

ZONING

212 Attachment 2

**Borough of Franklin Park**

**Table 5-1: Residential Uses Area and Bulk Requirements Table  
[Amended 11-20-2013 by Ord. No. 606-2013; 12-18-2024 by Ord. No. 689-2024]**

District	Dwelling Type	Minimum Site Area (acres)	Minimum Front Yard (feet)	Minimum Side Yard, Each (feet)	Maximum Percent of Paving in Front Yard	Minimum Lot Size (square feet per DU) <sup>4</sup>	Minimum Lot Width at Building Setback Line (feet)	Minimum Rear Yard (feet)	Maximum Building Height (stories)	DUs per Gross Acre
R-1	Single-family		50/40	20	10%	40,000	150	30	2+A, B <sup>3</sup>	1.089
R-2	Single-family		50/40	15	20%	20,000	90 <sup>4</sup>	30	2+A, B <sup>3</sup>	2.178
R-3	Single-family		30	10	25%	10,000	75	30	2+A, B <sup>2</sup>	4.358
	Duplex		30	10	30%	10,000 <sup>2</sup>	100 <sup>2</sup>	30	2+A, B <sup>3</sup>	8.712
	Townhouse	1	30	10 <sup>1</sup>	70%	2,500	24	30	2+A, B <sup>3</sup>	8
	Apartment	2	30	10 <sup>1</sup>	80%			30	2+B <sup>3</sup>	12
R-4	Single-family		25	7.5	30%	65	60	30	2+A, B <sup>3</sup>	6.701
	Duplex		25	10	30%	10,000 <sup>2</sup>	100 <sup>2</sup>	30	2+A, B <sup>3</sup>	8.712
	Townhouse	1	25	10 <sup>1</sup>	90%	2,500	20	20	2+A, B <sup>3</sup>	10
	Apartment	3	30	10 <sup>1</sup>				30	4+A, B <sup>3</sup>	18
M-1	Single-family		25	7.5	30%	6,500	60	30	2+A, B <sup>3</sup>	6.701
	Duplex		25	10	30%	10,000 <sup>2</sup>	100 <sup>2</sup>	30	2+A, B <sup>3</sup>	1.742
	Townhouse	1	25	10	90%	2,500	24	30	2+A, B <sup>3</sup>	6
	Apartment	1	25	20 <sup>1</sup>				30	2+A, B <sup>3</sup>	12
M-2	Townhouse	1	25	21 <sup>1</sup>	90%	2,000	20	20	2+A, B <sup>3</sup>	10
	Apartment	3	50	15 <sup>1</sup>				30	4+B <sup>3</sup>	24
M-3	Mobile home park	5	25	7.5	40%	4,000	50	20	1+B <sup>3</sup>	6

**NOTES:**

<sup>1</sup> Minimum building spacing between buildings on the same lot and between a building and a lot line.

<sup>2</sup> Requirements per two dwelling units.

<sup>3</sup> A = attic, which is the space between the ceiling of the top story and the roof rafters; B = basement.

<sup>4</sup> In the absence of public water and sewer, the R-1 requirements shall apply.