

ZONING

185 Attachment 2

Borough of Upland

**Appendix B
Bulk and Area Requirements for All Zoning Districts**

R-1 Residential District

Single-Family Detached Dwelling	
Standard	Size
Lot size	6,000 square feet
Lot width	60 feet
Front yard	20 feet, which may be reduced to 15 feet on the long side of a corner lot
Side yard	25 feet aggregate and 10 feet minimum
Rear yard	25 feet, minimum
Building coverage	40%, maximum
Impervious surface	55%, maximum
Height	40 feet or 3 stories, maximum

Single-Family Semidetached Dwelling (Twin)	
Standard	Size
Lot size	3,500 square feet
Lot width	30 feet
Front yard	20 feet, which may be reduced to 15 feet on the long side of a corner lot
Side yards	10 feet
Rear yard	25 feet
Building coverage	45%, maximum
Impervious surface	60%, maximum
Height	40 feet or 3 stories, maximum

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R-2 Residential District

Single-Family Detached Dwelling	
Standard	Size
Lot size	4,000 square feet
Lot width	40 feet
Front yard	20 feet, which may be reduced to 15 feet on the long side of a corner lot
Side yards	15 feet aggregate and 5 feet minimum
Rear yard	25 feet, minimum
Building coverage	45%, maximum
Impervious surface	60%, maximum
Height	40 feet or 3 stories, maximum

Single-Family Semidetached Dwelling (Twin)	
Standard	Size
Lot size	3,000 square feet
Lot width	30 feet
Front yard	20 feet, which may be reduced to 15 feet on the long side of a corner lot
Side yards	10 feet
Rear yard	25 feet
Building coverage	60%, maximum
Impervious surface	75%, maximum
Height	40 feet or 3 stories, maximum

Two-Family Detached Dwelling (Detached Duplex)	
Standard	Size
Lot size	4,500 square feet
Lot width	45 feet
Front yard	20 feet, which may be reduced to 10 feet on the long side of a corner lot
Side yards	10 feet aggregate and 5 feet minimum
Rear yard	25 feet
Building coverage	50%, maximum
Impervious surface	65%, maximum
Height	35 feet or 2 stories, maximum

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Single-Family Attached Dwelling (Townhouse)	
Standard	Size
Lot size	1,800 square feet
Lot width	18 feet
Front yard	20 feet, which may be reduced to 10 feet on the long side of a corner lot
Side yards	10 feet at ends of row; 20 feet where an access driveway is required
Rear yard	25 feet
Building coverage	65%, maximum
Impervious surface	80%, maximum
Height	40 feet or 3 stories, maximum

Apartment Building	
Standard	Size
Lot size	1,500 square feet per dwelling unit
Lot width	100 feet
Front yard	20 feet for front street and long side of corner lot
Side yards	30 feet aggregate
Rear yard	25 feet
Building coverage	45%, maximum
Impervious surface	60%, maximum
Open space	15% of lot area
Height	45 feet or 3 stories, maximum

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R-3 Residential District

Single-Family Attached Dwelling (Townhouse)	
Standard	Size
Lot size	1,400 square feet
Lot width	20 feet
Front yard	15 feet, which may be reduced to 10 feet on the long side of a corner lot
Side yards	10 feet at ends of row, and 20 feet where an access driveway is required
Rear yard	15 feet
Building coverage	55%, maximum
Impervious surface	70%, maximum
Height	35 feet or 2 stories, maximum
Maximum number	6 of units in a row

Apartment Building	
Standard	Size
Lot size	1,500 square feet per dwelling unit
Lot width	100 feet
Front yard	25 feet
Side yards	20 feet
Rear yard	25 feet
Building coverage	45%, maximum
Impervious surface	65%, maximum
Open space	15% of lot area
Height	45 feet or 3 stories, maximum

Mobile Homes and Mobile Home Parks	
All mobile homes and mobile home parks are permitted in accordance with the regulations of Article XX, Mobile Home Regulations.	

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PRD Planned Residential Development District

Single-Family Detached Dwelling	
Standard	Size
Lot size	5,000 square feet
Lot width	50 feet
Front yard	20 feet, minimum
Side yards	20 feet aggregate and 10 feet minimum
Rear yard	25 feet, minimum
Height	40 feet or 3 stories, maximum

Single-Family Attached Dwelling (Townhouses)	
Standard	Size
Dwelling unit width	25 feet, minimum
Dwelling units in a row	6, maximum
Setbacks	
From exterior road	75 feet
From interior road or parking area	15 feet
Distance between principal buildings	40 feet
Height	40 feet and 3 stories, maximum

Low-Rise Apartment	
Standard	Size
Building length	200 feet, maximum
Building width	100 feet
Setbacks	
From exterior road	20 feet aggregate and 10 feet minimum
From interior road	25 feet, minimum
Distance between principal buildings	40 feet
Height	40 feet or 3 stories, maximum
Dwelling unit size	600 square feet minimum for 1-bedroom apartments and 750 square feet minimum for 2-bedroom apartments

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INS Institutional District

Standard	Size
Lot area	20,000 square feet
Street frontage	100 feet
Setbacks	
From exterior road	75 feet
From interior road or driveway	20 feet
From side and rear property lines	40 feet
Distance between buildings	40 feet
Height	40 feet, maximum

MCD Medical Campus District

Standard	Size
Lot area	1 acre
Lot width	100 feet, minimum
Building coverage	40%, maximum
Impervious surface	60%, maximum
Front yard	75 feet, minimum
Side yards	50 feet, minimum on each side
Rear yard	50 feet, minimum
Height	60 feet or 5 stories, maximum

WFMU Waterfront Mixed Use District

Standard	Size
Lot area	No minimum required
Lot width	No minimum required
Building coverage	60%, maximum
Impervious surface	80%, maximum
Front yard	35 feet
Side yards	25 feet
Rear yard	25 feet
Height	30 feet, maximum

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GC General Commercial District

Commercial and Office Uses	
Standard	Size
Lot area	5,000 square feet
Lot width	40 feet
Front yard	30 feet
Side yards	10 feet
Rear yard	20 feet
Impervious surface	80%, maximum
Height	3 stories or 40 feet, maximum

IND Industrial District

Standard	Size
Lot area	20,000 square feet
Lot width at building line	100 feet
Front yard	30 feet
Side yards	10 feet on each side of building
Rear yards	20 feet
Impervious surface	70%, maximum
Height	3 stories or 45 feet, maximum