

**South Greensburg
Bulk Regulations
Summary Table**

	District					
	R-1	R-2	R-3	C-1	C-2	M
Height	Single-family dwelling: 35 feet (not to exceed 2½ stories)	Single-family and two-family dwellings: 35 feet (not to exceed 2½ stories)	All structures: 75 feet	Main buildings: 35 feet (not to exceed 2 stories)	Main buildings: 45 feet; however, may increase 4 feet for every 1 foot set back from the permitted setback	Main buildings: 85 feet
	Other main buildings: 45 feet (not to exceed 3 stories)	Other main buildings: 45 feet (not to exceed 3 stories)	-	Accessory structures: 15 feet (not to exceed 1 story)	Accessory uses: 15 feet	Accessory uses: 15 feet
	Accessory structures: 15 feet (not to exceed 1 story)	Accessory structures: 15 feet (not to exceed 1 story)	-	-	-	-
Setbacks	*Front: 15 feet	*Front: 15 feet	*Front: 25 feet	*Front: None, except in the following instances: 5 feet when abutting a residential district	*Front: None, except in the following instances: 5 feet when abutting a residential district	*Front: None, except in the following instances: 5 feet when abutting a residential district
	Side: 5 feet (principal structure) 5 feet (accessory structure) A side yard abutting a street shall be not less in width than the depth of the front yard required on the adjoining lot on that street	Side: 5 feet (principal structure) 5 feet (accessory structure) A side yard abutting a street shall be not less in width than the depth of the front yard required on the adjoining lot on that street	Side: 50 feet (principal structure) 5 feet (accessory structure)	Side: None except in the following instances: 5 feet when abutting a residential property or district	Side: None except in the following instances: 5 feet when abutting a residential property or district	Side: None except in the following instances: 5 feet when abutting a residential property or district
	Rear: 15 feet (principal structure) when abutting an alley 40 feet (principal structure) when abutting another property Accessory structure: within 15 feet of the center line when abutting an alley; 5 feet when abutting another property; the 15 feet shall be measured from the edge of the right-of-way	Rear: 15 feet (principal structure) when abutting an alley 40 feet (principal structure) when abutting another property Accessory structure: within 15 feet of the center line when abutting an alley; 5 feet when abutting another property; the 15 feet shall be measured from the edge of the right-of-way	Rear: 15 feet (principal structure) when abutting an alley 40 feet (principal structure) when abutting another property Accessory structure: within 15 feet of the center line when abutting an alley; 5 feet when abutting another property; the 15 feet shall be measured from the edge of the right-of-way	Rear: None except in the following instances: 15 feet (principal structure) when abutting an alley	Rear: None except in the following instances: 15 feet (principal structure) when abutting an alley	Rear: None except in the following instances: 15 feet (principal structure) when abutting an alley
Width	Interior lot: 40 feet	Interior lot: 40 feet	-	-	-	-
	Corner lot: 50 feet	Corner lot: 50 feet	-	-	-	-
Area	Minimum lot area: 4,000 square feet	Minimum lot area: 4,000 square feet	Minimum lot area: 1.3 acres Minimum density: 2.5 acres	-	Minimum lot area: 6,000 square feet plus 300 square feet for each sleeping room in excess of 4	-
	Minimum lot area: 4,000 square feet per family	Minimum lot area: 2,000 square feet per family	Minimum lot area: 50 units per acre	-	-	-

NOTES:

*Average front setback may be used. Average front setback is based upon the average setback for the street block on which the property is located.