

Area/Bulk Tables

The ordinance sets standards for where buildings can sit on a lot and how large lots and buildings should be.

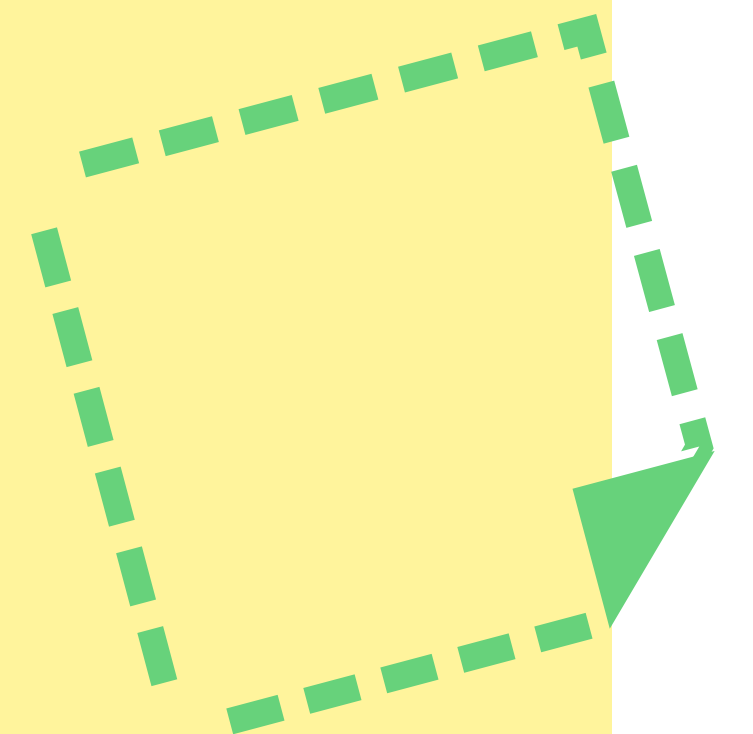
Residential districts

	AR-1 Residential	AR-2 Residential	AR-3 Residential	AR-4 Multi-Family Residential	AR-S Special Residential
Minimum lot area	Single-family: 5,000 sf Two-family: 2,750 sf/ dwelling School/church: 10K sf/ use"	Single-family: 4,000 sf Two-family: 2,000 sf/ dwelling Multifamily: 2,000 sf/ dwelling Group residence: 5,000 sf School/church/nursing/ convalescent: 10K sf/use	Single-family and two- family: 2,000 sf/dwelling Multifamily: 1,250 sf/ conversion unit, 1,500 new Other: 8,000 sf	Single-family and two- family: 4,000 sf/dwelling Multifamily: 1,250 sf/ unit Other: 5,000 sf	Site: 2.0 contiguous acres 1,000 sf/dwelling
Front building line setback	According to street location regardless of type (see 27-405)			Single-family and two- family: 20' MF and other: 30'	
Minimum side yard	Single-family: 8' between two yards, none less than 2.5' Two-family: 10' between two yards, none less than 3' Corner lot: 10' per street frontage Other: Two yards at 15' each per use	Single-family and two- family: 8' between two yards, non less than 2.5' Corner lot: 10' per street frontage Other: Two yards at 15' each	Single-family and two- family: 8' between two yards, non less than 2.5' Corner lot: 10' per street frontage MF and other: 5' each	Single-family and two- family: 8' between two yards MF and other: 10' per yard	Not specified for individual uses within unified development, 25' tract buffer
Minimum rear yard	15% of the total lot depth but not more than 25 feet	15% of the total lot depth but not more than 25 feet	15'	Single-family and two- family: 15% of lot depth, no more than 25' MF: 25'	
Maximum lot coverage	40%	50%	50%	50%	SITE coverage specified: 80%, incl private open spaces abutting residences. Min 20% preserved open space
Maximum height	35' or 2.5 stories above ground level, 15' for acc	Structures with 1-4 dwellings: 35' or 2.5 stories above ground level MF > 4 units or other: 45' or 4 stories above ground level 15' for acc	Structures with 1-4 dwellings: 35' or 2.5 stories above ground level MF > 4 units or other: 45' or 4 stories above ground level 15' for acc	Single-family and two- family: 35' or 2.5 stories Garden, MF and other: 50' or five stories 15' for acc	45' 15' for acc

What do you think?

In considering adjustments to these rules, the Borough seeks to preserve the fabric and form of its neighborhoods while allowing for appropriate growth and redevelopment.

Leave a comment!



Non-Residential districts

	A-CD Conservation	A-C1 Community Business District	A-C2 General Commercial	AI-1 Limited Industrial
Minimum lot area	6,000 sf	2,500 sf	3,000 sf	6,000 sf
Minimum yard requirement	Conditional use determination (Council decides)	No front/side, 10' rear.*	20' front for new/ reconstructed use, no side, 10' rear	25' front, 10' rear. 10' side (or 20' if abutting other zone)
Maximum lot coverage	30%	70%	70%	60%
Maximum height	25'	40' or 4 stories	30'	45'