

I: Industrial and supporting nonresidentially geared uses servicing local and regional needs

RO: District that promotes locally and regionally geared civic spaces and additional redevelopment opportunities generally along the Allegheny River

Table 1: Principal Land Uses

R = Use by right; C = Conditional; S = Use by special exception

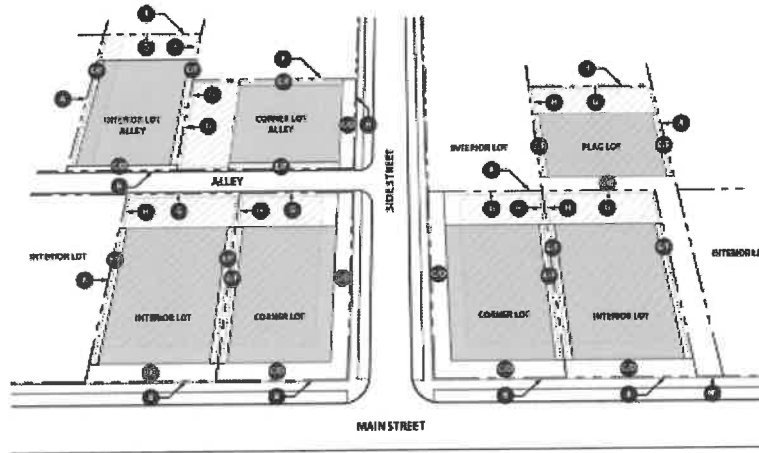
			Zoning District					
			R1	R2	C1	C2	I	RO
Residential Uses	Land Use							
	1	Single-family dwelling	R	R		C		C
	2	Two-family dwelling	R	R		C		C
	3	Townhouse	R	R		C		C
	4	Apartment		R	C	R		C
	5	Mobile home park						
	6	Hi-rise residential	C	C		C		C
	7	Boarding-house						
	8	Group care facility						
	9	Personal care boarding-home						
	10	All other residential uses				C		

			Zoning District					
Land Use			R1	R2	C1	C2	I	RO
Nonresidential Uses	1	Amusement arcade						
	2	Animal hospital				C		
	3	All other nonresidential uses						
	4	Artisan workspace/sales	C	C	C	C	R	R
	5	Auto sales/service and repair				R	R	
	6	Auto wrecking/vehicle salvage yard						
	7	Bakery/confectionery			R	R		
	8	Banks and financial institutions			C	C		
	9	Bed-and-breakfast	C	C		C		
	10	Brewery/brew pub/tap room			C	C	C	
	11	Building material yards or establishments					R	
	12	Catering service				R		
	13	Clinic, large-scale						
	14	Clinic, small-scale				C		
	15	Club/lodge	C	C		C		
	16	Commercial greenhouse					R	R
	17	Community center	C	C	R	R		
	18	Community garden	C	C		C	R	
	19	Convenience store			C	R		
	20	Day-care facility	C	C		R		
	21	Day-care home	R	R				
	22	Emergency services			R			
	23	Essential services	R	R		R	R	R
	24	Farmers' market			R	R	R	
	25	Forestry	R	R	R	R	R	
	26	Fuel/service stations				R		
	27	Funeral home				C		

Land Use		Zoning District					
		R1	R2	C1	C2	I	RO
28	Grocery store/butcher shop/green grocer			C	C		
29	Health/fitness club			C	R		
30	Home-based business, no-impact	R	R	R	R	R	
31	Home occupation	C	C	C	C		
32	Hospital						
33	Hotel/motel				C		
34	Laundromat			R	R		
35	Laundry and/or dry cleaning plant						
36	Library	R	R	R	R	R	
37	Light manufacturing					R	C
38	Livery				C	C	
39	Manufacturing, processing, producing or fabricating operation					R	
40	Marina, docks, portals for water access					R	C
41	Market garden					R	
42	Medical office			C	R	R	
43	Mixed nonresidential/residential			R	R		
44	Municipal building	R	R	R	R	R	R
45	Noncommercial greenhouse	R	R		R	R	
46	Parking lot or facility, public			R	R	R	
47	Parking lot, private	C	C				
48	Personal services			R	R	R	
49	Pharmacy			C	C		
50	Place of assembly/worship	C	C		C		
51	Planned mixed use development						
52	Printing, publication, and engraving plants						
53	Professional and business offices		R	C	R	R	R
54	Public park, recreation area, playground	R	R	R	R	R	C
55	Public utility building				C	C	
56	Research and development establishment			C	C	C	C
57	Restaurant, sit-down			C	R		
58	Restaurant, take-out			C	C		
59	Retail, small-scale			R	R		
60	Retail, large-scale				C		
61	Riverboat gambling					R	R
62	School, academic	R	R		R	R	
63	School, commercial/other					R	C
64	Scrapyard						

Land Use			Zoning District					
			R1	R2	C1	C2	I	RO
65	Sewage treatment facility							
66	Sexually oriented business							
67	Storage building for re-tail on premises				C			
68	Storage firm						R	
69	Tattoo shop					R		
70	Terminal facility						R	
71	Tower, communications						C	
72	Tower, noncommunications						R	
73	Theater				R			
74	Warehouse						R	C
75	Wholesale business						R	

## § 615-12. Lot dimension and building type standards.



### A. Dimensional criteria per street type and lot type (Code).

Code					Street Type						
					S1 Arterial	S2 Collector	S3 Local	S4 Alley	S5 Way	S6 Lane	S7 No Outlet
A	Depth (min. feet)				100	100	100	100	100	100	100
B	Front lot line width (min. feet)				35	20	25	25	25	25	25
C	Principal structures setbacks	Front	Min. feet		0	0	0	0	0	0	0
D			Max. feet		0 - Butler Street; average of adjacent lots - all others			Average of adjacent lots			
E		Side	Min. feet		2	0	0	2	2	2	0
F			Max.		NA	NA	NA	NA	NA	NA	NA
G		Rear	Min. feet		10	25	25	25	25	25	25
H	Setbacks	Parking setback	Front (feet)		NA	NA	NA	5	5	5	NA
			Side (feet)		5	5	5	5	5	5	5
			Rear (feet)		5	5	5	5	5	5	5
	Fences on side yard				0	0	0	0	0	0	0
	Accessory structure				NA	NA	NA	5	5	5	5
	Building height (max. feet)				50	50	50	40	50	40	40