

# Chapter 5. Building Bulk & Design Requirements

The Newark Zoning and Land Use Ordinance provides the rules for the bulk and design of buildings organized by building types such as single-family house, apartment building, and houses of worship. Once you understand the zone for a particular lot in the city and the uses that are permitted for that lot, this Chapter provides the rules for which building types are permitted to contain those uses, and the rules for the physical layout and shape of the building.

## § 41:5-1 Permitted Building Types by Zoning District.

Table 5-1 indicates which building types are permitted in which zones.

Tables 5-2 provides the specific bulk and design standards for each building type. Following that, graphic illustrations depict the rules for building type. In case of conflict or ambiguity, bulk and design standards provided in the tables shall prevail.

Table 5-1 Building types permitted by zone																	
P = permitted; C = conditionally permitted, see Bulk & Design requirements																	
Note: This table pertains only to building design requirements and not permitted uses. For permitted uses, see Chapter 4.																	
Building Type	R1	R2	R3	R4	R5	R6	C1	C2	C3	I1	I2	I3	MX1	MX2	MX3	INST	EWR-S
<b>Residential</b>																	
One-Family	P	P	P	P									P	P			
Two-Family		P	P	P									P	P			
Three-Family		P	P	P									P	P			
Four-Family			P	P									P	P			
Town-house			P	P									P	P			
Low-rise multi-family			C	P	P	P	P						P	P	P	P	
Mid-rise multi-family					P	P								C	P	P	
High-rise multi-family						P									P	P	
<b>Commercial</b>																	
Mixed-use buildings with residential and non-residential uses							P	P	P				P	P	P	P	
Detached Commercial									P	P			P	P			P
<b>Industrial</b>																	
										P	P	P					P
<b>Civic/Institutional</b>																	
University																P	
Hospital or Medical Institution																P	
Schools (Elementary, Middle, High Schools)	P	P	P	P	P	P	P	P	P				P	P		P	
Place of Worship	P	P	P	P	P	P	P	P	P				P	P		P	
Community Center, Stand-alone Daycare or Preschool, and other Civic / Miscellaneous Buildings		P	P	P	P	P	P	P	P	P			P	P	P	P	P

## § 41:5-2 Bulk & Design Standards for 1-family houses in R-1

1-FAMILY DWELLING IN THE R-1 ZONE					
MIN. LOT SIZE FOR SUBDIVISION	MIN. LOT WIDTH FOR SUBDIVISION	MAX. BUILDING HEIGHT	FRONT YARD	SIDE YARD (3)	REAR YARD (3)
5,000 square feet	50 feet	3 stories and 35 feet	<p>Front setback shall match the shorter front setback of the 2 closest principal buildings on each side of the project site on the same block as the site within 50 feet. If no prevailing setback, 10 feet min. and 15 feet max.</p> <p>For through lots, a front yard shall be provided at each street.</p> <p>For corner lots, there shall be a front yard on each street-facing frontage, provided that the width of such lot for building purposes shall not be reduced to less than 25 feet and no accessory building shall project into the front yard on either street.</p> <p>No front yard on the longer side of a corner lot need exceed 12.5 feet.</p>	One side yard shall be a minimum of 10% of the lot width and the other shall be a minimum of 20% of the lot width.	30% of lot depth minimum, or 30 feet, whichever is lesser.
MIN. LOT AREA PER DWELLING	MAX. LOT COVERAGE BY BUILDING	MAX. IMPERVIOUS LOT COVERAGE	MIN. BUILDING TRANSPARENCY	ORIENTATION OF PRIMARY ENTRANCE	
n/a	50%	65%  Only one driveway no wider than 10 feet is permitted in the front yard area.  Driveways are not permitted on lots with less than 25 feet of width.	Primary Front Façade - 30%  Street-Facing Facades - 20%  Non-Street Facing Facades - 10% or the maximum allowed by construction code, whichever is lesser.  All transparent glazing areas on door panels count towards this requirement, but door panels themselves do not count towards this requirement.	Primary street-facing façade must include primary entrance.  Corner lot must include 2 entrances, 1 on the primary street-facing façade and 1 on another street-facing façade.	

