

ZONING

165 Attachment 6

Borough of Bell Acres

Residential Use Dimensional Requirements, § 165-49

[Amended 11-11-2002 by Ord. No. 226; 12-11-2006 by Ord. No. 247; 8-9-2010 by Ord. No. 260; 3-9-2020 by Ord. No. 302]

District	Dwelling Unit Types	Minimum Site Area (acres)	Minimum Lot Area (per dwelling unit)	Minimum Lot Width at Building Setback Line (feet)	Minimum Setback Front (feet)	Minimum Yards Side (each) (feet)	Minimum Setback Rear (feet)	Maximum Percentage of Paving in Front Yard	Maximum Building Height (stories ¹)	Dwelling Units (per developable acre ⁵)
R1	Single-family	—	2 acres	200	50	20	30	10%	2 + A, B	—
R2	Single-family	—	1 acre	150	50	15	30	20%	2 + A, B	—
R3	Single-family	—	1/2 acre	90	35	10	30	25%	2 + A, B	—
	Duplex	—	1 acre ³	90 ³	35	10	30	30%	2 + A, B	2
R4	Single-family	—	6,500 square feet	60	20 ⁵	7.5	30	30%	2 + A, B	—
	Duplex	—	10,000 square feet ³	90 ³	20 ⁶	10	30	30%	2 + A, B	4
	Townhouse	1	2,500 square feet	24	20 ⁵	— ⁴	40	90%	2 + A, B	6
	Apartment	3	—	—	35	— ⁴	— ⁴	—	4 + A, B	18
M1	Single-family	—	6,500 square feet	60	35	7.5	30	30%	2 + A, B	—
	Duplex	—	10,000 square feet ³	90 ³	35	10	30	30%	2 + A, B	4
	Townhouse	1	2,500 square feet	24	35	— ⁴	40	90%	2 + A, B	6
M2	Townhouse	1	2,500 square feet	24	20 ⁷	— ⁴	40	90%	2 + A, B	6
RR-1	Single-family	—	5 acres	200	50	20	30	10%	2 + A, B	—

NOTES:

¹ A = Attio; B = Basement/garage

² In the absence of public water and municipally approved sanitary sewers, the R1 requirements apply.

³ Requirements per two dwelling units.

⁴ Minimum building separation for townhouse buildings shall be 30 feet and for apartment buildings shall be 60 feet. Townhouse and apartment buildings shall be no closer than 40 feet from the developments perimeter side and rear lot lines.

⁵ For Ambridge Avenue in the R-4 Zoning District, the front setback shall be 35 feet.

⁶ Developable acre - any area within the parcel that is free of the following: existing rights of way or easements; steep slopes of 25% or greater (as per the Borough Geological Hazard Slope Map); landslide-prone areas (as per the Borough Geological Hazard Landslide-Prone Soil Map); wetlands; floodplains; spring seeps (twenty-five-foot buffers); the twenty-five-foot stream buffers from the top of each bank of perennial and Intermittent streams with defined beds of at least one foot of width and defined banks of at least six inches of height, and where there is not a defined bed and bank, the fifty-foot buffer applies to the natural drainage swale that in draining a minimum of five acres.

⁷ Townhouse buildings may be no closer than 40 feet from Pennsylvania state route rights-of-way.