

# ZONING

## 375 Attachment 2

### City of Monessen

#### TABLE OF LOT AND SETBACK REQUIREMENTS BY DISTRICT [Amended 8-15-2012 by Ord. No. 5-2012]

Zoning District and Type of Use	Minimum Lot Area (sq. ft.)	Minimum Lot Width at Front Yard Setback Line (feet)	Minimum Building Setbacks for Principal Structure (feet)	Maximum Height (feet/stories)
S Conservancy	8,000	Interior lot: 80 Corner lot: 100	Front: 25 Side: 15 each side. A side yard abutting a street shall be not less than the depth of front yard required on the adjoining lot on that street. Rear: 35	30/2 for a 1-family dwelling 45/3 for other main structures 15/1 for accessory structure
R1 One-Family Residence	6,000	Interior lot: 60 Corner lot: 75	Front: 25 Side: 8 for 1 side; 20 total both. Rear: 35	30/2 for a 1-family dwelling 45/3 for other main structures 15/1 for accessory structure
R2 Two-Family Residence	1-family dwelling: 6,000 2-family dwelling: 3,000	Interior lot: 60 Corner lot: 75	Front: 25 Side: 8 for 1 side; 20 total both. A side yard abutting a street shall not be less in width than the depth of front yard required on the adjoining lot on that street, provided that on a corner lot, for a 1-family-or 2-family dwelling, a side yard not abutting a street shall be not less than 5 feet. Rear: 35	30/two for a 1-family or 2-family dwelling 45/3 for other main structures 15/1 for accessory structure

MONESSEN CODE

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<b>Zoning District and Type of Use</b>	<b>Minimum Lot Area (sq. ft.)</b>	<b>Minimum Lot Width at Front Yard Setback Line (feet)</b>	<b>Minimum Building Setbacks for Principal Structure (feet)</b>	<b>Maximum Height (feet/stories)</b>
R3 Multiple-Family Residence	1-family dwelling: 6,000 2-family dwelling: 3,000 Townhouse: 2,000 Multiple-family: 2,000	Townhouse: 90 Other uses: Interior lot: 60 Corner lot: 75	Front: 25 Side: 1-family: 8 for 1 side; 20 total both Townhouse, with entrance not facing a street: 25 adjoining entrance; 35 not adjoining entrance Other: 15 A side yard abutting a street shall be not less in width than the depth of front yard required on the adjoining lot on that street, provided that on a corner lot, for a 1-family or 2-family dwelling, a side yard not abutting a street shall be not less than 8 feet Rear: Row with entrance not facing a street: 15 Other: 35	30/2 for 1-family or 2-family or townhouse 45/3 for other main structures 15/1 for accessory structures Height exceptions: The height of a multiple- family dwelling may be increased, provided that: a. The building is set back from the permitted side and rear building lines 5 feet plus 3 feet for each story over 3, or 5 feet plus 1 foot for each 3 feet or fraction thereof of

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R3 Multiple-Family Residence (continued)			<p>Courts:</p> <ul style="list-style-type: none"> <li>a. Every court shall have between 2 opposite facing walls thereof a horizontal dimension 60 feet of more, except in the case of a type "B" court when the minimum horizontal dimension thereof is less than 10 feet.</li> <li>b. Any wall of a court, parallel or approximately parallel with an interior lot line shall be at least 30 feet therefrom.</li> <li>c. A type "A" court shall be permitted only at or below the permitted height of the third story of a building.</li> </ul>	<p>building height over 45 feet, whichever results in the greater dimension.</p> <ul style="list-style-type: none"> <li>b. The building is set back from the permitted front building line 3 feet for each story over 3 or 1 foot for each 3 feet or fraction thereof of building height over 45 feet, whichever results in the greater dimension.</li> <li>c. No story is less than 9 feet in height.</li> <li>d. No portion of the building is closer than 100 feet to any property in an R1 or R2 District.</li> </ul>

