

ZONING

205 Attachment 2

Borough of Oakmont Chart B Area, Yard and Height Requirements Commercial and Industrial

For every building hereafter erected and used in whole or in part as a commercial or industrial structure, the following requirements shall apply.

	Coverage Occupied by Structure	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Height (feet)
Commercial					
Any structure on a lot adjacent to a residential district when not separated by a public street or alley	60%	15	15	40	40 ⁽³⁾
Any new structure on a lot between and/or abutting existing structures in a contiguous row in the same block	—	(2)	0	15	40
Any freestanding structure, as a permitted use, other than those listed above	60%	15	15	20	40
These requirements are superseded if other yard requirements are stipulated for conditional uses and special exceptions					
Industrial					
Any structure abutting a street or another district	70%	25	10	15	55
Any structure not abutting a street, way or commercial district	70%				55
Building less than 15 feet in height		25	10	25	
Building 15 feet to 30 feet in height		25	15	25	
Building 30 feet to 55 feet in height		25	25	25	
Any structure adjacent to a residential district	60%				55
Building less than 15 feet in height		25	15	50	
Building 15 feet to 30 feet in height		25	30	50	
Building 30 feet to 55 feet in height		25	50	50	

NOTES:

- (1) Minimum lot size: Any new subdivided lot in an Industrial District shall be 20,000 square feet. All lots must front on a dedicated street.
- (2) The front yard same as that of existing buildings in same block.
- (3) Any structure proposed to be located within 40 feet of a residential property shall be limited to 26 feet.
- (4) Alterations to existing and/or new residential, commercial or industrial structures on lots immediately fronting the Allegheny River shall be limited to three stories in height.

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- (5) No zoning permit or certificate of occupancy for a new or changed principal use of a lot will be issued unless the lot has a front lot line, in accordance with the standards of the Zoning District in which it is located on an existing public street or on a street which will meet the Borough of Oakmont's requirements for a public street.