

ZONING

205 Attachment 1

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 shall apply.

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

- (1) Commercial District: see Conditional Uses, Article IV, for garden and multifamily apartments.
- (2) 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.
- (3) 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.
- (4) Alterations to existing and/or new residential, commercial or industrial structures on lots immediately fronting the Allegheny River shall be limited to three stories in height.

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- (5) No zoning permit or certificate of occupancy for a new or changed principal use of a lot will be issued unless the lot has a front lot line in accordance with the standards of the zoning district in which it is located on an existing public street or on a street which will meet the Borough of Oakmont's requirements for a public street.