

ZONING

101 Attachment 2

Borough of Park Ridge

Schedule IV-2

Area, Yard and Bulk Requirements

[Amended 12-26-1991 by Ord. No. 91-18; 7-11-2000 by Ord. No. 2000-8; 5-28-2002 by Ord. No. 2002-8; 9-13-2005 by Ord. No. 2005-19; 3-11-2008 by Ord. No. 2008-02; 11-10-2009 by Ord. No. 2009-23; 4-12-2011 by Ord. No. 2011-011; 4-26-2011 by Ord. No. 2011-013; 4-26-2011 by Ord. No. 2011-015; 8-23-2011 by Ord. No. 2011-025; 12-11-2012 by Ord. No. 2012-017; 8-10-2021 by Ord. No. 2021-018; 8-10-2021 by Ord. No. 2021-019; 8-10-2021 by Ord. No. 2021-020; 2-24-2026 by Ord. No. 2026-005]

| Zone                             | Minimum Lot Area (square feet) | Minimum Lot Width (feet) | Minimum Street Frontage (feet) | Minimum Lot Depth (feet) | Minimum Front Yard (feet)                                                                                                                                                        | Minimum Side Yard Each (feet) | Maximum Dwelling Width (percent of lot width) | Minimum Rear Yard (feet) | Maximum Building Height (feet) | Maximum Building Coverage (percent) | Maximum Impervious Coverage (percent) | Maximum Floor Area Ratio | Maximum Gross Floor Area (square feet) |
|----------------------------------|--------------------------------|--------------------------|--------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-----------------------------------------------|--------------------------|--------------------------------|-------------------------------------|---------------------------------------|--------------------------|----------------------------------------|
| R-40                             | 40,000                         | 150                      | 113                            | 175                      | 50                                                                                                                                                                               | 35                            | 60                                            | 60                       | 32                             | 12                                  | 25                                    | 20% <sup>1</sup>         | 9,200 <sup>1</sup>                     |
| R-20                             | 20,000                         | 110                      | 83                             | 160                      | 40                                                                                                                                                                               | 22                            | 60                                            | 50                       | 32                             | 18                                  | 40                                    | 22% <sup>1</sup>         | 4,800                                  |
| R-20A <sup>7</sup>               | 20,000                         | 120                      | 70                             | 140                      | 30                                                                                                                                                                               | 15                            | 60                                            | 50                       | 32                             | 18                                  | 40                                    | 30%                      | 7,000                                  |
| R-15                             | 15,000                         | 100                      | 75                             | 150                      | 30                                                                                                                                                                               | 18                            | 65                                            | 45                       | 32                             | 20                                  | 35                                    | 25% <sup>1</sup>         | 4,250                                  |
| R-10                             | 10,000                         | 85                       | 75                             | 120                      | 25                                                                                                                                                                               | 15                            | 65                                            | 35                       | 32                             | 20                                  | 40                                    | 30% <sup>1</sup>         | 3,333 <sup>1</sup>                     |
| R-HH                             | 175,000                        | 75                       | 56                             | 200                      | 50                                                                                                                                                                               | 25                            | —                                             | 50                       | 20                             | 18                                  | 50                                    | —                        | —                                      |
| R-T                              | 435,600                        | 300                      | 225                            | 400                      | —                                                                                                                                                                                | See § 101-20D                 |                                               | —                        | 35                             | 20                                  | 50                                    | —                        | —                                      |
| R-GAI                            | 87,120                         | 200                      | 225                            | 200                      | 50                                                                                                                                                                               | 25                            | 50                                            | 50                       | 35                             | 18 <sup>2</sup>                     | 50                                    | —                        | —                                      |
| R-GAII                           | 217,800                        | 200                      | 150                            | 200                      | 25                                                                                                                                                                               | 25                            | 50                                            | 30                       | 35                             | 25                                  | 70                                    | —                        | —                                      |
| AH-1 <sup>3</sup>                | 43, 560                        | 100                      | —                              | —                        | 25                                                                                                                                                                               | 18                            | —                                             | 10                       | 38                             | 25                                  | 55                                    | —                        | —                                      |
| AH-2 <sup>8</sup>                | 87,120                         | 100                      | —                              | —                        | 40                                                                                                                                                                               | 75                            | —                                             | 20                       | 58                             | 25                                  | 55                                    | —                        | —                                      |
| AH-3 <sup>9</sup>                | 43.650                         | 100                      | —                              | —                        | 40                                                                                                                                                                               | 25                            | —                                             | 25                       | 35                             | 25                                  | 50                                    | —                        | —                                      |
| AH-4                             | See § 101-48.7A                |                          |                                |                          |                                                                                                                                                                                  |                               |                                               |                          |                                |                                     |                                       |                          |                                        |
| B-1                              | 10,000                         | 100                      | 75                             | 100                      | 20                                                                                                                                                                               | 15                            | 30                                            | 30                       | 35                             | 25                                  | 80                                    | —                        | —                                      |
| B-2                              | 40,000                         | 150                      | 113                            | 200                      | 20                                                                                                                                                                               | 25                            | 50                                            | 40                       | 35                             | 40                                  | 75                                    | 40                       | —                                      |
| RP <sup>4</sup>                  | 10,000                         | 100                      | —                              | 100                      | 25                                                                                                                                                                               | 20                            | —                                             | 30                       | 35                             | —                                   | 45                                    | 20                       | —                                      |
| NB <sup>5</sup>                  | 10,000                         | 50                       | —                              | —                        | Minimum = 10 along Park;<br>10 along Broadway;<br>10 along Kinderkamack;<br>20 along other streets<br>Maximum = 20 along Park;<br>20 along Broadway;<br>none along other streets | —                             | —                                             | —                        | 35                             | 40                                  | 75                                    | 60                       | —                                      |
| NB <sup>6</sup>                  | 50,000                         | 200                      | 200                            | 100                      | Minimum = 10 along Park;<br>10 along Broadway;<br>10 along Kinderkamack;<br>20 along other streets<br>Maximum = 20 along Park;<br>20 along Broadway;<br>40 along other streets   | 30                            | —                                             | —                        | 40                             | 85                                  | 90                                    | 70                       | —                                      |
| ORL                              | 435,600                        | 300                      | 225                            | 400                      | 100                                                                                                                                                                              | 60                            | 120                                           | 100                      | 40                             | 20                                  | 65                                    | —                        | —                                      |
| Redevelop-ment Area Overlay Zone | See § 101-57                   |                          |                                |                          |                                                                                                                                                                                  |                               |                                               |                          |                                |                                     |                                       |                          |                                        |

**NOTES:**  
<sup>1</sup> A density bonus shall be provided to developers who incorporate certain architectural details and/or green building strategies into their development as established in § 101-19.  
<sup>2</sup> Subject to additional regulations detailed in § 101-20E(3)(e).  
<sup>3</sup> Subject to additional regulations detailed in Article XI.  
<sup>4</sup> Area, yard and bulk regulations tailored for conditional uses are set forth in § 101-58.13.  
<sup>5</sup> Subject to additional regulations detailed in Article XIIC.  
<sup>6</sup> Subject to the site having a minimum lot area of 50,000 square feet in area.  
<sup>7</sup> Subject to additional regulations detailed in Article XIID.  
<sup>8</sup> Subject to additional regulations detailed in Article XIA.  
<sup>9</sup> Subject to additional regulations detailed in Article XIC.