

ZONING

460 Attachment 2

Borough of Indiana

Schedule 2

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

This schedule applies to:

1. Townhouses or row houses - principal permitted use in the R-3, MU-1 and U-1 Zone Districts.
2. Multiple-family dwelling buildings - principal permitted use in the R-3, MU-1 and U-1 Zone Districts. Special use in the C-1 and C-2 Zones.
3. High-rise apartment building - principal permitted use in the U-1 Zone Districts.
4. Integrated commercial-residential buildings - principal permitted use in the C-1 and MU-1 Zone Districts; special use in the C-2 Zone District.

	Townhouse or Row House Multiple-Family Building	High-Rise Apartment Building	U-1	MU-1
Minimum lot size				
Area (square feet)	7,200	20,000	7,200	6,000
Width (feet)	60	100	60	65
Depth (feet)	120	120	120	N/A
Lot area per dwelling unit (square feet)				
Three or more bedrooms	3,000	1,840		
Two bedrooms	2,100	1,310		
One bedrooms	1,800	1,100		
Efficiency apartment	1,600	1,000		
Any apartment in C-1 or C-2	600	600		
Maximum building coverage				
Percent of lot area	40	40	40	80
Maximum building height				
Number of stories	3	N/A	2 1/2	2 1/2-4
In feet	40	75	30	30-50
Minimum yard widths				
Front yard (feet)	20	20	*10	12
Side yard, when long wall of building is parallel to property line	30	30	10	5
Side yard abutting a street	20	20	10	10
Side yard, when short wall of building is parallel to property line	10	10	10	10
Rear yard (feet)	25	25	10	10
Yard width increase for each floor above the third floor	N/A	3	N/A	N/A

Notes:

1. N/A means not applicable: no dimension.
2. 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.
3. See § 460-25C(3) for developer options in the R-3 and U-1 Zones.