## § 41:5-3 General Bulk & Design Standards

<b>1-FAMILY DWELLING NOT IN THE R-1 ZONE</b>					
<b>MIN. LOT SIZE FOR SUBDIVISION</b>	<b>MIN. LOT WIDTH FOR SUBDIVISION</b>	<b>MAX. BUILDING HEIGHT</b>	<b>FRONT YARD</b>	<b>SIDE YARD (3)</b>	<b>REAR YARD (3)</b>
2,500 square feet	25 feet	3 stories and 36 feet	Front setback shall match the shorter front setback of the 2 closest principal buildings on each side of the project site on the same block as the site or 6 feet if no prevailing setback.	3 feet minimum For party walls and other exceptions, see Note (1).	30% of lot depth minimum, or 30 feet, whichever is lesser.
<b>MIN. LOT AREA PER DWELLING</b>	<b>MAX. LOT COVERAGE BY BUILDING</b>	<b>MAX. IMPERVIOUS LOT COVERAGE</b>	<b>MIN. BUILDING TRANSPARENCY</b>	<b>ORIENTATION OF PRIMARY ENTRANCE</b>	
n/a	50%	65%  Only one driveway no wider than 10 feet is permitted in the front yard area.  Driveways are not permitted on lots with less than 25 feet of width.	Primary Front Façade - 30%  Street-Facing Facades - 20%  Non-Street Facing Facades - 10% or the maximum allowed by construction code, whichever is lesser.  All transparent glazing areas on door panels count towards this requirement, but door panels themselves do not count towards this requirement.	Primary street-facing façade must include primary entrance.  Corner lot must include 2 entrances, 1 on the primary street-facing façade and 1 on another street-facing façade.	
<b>2-FAMILY DWELLING</b>					
<b>MIN. LOT SIZE FOR SUBDIVISION</b>	<b>MIN. LOT WIDTH FOR SUBDIVISION</b>	<b>MAX. BUILDING HEIGHT</b>	<b>FRONT YARD</b>	<b>SIDE YARD (3)</b>	<b>REAR YARD (3)</b>
2,500 square feet	25 feet	3 stories and 36 feet	Front setback shall match the shorter front setback of the 2 closest principal buildings on each side of the project site on the same block as the site or 6 feet if no prevailing setback.	3 feet minimum For party walls and other exceptions, see Note (1).	30% of lot depth minimum, or 30 feet, whichever is lesser.
<b>MIN. LOT AREA PER DWELLING</b>	<b>MAX. LOT COVERAGE BY BUILDING</b>	<b>MAX. IMPERVIOUS LOT COVERAGE</b>	<b>MIN. BUILDING TRANSPARENCY</b>	<b>ORIENTATION OF PRIMARY ENTRANCE</b>	
n/a	50%	65%  Only one driveway no wider than 10 feet is permitted in the front yard area.  Driveways are not permitted on lots with less than 25 feet of width.	Primary Front Façade - 30%  Street-Facing Facades - 20%  Non-Street Facing Facades - 10% or the maximum allowed by construction code, whichever is lesser.  All transparent glazing areas on door panels count towards this requirement, but door panels themselves do not count towards this requirement.	Primary street-facing façade must include primary entrance.  Corner lot must include 2 entrances, 1 on the primary street-facing façade and 1 on another street-facing façade.	

3-FAMILY DWELLING					
MIN. LOT SIZE FOR SUBDIVISION	MIN. LOT WIDTH FOR SUBDIVISION	MAX. BUILDING HEIGHT	FRONT YARD	SIDE YARD (3)	REAR YARD (3)
2,500 square feet	25 feet	3 stories and 36 feet	Front setback shall match the shorter front setback of the 2 closest principal buildings on each side of the project site on the same block as the site or 6 feet if no prevailing setback.	3 feet minimum  For party walls and other exceptions, see Note (1).	30% of lot depth minimum, or 30 feet, whichever is lesser.
MIN. LOT AREA PER DWELLING	MAX. LOT COVERAGE BY BUILDING	MAX. IMPERVIOUS LOT COVERAGE	MIN. BUILDING TRANSPARENCY	ORIENTATION OF PRIMARY ENTRANCE	
n/a	55%	70%  Only one driveway no wider than 10 feet permitted in the front yard area.  Driveways not permitted on lots with less than 25 feet of width.	Primary Front Façade - 30%  Street-Facing Facades - 20%  Non-Street Facing Facades - 10% or the maximum allowed by construction code, whichever is lesser.  All transparent glazing areas on door panels count towards this requirement, but door panels themselves do not count towards this requirement.	Primary street-facing façade must include primary entrance.  All units must be accessible from a front or side facade. Rear primary entrances are prohibited.	

