

ZONING

27 Attachment 4

Borough of Beaver

Table 27-2

Dimensional Standards

[Ord. 778, 5/8/2012; as amended by Ord. No. 836, 9/11/2018]

	<b>R-1</b>	<b>R-2</b>	<b>P</b>	<b>RC-1</b>	<b>RC-2</b>	<b>GCW</b>	<b>SC</b>	<b>GCE</b>
Minimum Lot Area	4,000 square feet, all permitted uses	Single-family: 4,000 square feet Two-family: 6,000 square feet Multifamily: 6,000 square feet or 1,500 square feet per unit Conditional uses: 6,000 square feet All other uses: 8,000 square fee	n/a	2,000 square feet, all permitted and conditional uses	2,000 square feet all permitted and conditional uses	Permitted: 4,000 square feet Conditional: drive-in restaurant: 4,000 square feet All other conditional: 8,000 square feet	Permitted and conditional: 4,000 square feet Conversion apartments: 6,000 square feet Multifamily: 6,000 square feet or 1,500 square feet per unit Uses by special exception- churches: 16,000 square feet	Permitted and conditional: 7,500 square feet

**BEAVER CODE**

	<b>R-1</b>	<b>R-2</b>	<b>P</b>	<b>RC-1</b>	<b>RC-2</b>	<b>GCW</b>	<b>SC</b>	<b>GCE</b>
Minimum Lot Width	40 feet all permitted uses	Single-family: 40 feet  Multifamily: 60 feet  Uses by special exception: 80 feet	n/a	20 feet	20 feet	Permitted: 40 feet  Conditional: drive-in restaurant: 60 feet  All other conditional: 60 feet	Permitted and conditional: 40 feet, except as otherwise specified  Conversion apartments: 60 feet  Uses by special exception: 80 feet  Churches: 80 feet	Permitted: 50 feet  Conditional: 60 feet
Lot Coverage	50% main building  65% combined	50% principal building  70% combined	n/a	No maximum	No maximum	60%	65%	65%
Front	15 feet permitted and conditional uses	Principal permitted use: 15 feet  Conditional use: 15 feet	n/a	0 feet shall extend to property line	No minimum	15 feet permitted and conditional	Permitted and conditional: 15 feet  Uses by special exception	Permitted and conditional: 25 feet
Side	5 feet permitted and conditional uses	Permitted uses:  • Single-family, two-family: 5 feet  • Multifamily: 50% of structure height  Conditional uses: 10 feet  Uses by special exception: 20 feet	n/a	0 feet may extend to property line	No minimum	Permitted: 5 feet  Conditional: 10 feet  Drive-in restaurant: 5 feet from edge of paved access driveway	Permitted and conditional: 5 feet;  Uses by special exception- churches: 20 feet	Permitted and conditional: 5 feet

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	<b>R-1</b>	<b>R-2</b>	<b>P</b>	<b>RC-1</b>	<b>RC-2</b>	<b>GCW</b>	<b>SC</b>	<b>GCE</b>
Rear	20 feet permitted and conditional uses	Minimum rear yard: 20 feet (all principal, conditional and special exception uses)	n/a	25 feet	15 feet	20 feet all permitted and conditional uses	20 feet all permitted, conditional and special exception uses	30 feet
Accessory	2 feet side  10 feet aggregate  2 feet rear	Side yards only:  • Aggregate total of side yards: 10 feet  • Minimum side or rear yards: 2 feet	n/a	10 feet aggregate side  2 feet minimum side  5 feet adjacent to building	5 feet to closest side and rear property lines or 10 feet aggregate side  2 feet minimum side  5 feet adjacent to building	2 feet to closest side and rear property lines or 10 feet aggregate side  2 feet minimum side  5 feet adjacent to building	2 feet to closest side and rear property lines or 10 feet aggregate side  2 feet minimum side  5 feet adjacent to building	2 feet to closest side and rear property lines or 10 feet aggregate side  2 feet minimum side  5 feet adjacent to building
Building Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Accessory Building Height	22 feet	22 feet	35 feet	24 feet	16 feet	16 feet	16 feet	16 feet