

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

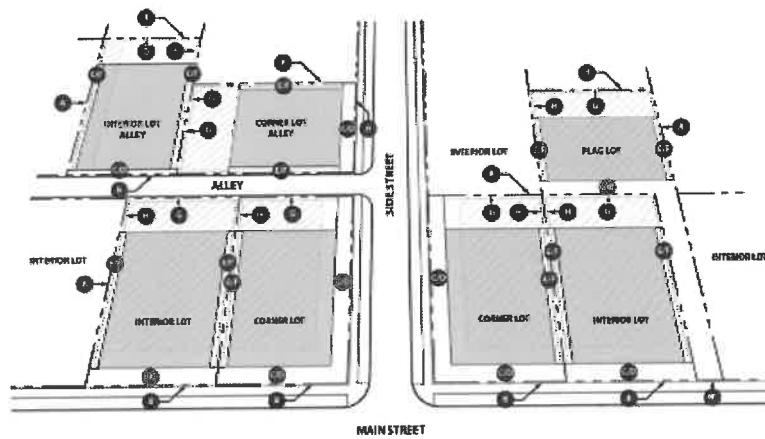
Land Use		Zoning District					
		R1	R2	C1	C2	I	RO
Residential Uses	1	Single-family dwelling	R	R	C		C
	2	Two-family dwelling	R	R	C		C
	3	Townhouse	R	R	C		C
	4	Apartment		R	C	R	C
	5	Mobile home park					
	6	Hi-rise residential	C	C		C	C
	7	Boarding-house					
	8	Group care facility					
	9	Personal care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

Land Use		Zoning District					
		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
	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
	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
	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					C	
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				C	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			R	
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 retail 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	100	100
B	Front lot line width (min. feet)	35	20	25	25	25	25	25	25	25
C	Principal structures setbacks	0	0	0	0	0	0	0	0	0
D	Front	Min. feet	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	2	0
F		Max.	NA	NA	NA	NA	NA	NA	NA	NA
G	Rear	Min. feet	10	25	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