

ZONING

210 Attachment 1

Borough of Clarion

**Table of Dimensional Requirements
[Amended 11-3-2015 by Ord. No. 2015-810]**

Zoning District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Front Yard ¹ (feet)	Minimum Rear Yard (feet)	Minimum Side Yard (feet)	Maximum Height (feet)	Maximum Lot Coverage (percentage)
R-1 Single-family residential/ Townhouses	7,500 87,120	50 200	25 25	15 15	10 10	35 35	35% 45%
R-2 Medium-Density Residential District 1-family 2-family	7,500 8,500	50 50	25 25	15 15	10 10	35 35	35% 35%
R-3 High-Density Residential District 1-family 2-family Multifamily	7,500 8,500 10,000	50 50 50	25 25 25	15 15 15	10 10 10	35 35 35	35% 35% 35%
C-1 Commercial District ³	4,800	40 interior, 60 corner	None	20	None	60 ²	None specified
C-2 Commercial District ³	4,800	40 interior; 60 corner	25	20	10	60 ²	90%
CI Commercial/Industrial District	10,000	90	30	15	None	75 ²	90%
E Educational District	10,000	90	30	15	None	60	50%
MU Mixed Use District Senior Housing Multi-Family	7,500 43,560 43,560	50 100 100	25 25 25	15 15 15	10 10 10	35 45 ² 45 ²	35% 45% 45%

NOTES:

¹ Parcels located on corner lots must provide front yards on each street except where the side of the building is on a secondary street with a cartway of under 15 feet.

² Structures over 35 feet in height may be referred to the Clarion County Airport Authority for review.

³ Residential dwellings in the Commercial Districts are subject to residential lot, yard and height requirements as apply in the residential districts to single-family, two-family and multifamily dwellings.