

ZONING REGULATIONS

405 Attachment 1

City of Leadington

Height and Area Regulations
[Ord. No. 233, 9-9-2008]

District	Minimum Lot Area Per Family in Square Feet	Minimum Lot Area in Square Feet	Minimum Lot Width in Feet	Minimum Yard Requirement in Feet			Maximum Building Height		Percentage of Lot Covered by All Buildings
				Front	Side	Rear	Feet	Stories	
A Agricultural	43,560 (1 acre)	43,560 (1 acre)	150	30	15	30	35	2 1/2	30%
R-1 Single-Family Residential	7,500 1-family	7,500	75	30	8	25	35	2 1/2	30%
R-2 General Residential	5,000 2-family	10,000	75	30	8	25	35	2 1/2	30%
	2,500 multiple ¹	¹	75	30	²	25	45	3	40%
MH Mobile Home Park	³	³	40	⁴	⁴	⁴	35	2 1/2	70%
C-1 General Commercial	For dwellings same as R-1 or R-2 District	None ⁵	None ⁵	30	8 ⁶	25	35	2 1/2	For dwellings same as R-1 or R-2 District
I Industrial	Dwellings not permitted	None	None	30	20 ⁶	25	45	3	None

NOTES:

- ¹ Minimum lot size is twelve thousand five hundred (12,500) square feet. An additional two thousand five hundred (2,500) square feet is required for each family over three (3).
- ² For buildings less than three (3) stories in height. For three (3) story buildings, each side yard shall be not less than ten (10) feet. For buildings more than three (3) stories in height, the side yards shall be increased one (1) foot for each story above the third.
- ³ Minimum lot area is three thousand five hundred (3,500) square feet for mobile homes up to and including homes sixty (60) feet in length; four thousand (4,000) square feet for mobile homes over sixty (60) feet in length.
- ⁴ Mobile home spaces shall provide the following minimum clearances: fifteen (15) feet between mobile homes except those parked end-to-end; ten (10) feet between mobile homes parked end-to-end; ten (10) feet between mobile homes and any building; six (6) feet between mobile homes and any property line bounding the mobile home park.
- ⁵ Minimum lot areas and widths for R-1 and R-2 Districts apply for dwellings in a C-1 District.
- ⁶ Minimum side yards apply only where a commercial or industrial district adjoins a residential district.