

ZONING

290 Attachment 3

**Borough of West Mifflin**

**Tables of Dimension, Area and Bulk Standards**

**Table A**

<b>Minimum Lot Area (or Maximum Dwelling Unit Density) *whichever use is more restrictive</b>							
<b>Zoning District</b>	<b>One-Family Dwelling</b>	<b>Two-Family Dwelling</b>	<b>Townhouse</b>	<b>Multifamily Dwelling</b>	<b>Mobile Home</b>	<b>Group Residence</b>	<b>Other Uses</b>
R-1	7,250 square feet (6 dwelling units/acre)	7,500 square feet	7,500 square feet	N/A	N/A	N/A	N/A
R-2	6,000 square feet (7 dwelling units/acre)	4,000 square feet (12 dwelling units/acre)	3,000 square feet (14 dwelling units/acre)	N/A	N/A	(7 dwelling units/acre)	10,000 square feet (4 dwelling units/acre)
R-3	5,000 square feet (8 dwelling units/acre)	6,500 square feet (6 dwelling units/acre)	3,000 square feet (14 dwelling units/acre)	1,500 square feet (6 dwelling units/acre)	N/A	(7 dwelling units/acre)	10,000 square feet (4 dwelling units/acre)
R-4	6,000 square feet	4,000 square feet	2,500 square feet	1,500 square feet	6,000 square feet	(7 dwelling units/acre)	10,000 square feet

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**Table B**

<b>Minimum Front Yard</b>		<b>Minimum Side Yard</b>					
<b>Zoning District</b>	<b>All uses (feet)</b>	<b>One-Family Dwelling</b>	<b>Two-Family Dwelling</b>	<b>Townhouse</b>	<b>Multifamily Dwelling</b>	<b>Mobile Home</b>	<b>Other Buildings</b>
R-1	25	2 yards required, totaling 15 feet, with neither less than 5 feet	2 yards required, each being 10 feet	N/A	N/A	N/A	2 yards required, each being 20 feet
R-2	25	2 yards required, with neither less than 5 feet	2 yards required, each being 10 feet	2 yards required, each being 15 feet	N/A	N/A	2 yards required, each being 20 feet
R-3	25	2 yards required, totaling 15 feet, with neither less than 5 feet	2 yards required, totaling 20 feet, with neither less than 10 feet	2 yards required, each being 15 feet	2 yards required, each being 25 feet	N/A	2 yards required, each being 20 feet
R-4	25	2 yards required, with neither less than 5 feet	2 yards required, each being 15 feet	2 yards required, each being 15 feet	2 yards required, each being 20 feet	2 yards required, with neither less than 5 feet	2 yards required, each being 20 feet

**NOTES:**

Unenclosed porches shall be permitted to encroach into front yards up to eight feet in all residential zoning districts.

Unenclosed porches shall be permitted to encroach into side yards up to 50% the size of the yard in all residential zoning districts.

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Table C

Zoning District	Rear Yard (feet)					Maximum Building Height	
	One-Family Dwelling	Two-Family Dwelling	Multifamily Dwelling	Mobile Home	Other Uses	Main/Principal Structure (stories)	Accessory Structure (feet)
R-1	30	30	N/A	N/A	40	2.5	14
R-2	25	25	N/A	N/A	35	2.5	14
R-3	25	25	35	N/A	35	2.5	14
R-4	25	25	35	25	35	2.5	14

Table D

Zoning District	Minimum Lot Width (feet)			Maximum Lot Coverage	Minimum Dwelling Unit Size
	One-Family Dwelling	Two-Family Dwelling	Other Uses	All Uses	All Uses (square feet)
R-1	65	65	N/A	40%	800
R-2	50	50	N/A	40%	800
R-3	50	50	80	40%	800
R-4	50	50	50	40%	N/A

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Table E

Zoning District	Minimum Lot Size (square feet)	Minimum Front Yard (feet)	Minimum Side Yard	Minimum Rear Yard (feet)	Maximum Building Height	Minimum Lot Width	Maximum Lot Coverage (%)	Minimum Distance Between Buildings (feet)	Maximum Building Length
C-1	5,000	25 (1.5 additional feet per floor above 4 floors)	10 feet (3 additional feet per floor above 3 floors) or 30 feet plus the height of the building if abutting a residential district	20 (1 additional foot per floor above 3 floors)	60 feet or 5 stories	50	80%	20	N/A
C-2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	400 feet, or on a site containing 75 contiguous acres or more, 2,000 feet
I-1	8,000	2 yards required, each being 10 feet, or 50 feet on sides abutting a residential district	25 feet, or 50 feet if abutting a residential district	60 feet or 5 stories	80	65%	N/A	N/A	
I-2	10,000		2 yards required, each being 10 feet, or 50 feet on sides abutting a residential district	50	40 feet or 4 stories	100	55%	N/A	N/A

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<b>Zoning District</b>	<b>Minimum Lot Size (square feet)</b>	<b>Minimum Front Yard (feet)</b>	<b>Minimum Side Yard</b>	<b>Minimum Rear Yard (feet)</b>	<b>Maximum Building Height</b>	<b>Minimum Lot Width</b>	<b>Maximum Lot Coverage (%)</b>	<b>Minimum Distance Between Buildings (feet)</b>	<b>Maximum Building Length</b>
WD	5,000		10 feet (3 additional feet per floor above 3 floors) or 30 feet plus the height of the building if abutting a residential district	20 (1 additional foot per floor above 3 floors)	60 feet or 5 stories	50	80%	20	N/A
MUOD	5,000		30 feet plus the height of the building on sides abutting residential property	20	35 feet or 3 stories for new construction as a permitted use; higher at the discretion of the elected officials for a conditional use	50	80%	20	N/A