

ZONING

340 Attachment 2

Borough of Clifton Heights

Zoning Requirements

KEY:

SF-D = Single-family detached

SF-SD = Single-family semidetached (twin)

SF-A = Single-family attached (rows)

2F-D = Two-family detached (duplex)

2F-SD = Two-family semidetached (double-duplex or quadraplex)

2F-A = Two-family duplex in rows

Multifamily = Apartments

Zone	Use	Lot Area (square feet)	Lot Area/DU (square feet)	Frontage (feet)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Building Cover	Total Cover
R-1	SF-D	—	5,000	20	50	20	20/8	25	30%	50%
	Municipal	10,000	5,000	20	50	20	—	25	30%	50%
R-2	SF-D	—	3,000	20	50	20	20/8	25	30%	50%
	SF-SD	—	3,000	20	35	20	12	25	30%	50%
	SF-A	—	3,000	20	20	20	12	25	30%	50%
	2F-D	—	3,000	20	50	20	20/8	25	30%	50%
	2F-SD	—	3,000	20	40	20	12	25	30%	50%
	2F-A	—	3,000	20	20	20	12	25	30%	50%
	Parking garage	8,000	—	20	—	20	—	25	30%	50%
	Municipal	8,000	—	20	—	20	—	25	30%	50%
R-3	SF-D	—	1,500	20	50	20	20/8	25	50%	70%
	SF-SD	—	1,500	20	35	20	10	25	50%	70%
	SF-A	—	1,500	18	—	20	10	25	50%	70%
	2F-D	—	1,500	20	50	20	20/8	25	50%	70%
	2F-SD	—	1,500	20	40	20	10	25	50%	70%
	2F-A	—	1,500	20	20	20	10	25	50%	70%
	Multifamily	1 Acre	1,500	20	20	20	30/10	25	50%	70%
	Parking garage	8,000	—	20	—	20	—	25	50%	70%
Municipal	8,000	—	20	—	20	—	25	50%	70%	
RCD	Public school	6,000	—	50	—	25	—	—	—	40%
	Recreation	6,000	—	50	—	25	—	—	—	40%
	Residential, 7 units/acre (special exception)	6,000	6,000	50	—	25	10	25	30%	50%
C-1	Retail commercial	1,500	—	—	—	—	—	—	40%	80%
C-2	Auto-related commercial	1,500	—	50	—	10	10/10	10	40%	80%

NOTES:

Building height: 35 feet maximum throughout the Borough.