

ZONING

330 Attachment 4

Borough of Sewickley

Table 3: Dimensional Table (Single Building on Lot*)
[Amended 6-20-2016 by Ord. No. 1343]

Density D.U./Gross Acre	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Unit Type	Maximum Building Coverage (%)	Maximum Impervious Area (%)	Principal Building Setbacks (Minimum Dimension Unless Otherwise Noted)			Side Lot Line Setback for Driveways (feet)	Maximum Principal Building Height (feet)				
						Front (feet)	Side (feet)	Rear (feet)		Roof Type				
										Flat	Mansard	Gable	Hip	Gambrel
Single-Family Residential (R-1)														
3	12,000	75	All uses	35%	50%	35	25 total with 1 side not less than 10	30	2 (minimum)	38	42	42	42	42
Single-Family Residential (R-1A)														
6	5,500	50	All uses	45%	60%	20**	12 total with 1 side not less than 6	20	2 (minimum)	38	42	42	42	42
Multifamily Residential (R-2)														
7	5,000	40	Detached	40%	60%	20	14 total with 1 side not less than 6	15	2 (minimum)	38	42	42	42	42
			Duplex	40%	60%									
			Flat	45%	70%									
			Townhouse	45%	70%									
			Apartment	50%	75%									
General Commercial (C-1)														
				85%	90%	10 (max.)	0	5	5 (maximum)	40	45	45	45	45
Highway Commercial (C-2)														
				60%	85%	15	10	20	10 (maximum)	25	30	30	30	30
Institutional (Inst.)														
				40%	75%	30	15	30	15 (maximum)	40	45	45	45	45
Industrial (I)														
				85%	90%	15	10	20	10 (maximum)	30	35	35	35	35
Open Space (OS)														
				10%	40%	30	15	30	15 (maximum)	45	45	45	45	45
Village Overlay (VO)														
				100%	100%	5 (max.)	0	0	5 (maximum)	40	45	45	45	45
Ohio River Boulevard Mixed-Use District (OMU)														
7	0 to 5,500	40	Detached	40%	60%	25	14 total with 1 side not less than 6	20	4 (maximum)	38	38	38	38	38
			Duplex/flat	45%	70%									
			Townhouse	45%	70%									
			Apartment	50%	75%									
NA	NA	NA	Nonresidential	85%	90%	15	5	15	10 (maximum)	40	40	40	40	40

NOTE: See also *§ 330-409, Multiple principal building standards, and **§ 330-408, Neighborhood compatibility standards.