

ZONING

550 Attachment 1

Borough of Kittanning

Schedule I-A

Lot Size, Area, Setbacks, Building Height and Coverage Standards for Other than One- and Two-Story Dwellings in the Borough of Kittanning

	Attached or Row House Apartment	Multiple- Family Apartment	Garden Apartment	High-Rise Apartment*
Minimum lot size				
Area	5,000	6,000	20,000	20,000
Width	50	60	150	150
Depth	100	100	100	100
Lot area per dwelling unit	2,500	—	2,500	—
4 or more bedrooms	—	3,000	—	1,840
3 bedrooms	—	2,100	—	1,310
2 bedrooms	—	1,800	—	1,100
1 bedroom	—	1,600	—	1,000
Minimum setback and yards				
Front	30	30	30	30
Side	10	10	10	—
When any dwelling unit fronts on a side yard	30	30	30	—
Rear	25	25	30	30
Maximum building height				
Stories	2.5	2.5	3	3
Feet	35	35	40	85
Maximum building coverage				
(Percent of lot coverage)	50%	50%	50%	40%

NOTES:

* For multiple-family dwelling apartments over three stories or 40 feet, the following shall apply:

- (1) Front yard: 30 feet as specified plus whichever of the following results in the greatest dimension:
 - (a) Three feet for each story over three;
 - (b) One foot for each three feet or fraction thereof over 40 feet.
- (2) Rear yard: same as for front yard.
- (3) Side yard: each of two required - when abutting a street, same as required for front yard depth; when not abutting a street, 20 feet plus whichever of the following results in the greatest dimension:
 - (a) Three feet for each story over three;
 - (b) One foot for each three feet or fraction thereof over 40 feet.