

ZONING

300 Attachment 1

City of Lower Burrell

Lot Requirements and Height Standards

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. D)]

|                                  | Lot Area/<br>Family | Front<br>Yard | Side Yard                        |        | Rear<br>Yard | Lot Width |        |
|----------------------------------|---------------------|---------------|----------------------------------|--------|--------------|-----------|--------|
|                                  |                     |               | Interior                         | Corner |              | Interior  | Corner |
| <b>R-1</b>                       |                     | 30            | 8 feet one side                  | *      | 40           | 70        | 90     |
| WWS                              | 10,000              |               |                                  |        |              |           |        |
| WE                               | 15,000              |               |                                  |        |              |           |        |
| WN                               | 20,000              |               |                                  |        |              |           |        |
| <b>R-2</b>                       |                     |               |                                  |        |              |           |        |
| One-family                       |                     | 25            | 6 feet one side<br>18 feet total | *      | 40           | 60        | 75     |
| WWS                              | 7,500               |               |                                  |        |              |           |        |
| WE                               | 10,000              |               |                                  |        |              |           |        |
| WN                               | 20,000              |               |                                  |        |              |           |        |
| Two-family                       |                     | 25            | 6 feet one side<br>18 feet total | *      | 40           | 60        | 75     |
| WWS                              | 3,750/du            |               |                                  |        |              |           |        |
| WE                               | 5,000/du            |               |                                  |        |              |           |        |
| WN                               | 10,000/du           |               |                                  |        |              |           |        |
| <b>R-3</b>                       |                     |               |                                  |        |              |           |        |
| One-family                       |                     | 25            | 6 feet one side<br>18 feet total | *      | 40           | 60        | 75     |
| WWS                              | 7,500               |               |                                  |        |              |           |        |
| WE                               | 10,000              |               |                                  |        |              |           |        |
| WN                               | 20,000              |               |                                  |        |              |           |        |
| Two-family                       |                     | 25            | 6 feet one side<br>18 feet total | *      | 40           | 60        | 75     |
| WWS                              | 3,750/du            |               |                                  |        |              |           |        |
| WE                               | 5,000/du            |               |                                  |        |              |           |        |
| WN                               | 10,000/du           |               |                                  |        |              |           |        |
| Townhouse<br>and row<br>dwelling |                     | 25            | 15                               | *      | 40           | 135       |        |
| WWS                              | 4,000/du            |               |                                  |        |              |           |        |
| WE                               | 8,000/du            |               |                                  |        |              |           |        |
| WN                               | 10,000/du           |               |                                  |        |              |           |        |
| Garden apts.                     |                     | 30            | 25                               | *      | 40           | 135       |        |

LOWER BURRELL CODE

|            | Lot Area/<br>Family             | Front<br>Yard | Side Yard              |        | Rear<br>Yard | Lot Width |        |
|------------|---------------------------------|---------------|------------------------|--------|--------------|-----------|--------|
|            |                                 |               | Interior               | Corner |              | Interior  | Corner |
| WWS        | 3,500/du                        |               |                        |        |              |           |        |
| WE         | 5,000/du                        |               |                        |        |              |           |        |
| WN         | 5,000/du                        |               |                        |        |              |           |        |
| High-rise  | See PRD<br>provisions<br>Part 8 |               |                        |        |              |           |        |
| <b>S-1</b> |                                 | 40            | 16 feet either<br>side | *      | 40           | 100       | 125    |
| One-family |                                 |               |                        |        |              |           |        |
| WWS        | 20,000                          |               |                        |        |              |           |        |
| WE         | 40,000                          |               |                        |        |              |           |        |
| WN         | 40,000                          |               |                        |        |              |           |        |
| <b>S-1</b> |                                 |               |                        |        |              |           |        |
| One-family |                                 | 40            | 16 feet each<br>side   | *      | 40           | 100       | 125    |
| WWS        | 20,000                          |               |                        |        |              |           |        |
| WE         | 40,000                          |               |                        |        |              |           |        |
| WN         | 40,000                          |               |                        |        |              |           |        |

\* Abutting a street, not less than the depth of front yard required on the adjoining lot on abutting street; not abutting a street, minimum 16 feet in S-1 and S-3; eight feet in R-1; six feet in R-2 and R-3.

WWS - With water and sewer.

WE - With either water or sewer.

WN - With neither water nor sewer.

ZONING

**Height Standards**

| <b>S-1, S-2, R-1, R-2 and R-3</b>                     | <b>Maximum Height</b>                 |
|---|---------------------------------------|
| One-family dwelling                                   | 35 feet (not to exceed two stories)   |
| Other main structures                                 | 45 feet (not to exceed three stories) |
| Accessory structures (farm buildings, not applicable) | 15 feet (not to exceed one story)     |

Exemptions: provided under Article XV. Additional specific regulations and exemptions:

| <b>R-2 (see § 300-154)</b>                      | <b>Maximum Height</b>               |
|---|-------------------------------------|
| High-rise structure in land development project | 10 stories (maximum)                |
| Two-family dwelling                             | 30 feet (not to exceed two stories) |
| <b>R-3 (see § 300-154)</b>                      |                                     |
| High-rise structure in land development project | 10 stories (maximum)                |