

increase the number of *Dwelling Units* contained in them presents issues surrounding overcrowding, parking, open space and neighborhood character.

§ 807.1 Minimum Unit Size

No *Dwelling Unit* conversion shall be permitted which results in any *Dwelling Unit* having less than the minimum habitable Floor Area required by the following:

807.1.1 0 Bedrooms – five hundred (500) square feet

807.1.2 1 Bedroom – six hundred fifty (650) square feet

807.1.3 2 Bedroom – seven hundred fifty (750) square feet

807.1.4 3 Bedroom – eight hundred fifty (850) square feet

807.1.5 4 Bedroom – one-thousand (1,000) square feet

807.1.6 5 Bedroom – one-thousand-one hundred (1,100) square feet

§ 807.2 No *Basement* shall contain a complete *Dwelling Unit or Units*.

§ 808 Fences and Walls

The following requirements for fencing and walls apply to all districts in Mt. Lebanon:

§ 808.1 No *Fence* or wall shall be erected replaced or altered unless an application has been made to, and a permit issued by, the *Zoning Officer*.

§ 808.2 Fence Heights

808.2.1 The height of all Fences or walls shall be measured from the average Finished Grade within two (2) feet of the Fence line.

808.2.2 No Fence in a residential district shall exceed six (6) feet in height

808.2.3 A Fence of ten (10) feet shall be allowed to enclose a Private or Public tennis court or Public basketball courts provided that the Fence is not more than sixty (60) percent solid.

808.2.4 A Fence of six (6) feet shall be allowed to enclose a Private Swimming Pool.

808.2.5 In no event shall Fences in non-residential districts abutting residential districts exceed six (6) feet in height unless otherwise provided in this Chapter.

808.2.6 A Fence no more than ten (10) feet shall be allowed to enclose a School, playground or Park provided that the Fence is not more than sixty (60) percent solid.

808.2.7 A Fence no more than ten (10) feet shall be allowed to enclose a rapid transit Right-of-Way or Communications Tower provided that the Fence is not more than sixty (60) percent solid.

§ 808.3 *Fence Location*

808.3.1 Unless otherwise stated, no Fence shall be allowed in the Front Yard.

808.3.2 On Through-Lots, Fences may be located in the Rear Yard a distance from the Street Right-of-Way equal to the depth of the Front Yard on the same Lot.

§ 808.4 *Fence Design*

808.4.1 All Fences shall be so installed so that the finished side shall face outward; all bracing shall be on the inside of the Fence.

808.4.2 Where walls and Fences are required, they shall be of a material compatible with the Building architecture and as authorized in § 703.2 Allowed Materials.

808.4.3 All Fences and walls shall be maintained and, when necessary, repaired or replaced.

808.4.4 Fences and all supporting Structures must be entirely on the property of the party erecting the Fence and shall not encroach upon a Public Right-of-Way.

808.4.5 A Fence must be constructed so that the open space between each solid face panel is a minimum of fifty (50) percent of the width of the horizontal or vertical solid face panel measured perpendicular to the Fence face unless otherwise provided for in this chapter.

808.4.6 A Shadowbox Fence up to 4 feet in height shall be permitted in all residential districts.

§ 808.5 *Street Intersections*

In residential districts, at all *Street* intersections, a *Clear Sight Triangle* shall be maintained to ensure no obstruction to vision (other than an existing *Building*, post, column or tree) exceeding thirty (30) inches in height shall be erected or maintained on any *Lot* within the triangle formed by the *Street* lines on such *Lot*

and a line drawn between points along such *Street Right-of-Way* thirty (30) feet distant from the point of intersection.

§ 808.6 *Fences on Lots with No Principal Structure*

Fences may be permitted on *Lots* with no *Principal Use* subject to the requirements of this Section.

§ 809 Fire and Explosive Hazards

§ 809.1 Adequate safety devices and measures against the hazards of fire and explosion shall be provided for all activities and all storage of flammable and explosive material at any point

§ 809.2 Adequate fire-fighting and fire-suppression equipment and devices, as detailed and specified by the Department of Labor and Industry and the laws of the Commonwealth of Pennsylvania, shall be provided.

§ 809.3 All *Buildings* and *Structures* and activities within such *Buildings* and *Structures* shall conform to the Mt. Lebanon Code, and other applicable ordinances.

§ 810 *Flood-Prone Area*

All development in *Flood-prone Areas* shall conform to the requirements of The Mt. Lebanon Code. In addition, the following shall apply:

§ 810.1 Use of Land

In identified *Flood-prone Areas*, development and/or Use of any land shall be permitted provided that the development and/or Use adheres to the restrictions and requirements of all other applicable codes and ordinances in force in the *Municipality*.

§ 810.2 Residential *Structures*

Within any identified *Flood-prone Areas*, the elevation of the lowest floor (including *Basement*) of any new or improved residential *Structures* shall be at or above the *Regulatory Flood Elevation*.

§ 810.3 Non-residential *Structures*

Within any identified *Flood-prone Areas*, the elevation of the lowest floor (including *Basement*) of non-residential *Structures* shall be at or above the *Regulatory Flood Elevation* or be *Flood-proofed* up to that height.

- Common ownership of the furniture and appliances among the members of the household; and
- The group is not transient or temporary in nature;
- Any other factor reasonably related to whether or not the group is the functional equivalent of a *Family*.
- A fraternity or sorority will not be considered the functional equivalent of a *Family*.

Family Day Care Home: See “*Day Care Home, Family.*”

Fence: A barrier constructed of materials other than evergreen shrubbery erected for the purpose of protection, confinement, enclosure or privacy. The term “*Fence*” shall include screening walls and shall also include *Hedges* exceeding thirty (30) inches in height.

Fill: Any act by which earth, sand, gravel, rock or any other material is placed, pushed, dumped, pulled, transported or moved to a new location above the natural surface of the ground or on top of the stripped surface, including the conditions resulting there from; the difference in elevation between a point on the original ground and a designated point of higher elevation on the *Finished Grade*; the material used to make a *Fill*.

First Floor Elevation: The elevation of the *Building* where the primary entry to the *Building* is located.

Flag: any display of fabric without frame which moves with the movement of the wind and which advertises no product, service or entertainment. This shall be deemed to include a *Flag* or insignia of the United States, the Commonwealth of Pennsylvania, Allegheny County, or the *Municipality* of Mt. Lebanon.

Flood: General or temporary condition of partial or complete inundation of normally dry land areas caused by overflow of inland or tidal waters or the rapid accumulation or runoff of surface waters from any source.

Flood, One Hundred Year: A *Flood* that, on the average, is likely to occur once every one hundred (100) years (i.e. that has a one (1) percent chance of occurring each year, although the *Flood* may occur in any year).

Flood-proofing: Any combination of structural and nonstructural additions, changes, or adjustments to *Structures* which reduce or eliminate *Flood* damage to real estate or improved real property, water and sanitary facilities, *Structures* and their contents.

Flood-prone Area: A relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river or watercourse;