

THE CODE OF THE BOORUGH OF LAUREL SPRINGS – GARAGES

§270-11 Definitions

Unless otherwise expressly stated, the following terms shall, for the purpose of this chapter, have the meanings herein indicated:

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ACCESSORY BUILDING, STRUCTURE OR USE – A building, structure or use which is customarily associated with and is incidental and subordinate to the principal building, structure or use and which is located on the same lot therewith, including, but not limited to garages, carports, decks, sheds, nonportable swimming pools and all roofed structures. Any accessory building attached to the principal building shall be considered part of the principal building.

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GARAGE, PRIVATE - A building or enclosed space used as an accessory to the main building which provides the storage of motor vehicles and in which no occupation, business or service for profit is carried on.

GARAGE, PUBLIC OR COMMERCIAL - A building or enclosed space, other than a private garage, for the storage of motor vehicles exclusively, or for the storage of motor vehicles at which filling station services, sales of accessories or repairs, other than body and collision repairs and painting and refinishing, are permitted. This term does not include motor vehicle showrooms for new or used motor vehicles.

GARAGE, REPAIR – Any building, premises, and land in which or upon which a business, service or industry involving the maintenance, servicing, repair, or painting of vehicles is conducted or rendered.

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OUTBUILDING – A subordinate structure on the same lot as the principal structure, separate from but accessory to said principal structure, such as detached garage, carport, greenhouse, work shed and toolshed.

ARTICLE IV - R-1 Residential Zone

§270-21 Permitted uses

All uses not expressly permitted shall be deemed prohibited in the R-1 Zone (unless permitted as a conditional use subject to conditions and standards provided herein).

In the R-1 Residential Zone, no building or premises shall be used, and no building shall be erected or altered which is arranged, intended, or designed to be used except for one of the following uses:

- A. A single detached one-family house, in connection with which there may be a detached garage if consistent with §270-22 if on the same lot as the principal building. There shall not be more than one single detached one-family dwelling on a single lot.
- B. Accessory uses incidental or subordinate to a single detached one-family dwelling.
- C. Public parks, playgrounds and gardens and private parks, gardens, and greenhouses not larger than 240 square feet (more than 30 feet from front line); outdoor storage buildings not exceeding 120 square feet, professional offices when in the same building as the residence as specifically provided herein.
- D. Public recreational and community buildings and grounds.
- E. All facilities owned or operated or hereafter owned or operated by the Borough or by any authority or agency related to it.

§270-22 Accessory uses

The following accessory uses shall be permitted in this zone:

- A. Private residential swimming pools (See Chapter 237 and §270-53)
- B. Fences and walls (See §270-55 et seq.)
- C. Signs (See §270-59 et seq.)
- D. A detached garage of not more than a two-car capacity, used solely by the persons living in the dwelling house, and a building for housing garden tools, provided such garage or building is on the same lot as the dwelling house or on a lot contiguous thereto. No such accessory building shall be constructed upon a lot until the

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construction of the dwelling house has been commenced, nor shall an accessory building be used unless the dwelling house has been completed and put into use. No such accessory building shall exceed 450 square feet, with a maximum height of not more than 24 feet to the peak of the roof measured from the average grade line perimetering the building to the top of the main roof cornice line. The heights of any accessory building shall not be greater than 75% of the height of the principal structure.

E. Setbacks. Accessory structures customarily associated with residential uses, such as wading pools, sandboxes, trellises, dog houses, kennel enclosures, patios, grape arbors, and barbecue facilities, shall be set back from the property line at least five feet and shall not be located in the front or side yards; provided, however, that patios may be located in any side yard.

ARTICLE V - P/O Professional Office/Residential Zone

§270-25 Purpose; permitted uses

The purpose of this zone is to permit the use or erection of buildings for either residential use or mixed use of professional office and residence in one building. Within this zone, no lot or building shall be used, and no building shall be erected or altered to be used, in whole or in part, unless it complies with the regulations set forth herein. The following principal uses shall be permitted in the professional office/residential zone:

- A. A single detached one-family dwelling house, in connection with which there may be a private garage if consistent with §270-26. There shall be no more than one single detached one-family dwelling on a single lot.
- B. Accessory uses incidental or subordinate to a single detached one-family dwelling.
- C. Residential uses mixed with professional offices, provided that the professional office shall be located only on the first floor of the building and shall meet the following criteria:
 - 1. There shall be no physical evidence of said office use from the exterior of the building.
 - 2. The remodeling of any residential building in order to create an impression of business activity is prohibited.
 - 3. Separate entrances and exits shall be provided for residential and non-residential portions of the building.
 - 4. The owner of the building shall be an occupant.

§270-26 Accessory uses

The following accessory uses shall be permitted in this zone:

- A. Fences and walls (See §270-55)
- B. Signs (See §270-59 et seq.)
- C. A detached garage of not more than a two-car capacity, used solely by the persons living in the dwelling house, and a building for housing garden tools, provided that such garage or building is on the same lot as the dwelling house or on a lot contiguous thereto. No such accessory building shall be constructed upon a lot until the construction of the dwelling house has been commenced, nor shall an accessory building be used unless the dwelling house has been completed and put into use. No such accessory building shall exceed 450 square feet, and it will be a maximum height of not more than 24 feet to the peak of the roof measured from the average grade line perimetering the building to the top of the main roof cornice line. The height of the accessory building shall not be greater than 75% of the height of the principal structure.
- D. Public utility installations, subject to the following special requirements:
 - 1. There shall be no storage of materials and trucks and no repair facilities or staging of repair crews except within completely enclosed buildings.
 - 2. The exterior of any structure shall be in keeping with the other structures in the immediate neighborhood.