

ZONING

675 Attachment 3

Borough of McKees Rocks

Schedule II
Bulk and Coverage Controls

District	Minimum Lot Dimensions (Square Feet)		Minimum Yard Dimensions (Feet)						Maximum Height of Building Principal Structure		Maximum % of Lot Coverage	
	Area for Lots ⁽⁶⁾	Per/D.U.	Width	Depth	Front	Rear	Each Side	Both Sides	Stories	Feet	Principal Building	Accessory
R-1 Single-Family	5,000	5,000	50	100	25	25	6	12	2 1/2	35	25	10
R-2 Single-Family	3,500	3,500	35	100	20	25	4	8	2 1/2	35	35	10
Two-Family	4,000	2,000	40	100	20	25	4	8	2 1/2	35		
R-3 Single-Family	3,500	3,500	35	100	20	25	4	8	2 1/2	35	50	10
Two-Family	4,000	2,000	40	100	20	25	4	8	2 1/2	35	50	10
Multifamily - 3/4 units	6,000	2,000	60	100	20	25	4	8				
5/8 units	7,000	1,400	70	100	20	25	6	12	2 1/2	35	50	15
9 or more units	9,000	1,000	90	100	20	25	8	16	6	70	50	10
C-1 Commercial	None Required ⁽⁷⁾		None Required		None Required	(3)	(1/2)		6	80	No Requirement	
C-2 Commercial	4,000(7)		40	100	None Required	(3)	(1/2)		5	60	75	10
C-M Commercial/ Manufacturing	5,000		50	100	10	20	(1/2)		4	50	40	
I Industrial	20,000		100	100	25	30 ⁽⁵⁾	12	25 ⁽⁴⁾	2 1/2	35	40	15
C-O Conservation												

Notes:

- (1) None required, but at least 10 feet if provided.
- (2) When abutting a residential area, a minimum of 15 feet shall be provided.
- (3) None, except when abutting a residential district, then 30 feet.
- (4) When abutting a residential district zone boundary, then the side yard requirements for the abutting side shall be 35 feet.
- (5) Except when abutting a residential district, then the rear yard shall be 50 feet.
- (6) Existing nonconforming lots refer to § 675-11.
- (7) All multifamily residential development shall conform to the R-3 bulk and coverage controls.