

As the prior ordinance notification process was deficient, amendments to the following ordinances in the Eagles Mere Borough Code, Chapter 105 - Zoning, will be reconsidered for approval at the Eagles Mere Borough Council meeting, to be held on Monday, August 5th at 7:00pm. Public comment on the proposed amendments may be made prior to then via email to [secretary@emborough.org](mailto:secretary@emborough.org) or in person at a public meeting on Friday, July 19th at 10:00am at the borough hall. Current ordinances are found online at Eagles Mere Borough ecode 360 chapter 105. Changes are underlined or noted.

**Ordinance 105-16B(2):**

Walls, fences or other structures shall not be erected or maintained in such a manner as to project into adjacent property in different ownership. Walls, fences and uncovered structures shall be constructed a minimum of 1 foot in from the property line. Covered structures must meet the setback requirements of the residential zone. Hedges, trees or other vegetative material shall be planted or maintained far enough from the neighboring property lines so as to not project into adjacent property of different ownership and provide access for trimming and maintenance.

**Ordinance 105-18E(5)(a)**

The following minor structures may be constructed in Residential Districts, provided that the minor structure is located within the required setbacks of the residential zone.

One-story detached accessory structures used as tool and storage sheds, children's playhouses and similar uses provided that:

- (1) The building area does not exceed 120 square feet.
- (2) The width or length of the accessory building does not exceed 14.66 feet (14 feet 8 inches).
- (3) The sidewalls do not exceed a height of eight feet as measured from the subfloor to the top of the top plate.
- (4) The height of the building does not exceed 15 feet as measured from the mean level of the ground surrounding the building to the peak of the roof.
- (5) The structure does not have a basement or enclosed crawl space.

**Ordinance 105-18E(5)(b)**

Unenclosed decks, patios, and steps that are not in any way roofed or tented over, provided that banisters, benches, handrails, etc. do not exceed 42 inches above the floor of the deck, and unenclosed decks, patios and steps meet the setback requirements for the residential zone (removed tables from wording and deleted maximum height and square foot requirements).

Ordinances 105-18E(5)(a) and 105-18E (5)(b) are to be moved from section 105-18 (Nonconforming Structures) to 105-20 (General Regulations).

**Ordinance 105-20E:**

Height regulations:

- (1) The height of any building or structure, other than an accessory building or minor structure, in any district shall not exceed 45 feet from mean level of the ground surrounding the building, including any projection above the roof, such as towers and spires, but excepting chimneys (on all buildings) and spires and towers on churches.
- (2) Except in R-A Residential Agriculture or R-AS Residence Recreational Districts, the height of any accessory building in a residential district shall not exceed 25 feet from the mean level of the ground surrounding the building, including any projection above the roof.
- (3) The height of any minor structure shall not exceed 15 feet.

**Ordinance 105-20J**

Accessory Facilities in a Residential District. Except when located in a C-2 Commercial District, an accessory building may be erected or maintained in connection with single-family or multifamily dwellings, provided:

- (1) The accessory building's use is limited to a garage, storage, an artist or music studio or an office.
- (2) The accessory building does not contain a full bath, sleeping, living or cooking facilities of any type. It may contain one half bath consisting of a commode and sink.