

ZONING

27 Attachment 1

Borough of Braddock Hills

Table 201
Permitted Uses, Conditional Uses, Yard and Area Requirements
(Ord. 2-1991, 7/12/1991, Table 201; as amended by Ord. 5-1992, -/-/1992, § 1; by Ord. 2-2000, 5/11/2000, § 2; by Ord. 3-2013, 8/22/2013, § 2; by Ord. 1-2016, 6/15/16, § 1; and by Ord. 1-2019, 4/9/2019, § 2)

District	R-1 Residential Single Family)	R-2 Residential (Low Density)	T-R Transitional (Medium Density)
PERMITTED USES	Single-family dwelling	Single-family dwelling	Apartments
	Community use	Community use	Single-family dwelling
	Accessory uses	Accessory uses	Two-family dwellings
			Townhouses
			Community use
			Schools
			Accessory uses
CONDITIONAL USES	Public buildings	Public buildings	Personal services
	Single-family hillside dwelling	Hillside dwelling	Business services
		Two-family dwellings	Retail store
			Public buildings
			Group residence
			Child care center
			Private club
			Ancillary shops
			Community home
			Assisted living facility
			Personal care home
			Long-term nursing facility
			Custodial care facility
PLANNED DEVELOPMENT	Planned residential development	Planned residential development	Planned residential development
MINIMUM LOT AREA	8,000 sq. ft.	6,000 sq. ft.	5,000 sq. ft.
MINIMUM LOT AREA/FAMILY	8,000 sq. ft.	3,000 sq. ft.	2,500 sq. ft.

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District	R-1 Residential Single Family)	R-2 Residential (Low Density)	T-R Transitional (Medium Density)
MINIMUM LOT WIDTH	75 feet	50 feet	40 feet
MINIMUM FRONT YARD	25 feet	20 feet	15 feet
MINIMUM SIDE YARDS	10 feet	5 feet	5 feet
MINIMUM REAR YARD	20 feet	15 feet	15 feet
MAXIMUM HEIGHT	35 feet	35 feet	35 feet

District	S-1 Institutional	B-1 Office	B-2 Business
PERMITTED USES	Church	Office	Retail stores
	Cemetery	Banks	Personal services
	Community use	Community use	Offices
	Schools	Professional offices	Banks
	Horticulture	Research facilities	Commercial schools
	Rectory	Personal services	Amusement use
	Accessory uses	Hospitals	Motels
		Clinics	Community use
		Accessory uses	Accessory uses
	CONDITIONAL USES	Single-family dwelling	Light manufacturing
Clinics		Vehicle services	Vehicle services
Private recreation		Ancillary shops	Gas stations
Public buildings		Ancillary restaurants	Manufacturing
Radio communications facility		Apartments	Recycling facility
Community home		Hotel/motel	Self-storage facility
Assisted living facility		Billboards	Hotel/motel
Personal care home		Self-storage facilities	
Long-term nursing facility			
Custodial care facility			
PLANNED DEVELOPMENT	None	None	None
MINIMUM LOT AREA	8,000 sq. ft.	8,000 sq. ft.	5,000 sq. ft.
MINIMUM LOT	8,000 sq. ft.	2,500 sq. ft.	2,500 sq. ft.

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District	S-1 Institutional	B-1 Office	B-2 Business
AREA/FAMILY			
MINIMUM LOT WIDTH	55 feet	55 feet	40 feet
MINIMUM FRONT YARD	30 feet	30 feet	15 feet
MINIMUM SIDE YARDS	25 feet	8 feet	5 feet
MINIMUM REAR YARD	20 feet	20 feet	15 feet
MAXIMUM HEIGHT	35 feet	35 feet	35 feet