MONESSEN CODE

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C1 Neighborhood Shopping			Front: 35 Side, none except as follows: a. When abutting an R District: 15, landscaped and maintained. b. When abutting a street, not less the front yard required on the adjoining lot on that street. Rear: 15, landscaped and maintained when abutting an R District; otherwise, none.	30/2 for main structure 15/1 for accessory structure
C2 Business	For hotel or boarding-house or club with dwelling quarters: 2,000, plus 300 for each sleeping room in excess of 4		Front: same as prescribed for any R District within 100 feet, in the same block and on the same side of the street; otherwise, none. Side, none except as follows: a. When abutting an R District: 15, landscaped and maintained. b. When abutting a street, not less the front yard required on the adjoining lot on that street. Rear: 15, landscaped and maintained when abutting an R District; otherwise, none.	45/3 for main structures 15/1 for accessory structures Exceptions: a. The building or increased height portion thereof is set back from the permitted building lines 1 foot for each 4 feet of building height over 45 feet or 2¼ feet for each

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C2 Business (continued)			<p>Setbacks from Monongahela River:            No construction of a new principal building, the expansion of an existing building, or commercial and industrial storage areas shall be located within 600 feet from the center line of the Monongahela River, without the prior review and approval of the Planning Commission.</p> <p>Furthermore, any new construction or expansion of existing facilities is prohibited in those areas designated as flood hazard areas on the FEMA Flood Insurance Program Maps, except those permitted uses as outlined in § 375-44, Flood-prone areas. Subsection D, Permitted and prohibited uses in the one-hundred-year floodplain.</p>	

MONESSEN CODE

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C2 Business (continued)				story over 3, whichever results in the greater dimension. b. The cubical content of the building does not exceed the cubical content of a solid having a base equal to the buildable area of the lot and a height of 45 feet. c. No story is less than 9 feet in height.
M1 Planned Light Industrial	Lot coverage of buildings shall not exceed 30% of the lot area	200	Front: 35 Side: none except as follows: a. When abutting an R District: 15, landscaped and maintained. b. When abutting a street, not less the front yard required on the adjoining lot on that street. Rear: 15, landscaped and maintained when abutting an R District; otherwise, none.	30/2 for main structure 15/1 for accessory structure

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M1 Planned Light Industrial (continued)			<p>Setbacks from Monongahela River:            No construction of a new principal building, the expansion of an existing building, or commercial and industrial storage areas shall be located within 600 feet from the center line of the Monongahela River, without the prior review and approval of the Planning Commission.</p> <p>Furthermore, any new construction or expansion of existing facilities is prohibited in those areas designated as flood hazard areas on the FEMA Flood Insurance Program Maps, except those permitted uses as outlined in § 375-44, Flood-prone areas. Subsection D, Permitted and prohibited uses in the one-hundred-year floodplain.</p>	

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M2 Heavy Industrial			<p>Front: the same as prescribed for any R District within 100 feet, in the same block and on the same side of the street; otherwise, none required.</p> <p>Side: none, except as follows:</p> <ul style="list-style-type: none"> <li>a. When abutting an R District: 15, landscaped and maintained.</li> <li>b. When abutting a street, not less the front yard required on the adjoining lot on that street.</li> </ul> <p>Rear: 15, landscaped and maintained when abutting an R District; otherwise, none.</p>	<p>No main structure shall have a height which exceeds 80 feet, except that whenever a structure is in excess of 80 feet, for each foot over the 80-foot limitation from the nearest boundary line of the entire property or entire industrial plant on which said structure is erected; provided, however, that where the structure sets back in excess of 80 feet from the nearest boundary line, the height limitation shall be 300 feet where the nearest boundary line abuts the Monongahela River: in such case, the height of said structure shall be no greater than the distance from the base of said structure to the nearest zoning district.</p> <p>80 for accessory structure</p>