

LAND DEVELOPMENT

330 Attachment 5

**Township of Burlington**

**Planned Residential Development  
Schedule of Area, Bulk and Height Requirements**

<b>Cluster Planned Residential Development</b>	<b>R-40</b>	<b>R-20</b>	<b>R-12</b>
Minimum gross area (acres)	25	20	10
Maximum gross density (units/acre)	1.25	2.00	3.25
Minimum lot size (square feet)	15,000	10,000	6,400
Minimum average lot size (square feet)*	20,000	12,000	7,500
Minimum lot width (feet)	90	80	65
Minimum average lot width (feet)*	100	90	75
Minimum front yard (feet)	35	25	20
Minimum average front yard (feet)	40	30	25
Minimum rear yard (feet)	45	40	35
Minimum side yard (feet)	10	5	5
Minimum distance between dwellings (feet)	25	20	20
Minimum habitable floor area	See § 330-34J		
Maximum building height (feet)	35	35	35
Maximum building coverage (percent)	20%	25%	30%
Maximum lot coverage (percent)	40%	50%	50%

\* Refers to average of all lots created or dwelling units, not each lot or dwelling unit.

BURLINGTON CODE

**Planned Residential Development  
Schedule of Area, Bulk and Height Requirements (cont'd)**

<b>Mixed Planned Residential Development</b>	<b>R-20</b>	<b>R-12</b>
Tract:		
Minimum gross area (acres)	50	50
Maximum gross density (units/acre)	3.5	4.5
Minimum setback from boundary (feet)	50	45
Maximum building area (percent)	25%	30%
One-family detached dwellings:		
Minimum lot size (square feet)	7,500	6,400
Minimum average lot size (square feet)*	10,000	7,500
Minimum lot width (feet)	75	65
Minimum average lot width (feet)*	80	75
Minimum front yard (feet)	25	20
Minimum average front yard (feet)*	27	25
Minimum rear yard (feet)**	40	35
Minimum side yard (feet)	5	5
Minimum distance between dwellings (feet)	20	20
Minimum habitable floor area	See § 330-34J	
Maximum building height (feet)	35	35
Maximum building coverage (percent)	25%	35%
Maximum lot coverage (percent)	50%	50%
One-family zero lot detached dwellings		
Minimum width of dwelling (feet)	18	18
Minimum average width of dwelling (feet)	20	20
Maximum dwellings/structure	1	1
Maximum building coverage (percent)	35%	35%
Maximum lot coverage (percent)	50%	50%
Maximum building height (feet)	35	35
Minimum lot size (square feet)	4,500	4,500
Minimum lot width (feet)	45	45
Minimum front yard (feet)	25	25
Minimum rear yard (feet)	25	25
Minimum side yard (feet)	16	16
Minimum distance between buildings (feet)	16	16
Minimum habitable floor area	See § 330-34J	
Maximum building height (feet)	35	35
Maximum dwellings/net acre	5	5
One-family attached dwellings – patio homes		
Minimum lot size (square feet)	4,500	4,500

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<b>Mixed Planned Residential Development</b>	<b>R-20</b>	<b>R-12</b>
Minimum lot width (feet)	45	45
Minimum front yard (feet)	25	25
Minimum rear yard (feet)	25	25
Minimum side yard (feet)	8	8
Minimum distance between buildings (feet)	15	15
Minimum habitable floor area	See § 330-34J	
Maximum building height (feet)	35	35
Maximum building coverage (percent)	35%	35%
Maximum lot coverage (percent)	50%	50%
Maximum dwellings/net acre	5	5
Minimum width of dwelling	18	18
Minimum average width of dwelling (feet)	20	20
Maximum dwellings/structure	2	2
Apartment dwellings:		
Maximum dwellings/structures	16	20
Minimum habitable floor area	See § 330-34J	
Minimum distance between structures (feet)	40	30
Maximum dwellings/net acre	10	12
Maximum building coverage (percent)	25%	30%
Maximum lot coverage (percent)	50%	50%
Maximum building height (feet)	35	35

\* Refers to average of all lots created or dwelling units, not each lot or dwelling unit.

\*\* Rear yards may be reduced to a minimum of 30 feet where lots abut open space.