

MINIMUM SETBACKS

R-1 & R-2 zoned properties:

Main Structure:

- Front: 60' from the center of the right-of-way
- Side: 10' minimum from interior side lot lines but the total of both sides must equal 25'
- Rear: 20' from rear lot line

Accessory Structure:

- Front: 60' from the center of the right-of-way
- Side: 5' from interior side lot lines
- Rear: 5' from rear lot line

A-1 zoned properties:

Main Structure:

- Front: 75' from the center of the right-of-way
- Side: 15' from interior side lot lines
- Rear: 20' from rear lot line

Accessory Structure:

- Front: 75' from the center of the right-of-way
- Side: 5' from interior side lot lines
- Rear: 5' from rear lot line

Notes:

- There is a minimum buffer setback of 100' around water and wetlands.
 - Lots that were platted before October 1st, 1989 and do not have reasonable buildable area outside the 100' setback/RPA may be allowed to build a principal structure up to the 50' RPA. See staff for details.
- Smaller, non-conforming lots (less than 100' wide or less than 25,000 square feet) may have decreased setbacks. See staff for details.
- Side street setback for principal structure is 35' from the edge of the right-of-way.
 - The front street is the shorter of the two streets; the side street is the longer street.
 - Lots with streets to the front and back of the property shall be considered to have two front street setbacks.
- Setbacks from drainfield and septic tank:
 - 10' for foundations on crawl space or slab (and above-ground pools)
 - 20' for foundations with basements (and in-ground pools)
- Setbacks from wells:
 - 50' for foundations treated with standard termite treatment
 - 10' for foundations treated with alternative termite treatment (contact Westmoreland County Health Department for a list of approved treatments, 804-493-1335) or for foundations not required to be termite-treated