot on which there is no principal building or structure. Unless otherwise regulated in this Ordinance, accessory structures shall meet the following standards:

1. Except for accessory structures used in connection with permitted nonresidential and agricultural uses, accessory structures shall not exceed sixteen (16) feet in height.

2. Accessory structures located in the front or side yard shall meet the front and side yard requirements of the principal building.

3. Accessory structures erected in the rear yard shall be that distance from a side or rear lot line within which it is located in accordance with the following schedule:

District	Distance in Feet
RO	3
R-1	5
R-2	3
R-3	3
TC	5

C-1	10
M-1	20

4. Accessory structures shall be at least ten (10) feet from a principal structure.

5. Except for accessory structures used in connection with a permitted agricultural use including greenhouses, the total ground floor area of all accessory structures on a lot shall not exceed the ground floor area of the principal building.

§604. Fences and Walls.

1. Fences and walls shall not be higher than three (3) feet in a required or existing front yard area or higher than six (6) feet in side or rear yard area.

2. No fence or wall shall be placed within an easement, or within the ultimate right-of-way of any street except in instances where a property is bounded by more than one ultimate rights of way, in which case, no fence or wall shall be placed within the ultimate right-of-way onto which vehicular ingress and egress flows from the property.

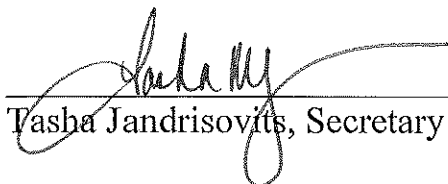
§605. Corner Lots and Through Lots.

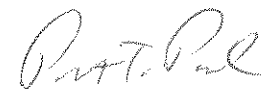
In the case of corner and through lots as defined herein, all yards abutting a street that serves as the means of vehicular ingress and egress shall be treated as front yards with respect to all regulations contained in this Ordinance. And, one of any remaining yards on such lots shall be treated as a rear yard, with any other yard or yards being treated as a side yard.

DULY ORDAINED AND ENACTED this 18th day of July,

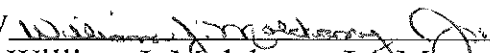
2022, by the Borough Council in lawful session duly assembled.

ATTEST: BOROUGH OF NORTH CATASAUQUA


 Tasha Jandrisovits, Secretary

By 
 Peter Paone, Borough Council
 President

Approved this 18th day of July, 2022.

By 
William J. Molchany, Jr., Mayor