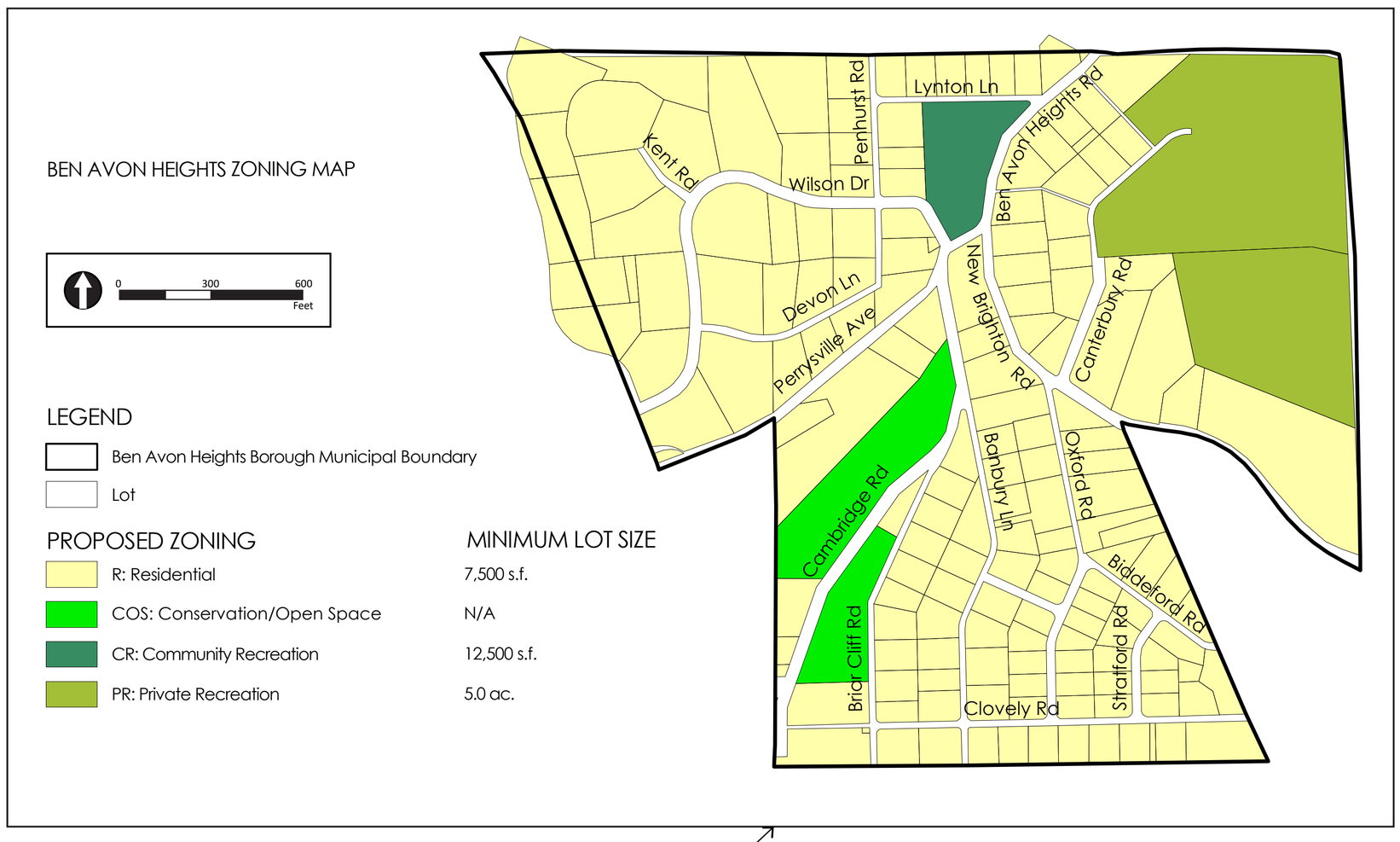

ZONING MAP FOR THE FOUR BOROUGHS OF THE COMPREHENSIVE PLAN

- Municipal Boundary
- Lot
- Roads
- UO Unopened Roads

TRI-BOROUGH ZONING DISTRICTS	MINIMUM LOT SIZE*
R-L: Low Density Residential	6,000 s.f.
R-M: Moderate Density Residential	3,500 s.f.
R-H: High Density Residential	2,000 s.f.
MU: Mixed Use	N/A
C-NC: Neighborhood Commercial	5,000 s.f.
C-HC: Highway Commercial	5,000 s.f.
C-BE: Business Enterprise	10,000 s.f.
C-MW: Manufacturing & Warehousing	20,000 s.f.
COS: Civic & Open Space Conservation	N/A
CR: Community Recreation	12,500 s.f.
PR: Private Recreation	5.0 ac.
T: Transportation	N/A
Hospital Overlay	N/A

* Residential district minimum lot sizes are noted for single family use. See Tri-Borough Zoning Ordinance for multi-family dimensions.

Notes:
Ben Avon Heights is a participant in a 2017 Multi-Municipal Comprehensive Plan with Avalon, Ben Avon and Bellevue Boroughs.

Ben Avon Heights is not included in the Tri-Borough Zoning Ordinance.
The Tri-Borough Zoning Ordinance covers only Avalon, Ben Avon, and Bellevue Boroughs.

0 800 1,600 Feet

10/13/2020	PM: LL			R008087.0425

HRG
Herbert, Rowland & Grubic, Inc.
Engineering & Related Services
200 West Kensinger Drive
Suite 400
Cranberry Township, PA 16066
724.779.4711 [fax]
www.hrg-inc.com

1 acre 5 acres 10 acres 25 acres

Proposed Zoning Map
Ben Avon Heights Borough
Allegheny County, Pennsylvania

Data Source: Base GIS information provided by the Allegheny County Division of Computer Services.
Tri-Borough Zoning Plan information provided by Environmental Planning and Design and the Boroughs of Avalon, Bellevue and Ben Avon.