300 Attachment 2

Township of North Versailles

Commercial Zoning District Standards Table
§ 300-503A

A. Commercial Zoning District Standards Table.

District Standard	N	MU	M	GR
Build-to line	20 feet from the right-of-way if no adjacent buildings are present on the same block; or to the building line of the most immediately adjacent building, when adjacent buildings are present, up to 15 feet from the existing right-of-way			
Front yard setback (feet)	N/A	40 or line of most immediately adjacent structure up to 20	40	50
Rear yard setback (feet)	25	25	40	40
Side yard setback (feet)	15 cumulative feet of both side yards with no less than 5 feet provided in either side yard	15	20	25 or zero feet where bounded by party walls
Minimum street frontage (feet)	60	75	100	
Minimum lot width at building line (feet)	60	75	100	150
Minimum lot area (square feet)	7,500	10,000	20,000	30,000
Maximum lot coverage	40%	40%	30%	50%
Maximum impervious surface coverage	65%	75%	60%	75%
Maximum building height	35 feet up to 2 1/2 stories	35 feet up to 2 1/2 stories	45 feet up to 3 stories	35 feet up to 2 1/2 stories

District Standard	N	MU	M	GR
Minimum building footprint for residential structures (square feet)				
One-story dwelling	1,000	1,000		
One-and-one-half-story dwelling	800	800		
Two- or two-and-one half-story dwelling	600	600		
Maximum building footprint (square feet)	3,000	10,000		

B. Residential District Standards Table.

District Standard	R-R	R-1	R-2	R-3	P
Build-to line	N/A	N/A	N/A	N/A	N/A
Front yard setback (feet)	40	To the building line of the most immediately adjacent building, up to 25 feet from the existing right-of-way; or 30 feet where no adjacent buildings are present	To the building line of the most immediately adjacent building, up to 15 feet from the existing right-of-way; or 25 feet where no adjacent buildings are present	30	50
Rear yard setback (feet)	30	25	25	30	30
Side yard setback (feet)	40 cumulative feet of both side yards with no less than 15 feet provided in either side yard	10	15 cumulative feet of both side yards with no less than 5 feet provided in either side yard	50 cumulative feet of both side yards with no less than 20 feet provided in either side yard	30
Minimum street frontage (feet)	150	100	60	100	60
Minimum lot width at building line (feet)	200	100	60	120	
Minimum lot area (square feet)	40,000	15,000	7,500	15,000	7,500
Maximum lot coverage	30%	30%	40%	40%	30%
Maximum impervious surface coverage	40%	40%	50%	60%	40%
Maximum building height	35 feet up to 2 1/2 stories	35 feet up to 2 1/2 stories	35 feet up to 2 1/2 stories	40 feet up to 3 stories	35 feet up to 2 1/2 stories
Minimum building footprint for residential structures (square feet):					
One-story dwelling	1,000	1,000	1,000		
One-and-one-half-story dwelling	800	800	800		

District Standard	R-R	R-1	R-2	R-3	P
Two- or two-and-one-half-story dwelling	600	600	600		
Maximum building footprint (square feet)				6,000	