

ZONING

260 Attachment 1

City of Butler

**Bulk and Dimensional Requirements  
by Zone District<sup>3</sup>**

|  | R-1   | R-2   | R-3   | R-O   | C-1             | C-2             |
|--|-------|-------|-------|-------|-----------------|-----------------|
| Lot or yard requirements                       |       |       |       |       |                 |                 |
| Minimum lot area (square feet)                 |       |       |       |       |                 |                 |
| Single-family                                  | 6,500 | 5,000 | 4,000 | 4,000 | None            | None            |
| Two-family                                     |       | 7,000 | 4,000 | 4,000 |                 |                 |
| Row dwelling (each,<br>maximum of 6 per group) |       |       | 1,800 |       |                 |                 |
| Multiple dwelling building                     |       |       | 6,000 | 6,000 |                 | 6,000           |
| Additional dwelling<br>units over 3            |       |       | 500   | 500   |                 | 500             |
| When only efficiency or 1<br>bedroom           |       |       | 350   | 350   |                 | 350             |
| Apartment hotels                               |       |       |       | 5,000 |                 |                 |
| Additional dwelling units<br>over 3            |       |       |       | 350   |                 |                 |
| Hotels and motels, first<br>10 units           |       |       |       | 5,000 |                 |                 |
| Second ten units                               |       |       |       | 100   |                 |                 |
| Additional units over 20                       |       |       |       | 50    |                 |                 |
| Other permitted uses                           |       | 6,000 | 5,000 | 5,000 | None            |                 |
| Minimum lot width (feet)                       |       |       |       |       |                 |                 |
| One and two-family<br>structures               | 75    | 50    | 40    |       | 40              |                 |
| Added per dwelling<br>unit over 2              |       |       | 2     |       | 2               |                 |
| Other permitted uses                           |       | 50    | 50    |       | 50              |                 |
| Minimum yard setback (feet)                    |       |       |       |       |                 |                 |
| Front yard                                     | 25    | 20    | 20    | 25    | 20 <sup>1</sup> | 20 <sup>1</sup> |
| Rear yard                                      |       |       |       |       | 20 <sup>1</sup> | 20 <sup>1</sup> |
| Principal building                             | 25    | 20    | 20    | 25    |                 |                 |
| Accessory building                             | 5     | 5     | 5     | 5     |                 |                 |

CITY OF BUTLER CODE

|                                       | R-1 | R-2 | R-3 | R-O             | C-1             | C-2             |
|---------------------------------------|-----|-----|-----|-----------------|-----------------|-----------------|
| Side yard                             |     |     |     |                 | 20 <sup>1</sup> | 20 <sup>1</sup> |
| Interior lot                          |     |     |     |                 |                 |                 |
| Total width (percentage of lot width) | 30  | 30  | 30  | 30              |                 |                 |
| One side (percentage of lot width)    | 10  | 10  | 10  | 10              |                 |                 |
| End row house unit (feet)             |     | 15  | 10  |                 |                 |                 |
| Neighborhood commercial               |     |     |     |                 |                 |                 |
| Total width (feet)                    |     | 20  | 8   |                 |                 |                 |
| One side                              |     | 20  | 8   |                 |                 |                 |
| Corner lot                            |     |     |     |                 |                 |                 |
| Total width (percentage of lot width) | 30  | 35  | 30  | 35              |                 |                 |
| Yard abutting street (feet)           | 12  | 12  | 8   | 10              |                 |                 |
| End row house unit (feet)             |     | 15  | 10  |                 |                 |                 |
| Buildings over three stories (feet)   |     |     |     |                 |                 |                 |
| Add to front yard per floor over 3    |     | 3   | 3   | 10 <sup>2</sup> |                 |                 |
| Add to side yard per floor over 3     |     | 2   | 2   | 2 <sup>2</sup>  |                 |                 |
| Add to rear yard per floor over 3     |     | 2   | 2   | 2 <sup>2</sup>  |                 |                 |
| Maximum building height (feet)        |     | 45  | 80  | None            | None            | None            |
| One-family dwelling                   | 30  |     |     |                 |                 |                 |
| All other structures                  | 45  |     |     |                 |                 |                 |
| Coverage of the lot by buildings      |     |     |     |                 |                 |                 |
| (Percentage of total lot area)        | 35  | 40  | 45  | 55              |                 |                 |
| Floor area ratio (to lot area)        |     |     |     |                 | 3x              | 8x              |

NOTES:

<sup>1</sup> Applies to commercial properties abutting residentially zoned land or across the street from it. Otherwise there are no setback requirements in the C-1 and C-2 Districts.

<sup>2</sup> Applies to each ten (10) feet of height over forty (40) feet.

<sup>3</sup> In the Industrial M-1 and M-2 Districts there are no bulk and dimensional requirements except yard setbacks when adjacent to or across the street from residential zone districts.