

# ZONING

## 270 Attachment 1

### Borough of Bloomsbury

#### Schedule of Area, Lot and Bulk Requirements

[Amended 12-19-1991 by Ord. No. 317-91; 10-13-1992 by Ord. No. 409-92; 7-11-1995 by Ord. No. 705-95; 3-22-2016 by Ord. No. 103-16; 6-28-2022 by Ord. No. 103-22]

Zone District	Permitted Uses	Interior Lot		Corner Lot		Minimum Yard Requirements (feet)							Maximum Building Height Principal Building		Max. Imper. Surf. Cov.	Min. Net Liv. Flr. Area Per D/U (square feet)	FAR	
		Area (square feet)	Width (feet)	Area (square feet)	Width (feet)	Principal Building					Accessory Structure or Accessory Building							
						Front	Rear	Side			Front	Rear	Side	Stories				Feet
								One	Both	Ext. <sup>a</sup>								
A-R	Single-family dwelling	3 acres	200	3 acres	200	50	50	30	60	30	50	25	20	2 1/2	30	20%	900	—
	Churches	3 acres	250	3 acres	300	50	50	30	60	50	50	25	20	3	36	20%	—	25%
	Agriculture-horticulture	5 acres	200	5 acres	200	50	50	30	60	30	50	25	20	3	36	10%	900	—
	Schools (public/private)	3 acres	200	3 acres	220	50	50	30	60	50	50	25	20	2 1/2	36	25%	—	25%
	Agriculture supporting businesses	3.5 acres		3.5 acres		—	20	—	—	—	—	20	—	3	36	20%	—	25%
R-2	Single-family dwelling	— <sup>f</sup>	125	— <sup>f</sup>	125	40	35	20	40	30	40	25	20	2 1/2	30	20%	900	—
	Churches	43,560	200	43,560	200	50	50	30	60	50	50	25	20	3	36	20%	—	25%
	Schools (public/private)	2 acres	150	2 acres	150	40	35	30	60	40	40	35	20	2 1/2	36	30%	—	25%
R-3	Single-family dwelling	— <sup>f</sup>	75	— <sup>f</sup>	85	25	35	8	20	25	25	25	8	2 1/2	30	30%	900	—
	Semidetached dwelling	— <sup>f</sup>	100	— <sup>f</sup>	110	25	35	8	20	25	25	25	8	2 1/2	30	30%	900	—

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		Area (square feet)	Width (feet)	Area (square feet)	Width (feet)	Principal Building					Accessory Structure or Accessory Building			Stories				Feet
						Front	Rear	Side			Front	Rear	Side					
								One	Both	Ext. <sup>a</sup>								
	Churches	— <sup>f</sup>	200	— <sup>f</sup>	210	40	40	30	60	40	40	25	10	3	36	25%	—	25%
	Schools (public only)	2 acres	150	2 acres	150	40	35	30	60	40	40	35	20	2 1/2	36	30%	—	25%
B-1	Commercial and retail	— <sup>f</sup>	75	— <sup>f</sup>	75													
	Joint occupancy use <sup>b</sup>	— <sup>f</sup>	75	— <sup>f</sup>	75	None	35	None	None	None	20	35	None	3	39	75%	—	25%
B-2	Commercial and retail	40,000	200	42,500	225	100	35	35	70	50	100	35	35	3	39	60%	—	25%
ROM	Commercial wholesale	40,000	150	44,000	175	75	25	75	150	70	75	75	75	2	28	60%	—	25%
	Industrial	40,000	150	44,000	175	35	15	75	150	70	75	75	75	2	30	60%	—	25%
	99 North Redevelopment Overlay Option	40,000	150	N/A	N/A	5	0	75	150	N/A	N/A	N/A	N/A	3	37	85%	N/A	42%
A-C	Agriculture-horticulture	5 acres	200	5 acres	200	50	50	30	60	30	50	25	20	3	36	10%	900	—
	Single-family dwelling	5 acres	200	5 acres	200	50	50	30	60	30	50	25	20	2 1/2	30	20%	900	—
	Churches	3 acres	250	3 acres	300	50	50	30	60	50	50	25	20	3	36	20%	—	25%
PUD	Single-family dwelling	7,500	75	7,500	75	30	40	10	25	10	10	25	10	3	39	60%	— <sup>e</sup>	—
	Multifamily dwelling	3 acres	250	3 acres	250	50	50	20	30	20	20	30	20	3	39	60%	— <sup>e</sup>	—
	Townhouses	3 acres	250	3 acres	250	50	50	20	30	20	20	30	20	3	39	60%	— <sup>e</sup>	—
	Two-family dwellings	3 acres	250	3 acres	250	50	50	20	30	20	20	30	20	3	39	60%	— <sup>e</sup>	—

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						Front	Rear	Side			Front	Rear	Side					
								One	Both	Ext. <sup>a</sup>								
	Utilities	— <sup>f</sup>	100	— <sup>f</sup>	120	40	20	50	50	50	—	—	—	2	30	20%	—	25%
	Office buildings	40,000	150	44,000	175	35	30	30	60	30	35	15	10	2	30	60%	—	25%
	Scientific or research	40,000	150	44,000	175	35	30	30	60	30	35	15	10	2	30	60%	—	25%
	Churches	3 acres	250	3 acres	300	50	50	30	60	50	50	25	20	3	36	10%	900	—
	Conditional use with a permit:																	
	Apartment developments <sup>c</sup>	3 acres	200	3 acres	200	50	40	40	40	50	50	30	30	3	30	30%	— <sup>c</sup>	
	Apartment dwelling	10,000	100	11,000	110	25	35	8	20	25	25	25	8	2 1/2	30	30%	700	
	Automobile or gasoline service station	22,500	150	22,500	150	50	50	25	—	—	—	—	—	1	20	25%	—	25%
	Motels	80,000	150	80,000	150	50	25	25	50	50	—	—	—	2	30	30%	—	25%
	Shopping centers	80,000	200	80,000	200	50	35	30	60	60	—	—	—	2	30	30%	—	25%
	Drive-in restaurants	60,000	200	60,000	200	50	25	25	50	50	—	—	—	1	10	25%	—	25%
	Automobile and/or trailer sales area	60,000	200	60,000	200	50	25	25	50	50	—	—	—	2	20	30%	—	25%
	Utilities	— <sup>f</sup>	100	— <sup>f</sup>	120	40	20	50	50	50	—	—	—	2	30	20%	—	25%

**NOTES:**

- <sup>a</sup> Exterior side yard of corner lot.
- <sup>b</sup> Maximum density not to exceed 12 dwelling units per gross area.
- <sup>c</sup> See Article XIX, § 270-148.
- <sup>d</sup> Not to exceed four dwelling units.

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<sup>e</sup> See Article XXI, § 270-165D(4)(e).

<sup>f</sup> With septic system 30,000 square feet; with well and septic system 40,000 square feet.