

LAND DEVELOPMENT

230 Attachment 3

Borough of Highland Park

**Zoning Bulk Schedule Requirements
(§ 230-149)**

[Amended by Ord. No. 1347; Ord. No. 1509; Ord. No. 1514; Ord. No. 1569; Ord. No. 1588; Ord. No. 1609; 7-2-2013 by Ord. No. 13-1847; 8-2-2022 by Ord. No. 22-2055; 12-5-2023 by Ord. No. 23-2080]

Regulation	RA	RA-E	RA-E (Residential Cluster)	RB	RM-G	RM-T	RM-M
Minimum lot area (square feet)	5,000	12,000	5,000	7,500	2 acres	3 acres	3 acres
Minimum lot width (feet)	50	100	40	75	300	300	300
Minimum lot depth (feet)	100	100	90	100	300	300	300
Minimum front yard (feet)	20	20	20	20	— ¹	— ¹	50
Minimum 1 side yard (feet)	10	20	5	10	— ¹	— ¹	50
Minimum 2 side yards (feet)	20	30	5	20	— ¹	— ¹	100
Minimum rear yard (feet)	20	30	20	30	— ¹	— ¹	50
Maximum height (stories/feet)	2.5/35	2.5/35	2.5/35	2.5/35	2/35	2.5/35	4/48
Maximum lot coverage	30%	25%	35%	35%	30%	35%	25%
Maximum impervious coverage	40%	30%	40%	45%	50%	50%	50%
Minimum GFA/DU (square feet)	1,500	1,500	1,500	1,000	— ¹	— ¹	1,000
Maximum gross dwelling units/acre	7	3	4.5	9	10	6	12
Maximum dwelling units/building	1	1	1	2	16	8	50
Minimum percentage open space	—	—	40%	—	25%	25%	25%
Minimum percentage recreation	—	—	—	—	10%	10%	10%

¹ See specific zone requirements.

HIGHLAND PARK CODE

Regulation	RMT-W	RMT-H	SC	CS	C/R
Minimum lot area (square feet)	2 acres	3 acres	30,000	40,000	3 acres
Minimum lot width (feet)	200	300	200	100	300
Minimum lot depth (feet)	200	300	100	100	300
Minimum front yard (feet)	— ¹	— ¹	25	25	—
Minimum 1 side yard (feet) ¹	— ¹	— ¹	15	25	—
Minimum 2 side yards (feet) ¹	— ¹	— ¹	50	50	—
Minimum rear yard (feet) ¹	— ¹	— ¹	15	25	—
Maximum height (stories/feet)	2.5/35	2.5/35 ¹	5/55	— ¹	—
Maximum lot coverage	35%	35%	50%	75%	—
Maximum impervious coverage	50%	50%	80%	90%	—
Minimum GFA/DU (square feet)	— ¹	— ¹	600	N/A	—
Maximum gross dwelling units/acre	6	6 ¹	—	—	—
Maximum dwelling units/building	8	8	—	— ¹	—
Minimum percentage open space	25%	25%	—	20%	—
Minimum percentage recreation	10%	10%	—	—	—

¹ See specific zone requirements.

LAND DEVELOPMENT

Regulation	CBD	C	PO	LI	QP
Minimum lot area (square feet)	5,000	7,500	5,000	10,000	4 acres
Minimum lot width (feet)	50	75	50	100	300
Minimum lot depth (feet)	100	100	100	100	500
Minimum front yard (feet)	—	10	20	20	50
Minimum 1 side yard (feet)	—	10	10	10	25
Minimum 2 side yards (feet)	—	20	20	20	50
Minimum rear yard (feet)	20	10	25	20	75
Maximum height (stories/feet)	4 ³ /50	2.5/25	2.5/35	4/50 ²	2.5/35
Maximum lot coverage	75%	50%	50%	45%	25%
Maximum impervious coverage	90%	80%	80%	80%	50%
Minimum GFA (square feet)	1,000 ¹	1,500	2,500	2,500	2,500
Maximum dwelling units/building	—	—	—	—	—
Minimum percentage open space	—	—	—	—	—

¹ See specific zone requirements.

² See § 230-143E(2).

³ Editor's Note: Pursuant to Ord. No. 1609, minimum height in the CBD District is two full stories above grade.