

ZONING

27 Attachment 1

**Borough of Wesleyville**

**Basic Development Standards**

District (9)	Lot Area (1) Square feet	Minimum			Maximum			Lot Cover- age (7) %
		Lot Width (8) Feet	Front Yard (2, 3, 4, 5) Feet	Side Yard (2, 4) Feet	Rear Yard (2, 4) Feet	Unit Size (11) Square Feet	Height (6) Feet	
<b>R-1 Structures</b>								
Accessory	—	—	35	4	4	—	25	Include in overall %
Single- family detached	7,200	60	35	10	35	1,000	35	35
All other	7,200	60	35	10	35	1,000	35	40
<b>R-2 Structures</b>								
Accessory	—	—	30	4	4	—	25	Include in overall %
Single- family detached	5,200	50	30	8	30	800	35	40
Other residential uses	6,000 ± 800(1)	50	30	8	30	800	40	40
All other	6,000	50	30	8	30	800	40	45
<b>R-3 Structures</b>								
Accessory	—	—	25	4	4	—	25	Include in overall %
Single- family detached	4,200	40	25	7	25	600	35	45
Other residential uses	4,800 ± 600(1)	40	25	7	25	600	45	45
All other	4,800	40	25	7	25	600	45	50
<b>B-1 Structures</b>								
Residential	3,200 ± 400(1)	30	10(10)	5(10)	10	400	45	50
All other	3,500	30	10(10)	5(10)	10	400	50	60
<b>B-2 Structures</b>								
All Uses	7,500	70	35	10	35	400	50	70