

ZONING

195 Attachment 3

Borough of Evans City

Schedule of Bulk, Dimensional and General Requirements  
Chapter 195, Zoning

District	Minimum Lot Requirements Area (square feet)	Width (feet)	Minimum Yard Requirements Front (feet)	Side (feet)	Rear (feet)	Maximum Lot Coverage	Maximum Height** (feet)	Sign Limits	Notes
R-1	10,000*	75*	20	10 each	20	25%	35	Unlighted; area not to exceed 3 square feet; and as required in Article X	Off-street parking required in accordance with Article IX
R-2	6,000* For multifamily dwellings, first dwelling unit, 3,500 square feet; and each additional dwelling unit, 1,500 square feet	60*	15	10 each	20	45%	35	Unlighted; area not to exceed 3 square feet, and as required in Article X	Off-street parking required in accordance with Article IX
C	No restrictions		No restrictions except where abutting an R zone, then:			1 square foot of gross floor area per 1 square foot of lot	50	See § 195-55	Off-street parking and loading areas required in accordance with Article IX
			None	10	15				
I	No restrictions		No restrictions except where abutting an R zone, then:			75%	80	See § 195-55	Off-street parking and loading areas required in accordance with Article IX
			50	25	15				

NOTES:

- \* This requirement applies where public water and sewer are available. If only water or sewer is available, the minimum lot area shall be 10,000 square feet and the minimum lot width 75 feet. If neither public water or sewer is available, the minimum lot area shall be 20,000 square feet and the minimum lot width 100 feet.
- \*\* Height limitations do not apply to farm buildings, church spires, belfries, cupolas and domes, monuments, water towers, fire and hose towers, observation towers, transmission towers, chimneys, flagpoles, smokestacks, radio towers, masts and aerials.