

AN ORDINANCE PROVIDING FOR THE ESTABLISHMENT OF UNIFORM BUILDING LINES UPON THE STREETS AND LANES OF THE BOROUGH; PROVIDING FOR THE ESTABLISHMENT OF A MINIMUM SETBACK DISTANCE BETWEEN ADJACENT LOTS; AND SETTING FINES AND PENALTIES FOR VIOLATIONS OF THIS ORDINANCE.

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The Council of the Borough of Manorville, Armstrong County, Pennsylvania, hereby ordains as follows:

**SECTION 1. DEFINITIONS.** As used in this Ordinance, the following definitions will apply:

**BOROUGH** - The Borough of Manorville, Armstrong County, Pennsylvania.

**STREET** - A right-of-way which is open for the general public use and is designated as a street on the official Borough Map.

**LANE** - A right-of-way which is open for the general public use and is designated as a lane on the official Borough Map.

**STRUCTURE** - Anything constructed or erected, the use of which requires a fixed location on the ground or an attachment thereto such as would cause it to become part of the real estate and be construed as realty or fixture rather than personal property, including, in addition to buildings, billboards, carports, porches, and other building features, but not including sidewalks, drives, fences and patios, without frost-free foundations.

**LOT** - A parcel of land occupied or capable of being occupied by one or more structures.

**SECTION 2. BUILDING LINES.** Pursuant to 53 P.S. Section 46202(26), it shall be unlawful for any person to erect a structure on any lot within the Borough of which any part is located within the following:

a. Ten (10) feet from the closest edge of the right-of-way of any street upon which the lot abuts (except as specified in "d", below);

b. Five (5) feet from the closest edge of the right-of-way of any lane upon which the lot abuts;

c. Five (5) feet from the lot boundary with any other adjacent lot; and

d. In the event that the lot abuts two streets, Five (5) feet from the closest edge of the right-of-way of any street which is not the longest street upon which the lot abuts.

**SECTION 3. PENALTIES.** Any individual violating the provision of this Ordinance, or aiding, abetting or assisting therein, shall, upon conviction thereof, before any District Magistrate in Armstrong County, Pennsylvania, be subject to a fine of not less than one hundred (\$100.00) dollars nor more than one thousand (\$1,000.00) dollars, together with costs of prosecution, and in default of payment of said fine and costs shall be sentenced to undergo imprisonment in the Armstrong County Jail for not less than one (1) day but not more than ten (10) days. Each day of noncompliance following the date of conviction shall constitute a separate violation.

**SECTION 4. PRIOR ORDINANCES.** All other Ordinances which are inconsistent with the above Ordinance are hereby repealed to the extent of said inconsistency.

**SECTION 5. SEVERALBILITY.** If any provision of this Ordinance is held to be void or unenforceable, all of the other provisions hereof shall nevertheless continue in full force and effect.

**SECTION 6. EFFECTIVE DATE.** This Ordinance shall be effective immediately upon passage.

DONE, ORDAINED AND ENACTED at a regular meeting of Council of the Borough of Manorville held at the Council Chambers on the 3RD day of NOVEMBER, 1997.

ATTEST  
(SEAL)

BOROUGH OF MANORVILLE

Joan A. Jahanec  
Secretary

BY: D. D. White  
President

Approved this 8<sup>th</sup> day of December, 1997.

John Cooper  
Mayor