

**TOWNSHIP OF ROBINSON
ALLEGHENY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2 OF 2025

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF
THE TOWNSHIP OF ROBINSON, ALLEGHENY COUNTY,
COMMONWEALTH OF PENNSYLVANIA, AMENDING SECTION
300-39; (R-4) - MULTIPLE FAMILY RESIDENTIAL DISTRICT,
SUBPARAGRAPH C: MINIMUM LOT AREA; MINIMUM LOT
COVERAGE; YARD REQUIREMENTS FOR SINGLE AND
MULTIPLE STRUCTURE DEVELOPMENTS AND BUILDING
SPACING.**

WHEREAS, the Board of Township Commissioners of the Township of Robinson have determined that certain area and bulk requirements in the R-4 Multiple Family Residential District are outdated and should be amended to more closely reflect those area and bulk requirements as set forth in the R-3 Minimum Density Residential District to foster development in the R-4 Multi Family Residential District;

NOW, THEREFORE, be it ordained and enacted by the Board of Commissioners of the Township of Robinson, and it is hereby ordained and enacted by the Authority of the same as follows:

1. **Section 300-39 (R-4) Multi Family Residential District**, is hereby amended to read as follows:

(C) (2) – Minimum Lot Area

(a) – Townhouse dwellings: 2,200 square feet of lot area per dwelling unit.

2. **Section 300-39 (R-4) Family Residential District**, is hereby amended to read as follows:

(C) (3) - Minimum Lot Width

(a) - Multi-Family uses, including townhouse dwellings: 100 feet.

3. Section 300-39 (R-4) Maximum Lot Coverage, is hereby amended to read as follows:

(C) (5) - Maximum Lot Coverage

- (a) (1) Townhouse dwellings, multiple family uses: 50%
- (a) (2) Other uses: 40%

4. Section (R-4) Yard Requirements for Single and Multiple Structure Development, is hereby amended to read as follows:

(C) (6) Yard Requirements for Single and Multiple Structure Developments.

(a) Front yards.

- (1) Public Street – 45 feet from the curb.
- (2) Private Street – 30 feet from the curb.

(b) Side yards.

- (1) Townhouse dwellings and multiple family garden apartment dwellings: 10 feet, each yard.

(c) Rear yards.

- (1) All principle uses: Townhomes 20 feet.

5. Section 300-39 (R-4) Building spacing, is hereby amended to read as follows:

- (C) (7) All principal structures within a multiple structure development shall be separated by at least 20 feet; buildings over three stories shall maintain an additional separation of 10 feet for every story over three.

6. All other provisions of Section 300-39, R-4 Multi-Family Residential District shall remain in full force and affect.

7. Severability. The provisions of the Ordinance shall be construed to be severable. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, invalidity, or illegality shall not affect or impair any of the remaining provisions, sentences,

clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Township of Robinson that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof had not been included herein.

8. **Repealer.** That any Ordinance, or part of any Ordinance, conflicting with this Ordinance be and the same is hereby repealed insofar as the same effects this Ordinance.

ORDAINED AND ENACTED BY THE BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF ROBINSON, ALLEGHENY COUNTY, PENNSYLVANIA THIS 3RD
DAY OF MARCH, 2025.

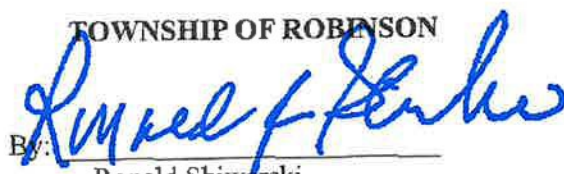
ATTEST:

By:


Frank Piccolino III

TOWNSHIP OF ROBINSON

By:


Ronald Shiwardski