

# ZONING

## 28 Attachment 1

### Borough of Lincoln Park

#### Residential Zones Bulk Schedule

**[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**

Zone	Minimum Lot Requirements				Minimum Yard Requirements (feet) <sup>2</sup>					Maximum Building Height		Maximum Impervious Surface		Minimum Open Space Lot Cluster (acres)	Minimum Floor Area Per Dwelling Unit (square feet)
	Conventional		Lot Cluster <sup>1</sup>		Principal Building			Accessory		Stories	Feet	Conventional Lot	Lot Cluster		
	Area (square feet/acres)	Frontage (feet)	Area (square feet/acres)	Frontage (feet)	Front	Side	Rear	Side	Rear						
R-40	40,000	200	20,000	125	50	40	45	20	5	2 1/2	32	15%	25%	5	N/A
R-20	20,000	125	12,000	90	50	25	45	15	5	2 1/2	32	20%	30%	5	N/A
R-10	10,000	75	N/A	N/A	25	10	35	10	5	2 1/2	32	25%	N/A	N/A	N/A
R-15 <sup>3</sup>	15,000	100	11,500	85	40	20	35	10	5	2 1/2	32	25%	35%	5	N/A
R-15 <sup>4</sup>	22,500	130	17,250	110	40	25	40	10	5	2 1/2	32	30%	40%	5	650 <sup>5</sup>
R-20/ PRD I	50 acres	200	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2 1/2	32 <sup>6</sup>	45%		25 <sup>7</sup>	N/A
PRD II	5 acres	200	N/A	N/A	100	30	50	25	25	2 1/2	32	45%		N/A	600 1 bedroom 900 2 bedroom 1,200 3 bedroom
TH-S	5 acres	100	N/A	N/A	50 <sup>8</sup>	50 <sup>8</sup>	50 <sup>8</sup>	25 <sup>8</sup>	25 <sup>8</sup>	3	35	60%		N/A	See § 28-6.7G
ACH	5 acres	200	N/A	N/A	100	50	50	25	25	2 1/2	32	50%		N/A	390 efficiency 518 1 bedroom 633 2 bedroom
GAR	4 acres	N/A	N/A	N/A	35	20	40	20	20	2 1/2	32	65%		N/A	598 1 bedroom 800 2 bedroom

**NOTES:**

- 1 Minimum tract requirement for the lot cluster option is 20 acres.
- 2 Minimum yard requirements for the lot cluster option shall be reduced by 30%.
- 3 Single-family dwelling.
- 4 Two-family dwelling.
- 5 The minimum floor area of the two-family structure (both units) shall be 1,750 square feet.
- 6 The maximum height for the community building shall be 35 feet.
- 7 See Article V, § 28-5.5.
- 8 From the property line, the municipal agency may permit lesser distance where conditions warrant in the TH-S Zone.