

LAND DEVELOPMENT REGULATIONS

28 Attachment 3

Appendix C
Borough of Allentown
Schedule of District Regulations
Area, Yard and Building Requirements (§ 28-10.9.1)
[Added 4-20-2021 by Ord. No. 03-2021]

Zone	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (Setback) (feet)	Minimum Rear Yard (feet)	Minimum Side Yard (feet)	Minimum Lot Area (square feet)	Maximum Lot Coverage-Impervious Material (Percent of Overall Acreage)	Maximum Building Height
HISTORIC RESIDENTIAL DISTRICTS								
HR-80 (2)	100	500	35(1)	50	15(1)	80,000	15%	2 1/2 stories/35 feet
HR-30 (2)	60	150	35(1)	35	7.5(1)	30,000	25%	
HR-20 (2)	75	150	35(1)	35	7.5(1)	20,000	30%	
HR-15	50	100	30(1)	35	7.5(1)	15,000	35%	
HR-10	50	100	30(1)	30	7.5(1)	10,000	35%	
HR-5	50	100	5(1)	25	7.5(1)	5,000	40%	
HISTORIC BUSINESS DISTRICT								
HB-D	40	100	5(1)	30	7.5(1)	4,000	65%	2 1/2 stories/35 feet
NON-HISTORIC RESIDENTIAL DISTRICTS								
R-20	100	200	35	35	15	20,000	30%	2 1/2 stories/35 feet
R-13	100	130	35	35	15	13,000	35%	
R-10	85	110	20	25	10	10,000	35%	
R-6	60	100	20	25	7.5	6,000	40%	
MF-Multi-Family	1,000	300	75	50	50	5 Acres	65%	2 story

Notes:

(1) To maintain the prevailing pattern of historic development, the front and side yard setbacks within the Historic Districts for existing historic buildings with nonconforming setbacks can be reconstructed in the same footprint of the historic building provided that the building is consistent with the design guidelines and criteria of the Historic Preservation Ordinance. Existing nonhistoric buildings may also be reconstructed within the same manner as historic structures utilizing the design guidelines of this Chapter including 28-12 Design Standards. Construction of all other structures must conform to the requirements of the district as specified in this Schedule and 28-10.6(e)

(2) Any lot of record, which legally existed at the time of this Ordinance, or which was legally created under the provisions of any zoning law that was in effect at the time the lot was created, and which does not meet the requirements for minimum lot width and/or minimum lot area that now apply, may be used for a permitted use.

Prepared June 17, 2019; Revised November 9, 2019; February 20_2020; Revised July 13, 2020; Revised August 18, 2020; Revised September 15, 2020; October 28, 2020.