

ZONING

460 Attachment 1

**Borough of Indiana**

**Schedule 1**

**[Amended 6-3-2003 by Ord. No. 2003-07; 2-2-2016 by Ord. No. 2016-03]**

This schedule applies to all uses except: town or row houses, multiple-family dwelling buildings and high-rise apartment buildings.

	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>U-1</b>	<b>C-1</b>	<b>C-2</b>	<b>M-1</b>	<b>MU-1</b>
<b>Minimum lot size (in square feet)</b>								
One and two family lots	6,000	6,000	5,000	5,000	N/A	N/A	N/A	6,000
All other permitted and special use lots	10,000	10,000	8,000	8,000	N/A	N/A	45,000	8,000
<b>Minimum yard widths</b>								
Front yard (feet)	25	20	20	20	N/A	10	10	12
Side yard each (feet)	6	5	5	5	N/A	5	10	5
Rear yard (feet)	25	25	25	25	N/A	15	15	10
<b>Detached retail building</b>								
Front yard (feet)	N/A	N/A	N/A	*10	N/A	N/A	N/A	N/A
Side yard (feet)	N/A	N/A	N/A	10	N/A	N/A	N/A	N/A
Rear yard (feet)	N/A	N/A	N/A	10	N/A	N/A	N/A	N/A
Minimum lot frontage (feet)	50	50	50	50	N/A	N/A	N/A	**50-65
Minimum lot depth (feet)	100	100	100	100	N/A	N/A	N/A	N/A
<b>Maximum building coverage</b>								
Percent of lot area	40	40	40	40	80	80	65	40
Maximum building height	2 1/2	2 1/2	2 1/2	2 1/2	N/A	5	4	*
Number of stories (feet)	35	35	35	35	75	50	40	*
(* See Number 4 in NOTES)								
(** See Number 5 in NOTES)								

**NOTES:**

1. N/A means not applicable: no dimension.
2. In the P-1, University District, no dimensional standards shall apply except building height shall not exceed 85 feet and eight stories.
3. Any building height over 65 feet shall require approval of a variance by the Zoning Hearing Board, and no variance for a height greater than 75 feet shall be approved for any reason.
4. All structures in the MU-1 District. West of South 7th Street from School to South Street and West of Wayne Avenue from South to Maple Street shall have a maximum height of 50 feet or four stories. Structures in the MU-1 District along the peripheral edge and the area East of Flemming Avenue to South 7th Street between Grant Street and Carter Avenue shall have a maximum height of 30 feet or 2 1/2 stories. All other structures in the MU-1 district shall have a maximum height of 40 feet or three stories.
5. All parcels over 10,000 square feet or more shall have a reduction to the minimum lot frontage to 50 feet.