

ZONING

450 Attachment 2

Borough of Penns Grove

Table of Dimensional Requirements  
[Amended 6-17-1986 by Ord. No. 86-5]

District	Use	Maximum Gross Density	Minimum Area	Minimum Area per Dwelling Unit (square feet)	Minimum Width at Setback/ Street Line (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Height	Maximum Lot Coverage	Maximum Floor Area Ratio	Minimum Open Space Ratio	Minimum Recreational Space Ratio
R-1	Single-family detached (clustering) (see performance standards <sup>1</sup> )	3.2	10,500 sq. ft.	10,500	90/75	35	12 each	35	35 feet 3 stories	30%	60%	—	—
R-2	Single-family detached	3.8	9,000 sq. ft.	9,000	80/65	25	10	25	35 feet 3 stories	35%	70%	—	—
	Single-family attached	4.0	14,000 sq. ft.	6,000	60/60	25	10	25	35 feet 3 stories	35%	70%	—	—
	Atrium	6.5	1 acre	2,500	40	25	10	25	12 feet	—	—	40%	20%
	Patio house	3.8	1 acre	4,500	45	25	10	25	24 feet	—	—	40%	20%
	Multiplex (clustering) (see performance standards <sup>1</sup> )	5.8	1 acre	3,000	80	25	10	25	3 stories	—	—	40%	20%
R-3	Townhouse	12.0	3 acres	2,000	20/20	25	35	35	35 feet 3 stories	30%	40%	—	—
	Garden apartment	15.0	3 acres	2,940	200/200	50	35	35	35 feet 3 stories	30%	40%	—	—
	Mid-rise	25.0	3 acres	See § 450-14	100/100	50	35	35	8 stories	30%	70%	—	—
COS	All permitted uses	—	—	—	—	—	—	—	5 stories	85%	—	—	—
H-C/I	Any commercial use	—	30,000 sq. ft.	—	100/100	35	15	15	—	30%	50%	—	—
	Any industrial use	—	80,000 sq. ft.	—	150/150	35	15	15	—	40%	50%	—	—

NOTES:

<sup>1</sup> Editor's Note: See Art. IX, Performance Standard Subdivisions.