

Development Standards - Borough of Wesleyville							
Zoning District	R-1 Residential			Effective Date		2026	
Use Type	Minimum Lot Specs		Minimum Yard Requirements			Maximum Structure Allowances	
	Lot Area	Lot Width	Front Yard	Side Yard	Back Yard	Height	Lot Coverage
Single Family Attached	4,800sqft	40ft	25ft	0ft	15ft	35ft	40%
Single Family Detached				Total Sum: 12ft, Minimum Side: 5ft			
All Other Residential							
Accessory Structure				3ft	3ft	25ft	

Development Standards - Borough of Wesleyville							
Zoning District	R-2 Residential			Effective Date		2026	
Use Type	Minimum Lot Specs		Minimum Yard Requirements			Maximum Structure Allowances	
	Lot Area	Street Frontage	Front Yard	Side Yard	Back Yard	Height	Lot Coverage
Single Family Attached	3,000sqft for single family, (+600sq ft for each add. unit)	30ft	15ft	0ft	15ft	45ft	60%
Single Family Detached				Total Sum: 10ft, Minimum Side: 4ft			
Multi-family Uses							
All Other Residential							
Accessory Structure				3ft	3ft	25ft	

Development Standards - Borough of Wesleyville

Zoning District	B-1 Business			Effective Date		2026	
Type	Minimum Lot Specs		Minimum Yard Requirements			Maximum Structure Allowances	
	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Height	Lot Coverage
All Business & Other	2,400 sqft (+400sqft)	25ft	0ft(*)			50ft	80%
Residential Uses							

(*) minimum 10ft setback from abutting parcels in a residential district & In the event of an existing neighboring structure with a window/door on the property line, special exemption required to reduce from a 5ft rear/side setback.

Development Standards - Borough of Wesleyville							
Zoning District	I-1 Industrial			Effective Date		2026	
Type	Minimum Lot Specs		Minimum Yard Requirements			Maximum Structure Allowances	
	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Height	Lot Coverage
All Business & Other	7,500sqft	70ft	35ft	10ft	35ft	50ft	70%