

ZONING

202 Attachment 1

Borough of Trafford

Schedule of Lot, Height and Off-Street Parking Requirements

	R-1	R-2	R-3¹	C-1	C-2	I-1	I-2	P
Buildings:								
Maximum height (stories)	2½	2½		3	3	None	None	2½
Maximum height (feet)	35	35		50	50	None	None	35
Lots:								
Minimum width (feet)	*65 - 70 - 100 depending on utilities**			20	20	120	120	200
Minimum area (square feet)	*8,500 - 10,000 - 20,000 depending on utilities**			2,000	2,000	20,000	20,000	2+ acres
Maximum building coverage (percent net lot)	25	40		85	80	50	50	10
Front yard:								
Minimum depth (feet):								
Minor streets	*35	*35		—	—	35	35	35
Major streets	*40	*40		—	—	35	35	35
Side yard:								
Number required	2	2		—	—	2	2	2
Minimum width feet (main buildings)	7½	7½		—	—	35	35	35
Corner lots (feet):								
Major streets	*30	—		—	—	—	—	—
Minor streets	*25	—		—	—	—	—	—
Private garage	3	—		—	—	—	—	—
Private swimming pool	3	—		—	—	—	—	—
Rear yard:								
Minimum depth, exclusive of any accessory use (feet)	20	20		10	10	35	35	35
Private garage	3	—		—	—	—	—	—
Private swimming pool	3	—		—	—	—	—	—

XXXXX CODE

¹ Editor's Note: Requirements for R-3 Multiple-Family Residential Districts are contained in § 202-25.