

ZONING

205 Attachment 1

Borough of Oakmont

**Chart A
Lot, Yard and Height Requirements
Residential**

For every building hereafter erected and used in whole or in part as a dwelling, the following requirements apply:

	R-1	R-2	R-3 and SI	
Lot area	8,750 square feet per family	4,000 square feet per family	Detached single-family 2-family dwelling Townhouses, garden or multifamily apartments	2,400 square feet per dwelling unit 2,000 square feet per dwelling unit 1,500 square feet per dwelling unit
Lot frontage	70 feet	50 feet single-family 60 feet 2-family	Detached single-family 2-family dwelling Townhouses, garden or multifamily apartments	35 feet 40 feet 50 feet
Lot coverage	30%	35%	Detached single-family 2-family dwelling Townhouses, garden or multifamily apartments	40% 40% 30%
Front yard*	40 feet	30 feet	15 feet	
Side yard*	Aggregate 25 feet Minimum 10 feet	Aggregate 16 feet Minimum 6 feet	Detached single-family 2-family dwelling Townhouses, garden or multifamily apartments	5 feet minimum 5 feet minimum 7 feet minimum
Rear yard	25 feet	25 feet	20 feet	
Minimum floor area per dwelling unit	1,000 square feet	1,000 square feet	700 square feet	

NOTES:

COMMERCIAL DISTRICT. See Conditional Use, Article IV, for garden and multifamily apartments.

BUILDING HEIGHT. No building hereafter erected and used in whole or in part as a dwelling shall exceed 35 feet in height, provided that such height limit may be exceeded by one foot for each foot by which the width of each side yard is increased beyond minimum side yard requirements, up to a maximum of 50 feet. [Added 10-9-2000 by Ord. No. 026-2000]

*CORNER LOT. In all districts a corner lot shall have the same building setback requirement for front and side yard on all streets except alleys, lanes and ways as labeled on the Official Municipal Street Map of Oakmont Borough. For alleys, lanes and ways, the side yard setback requirements shall be 20 feet for R-1, 15 feet for R-2 and 10 feet for R-3.