4-FAMILY DWELLING					
MIN. LOT SIZE FOR SUBDIVISION	MIN. LOT WIDTH FOR SUBDIVISION	MAX. BUILDING HEIGHT	FRONT YARD	SIDE YARD (3)	REAR YARD (3)
3,500 square feet	35 feet	3 stories and 36 feet	Front setback shall match the shorter front setback of the 2 closest principal buildings on each side of the project site on the same block as the site or 6 feet if no prevailing setback.	3 feet minimum  For party walls and other exceptions, see Note (1).	30% of lot depth minimum, or 30 feet, whichever is lesser.
MIN. LOT AREA PER DWELLING	MAX. LOT COVERAGE BY BUILDING	MAX. IMPERVIOUS LOT COVERAGE	MIN. BUILDING TRANSPARENCY	ORIENTATION OF PRIMARY ENTRANCE	
n/a	55%	70%  Only one driveway no wider than 10 feet permitted in the front yard area.	Primary Front Façade - 30%  Street-Facing Facades - 20%  Non-Street Facing Facades - 10% or the maximum allowed by construction code, whichever is lesser.  All transparent glazing areas on door panels count towards this requirement, but door panels themselves do not count towards this requirement.	Primary street-facing façade must include primary entrance.  All units must be accessible from a front or side facade. Rear primary entrances are prohibited.	

<b>TOWNHOUSE (AT LEAST 3 CONNECTED TOWNHOUSES WITHIN 1-3 DWELLINGS IN EACH, WITH SHARED SIDE DRIVEWAY.)</b>					
<b>MIN. LOT SIZE FOR SUBDIVISION</b>	<b>MIN. LOT WIDTH FOR SUBDIVISION</b>	<b>MAX. BUILDING HEIGHT</b>	<b>FRONT YARD</b>	<b>SIDE YARD (3)</b>	<b>REAR YARD (3)</b>
5,000 square feet	50 feet	3 stories and 36 feet	Front setback shall match the shorter front setback of the 2 closest principal buildings on each side of the project site on the same block as the site or 6 feet if no prevailing setback.	3 feet minimum  For party walls and other exceptions, see Note (1).	30% of lot depth minimum, or 30 feet, whichever is lesser.
<b>MIN. LOT AREA PER DWELLING</b>	<b>MAX. LOT COVERAGE BY BUILDING</b>	<b>MAX. IMPERVIOUS LOT COVERAGE</b>	<b>MIN. BUILDING TRANSPARENCY</b>	<b>ORIENTATION OF PRIMARY ENTRANCE</b>	
n/a	60%	70%	<p>Primary Front Façade - 30%</p> <p>Street-Facing Facades - 20%</p> <p>Non-Street Facing Facades - 10% or the maximum allowed by construction code, whichever is lesser.</p> <p>All transparent glazing areas on door panels count towards this requirement, but door panels themselves do not count towards this requirement."</p>	<p>Primary street-facing façade must include primary entrance.</p> <p>All units must be accessible from a front or side facade. Rear primary entrances are prohibited.</p>	

**LOW-RISE MULTIFAMILY DWELLINGS**

In R-3, R-4, R-5, and R-6 Zones, where permitted mixed-use buildings are proposed, these standards shall be utilized for projects of 5 stories or fewer.

<b>MIN. LOT SIZE FOR SUBDIVISION</b>	<b>MIN. LOT WIDTH FOR SUBDIVISION</b>	<b>MAX. BUILDING HEIGHT</b>	<b>FRONT YARD</b>	<b>SIDE YARD (3)</b>	<b>REAR YARD (3)</b>
5,000 square feet	50 feet	5 stories and 60 feet	Front setback shall match the shorter front setback of the 2 closest principal buildings on each side of the project site on the same block as the site or 6 feet if no prevailing setback.	5 feet minimum  For party walls and other exceptions, see Note (2).	30 feet minimum
<b>MIN. LOT AREA PER DWELLING</b>	<b>MAX. LOT COVERAGE BY BUILDING</b>	<b>MAX. IMPERVIOUS LOT COVERAGE</b>	<b>MIN. BUILDING TRANSPARENCY</b>	<b>ORIENTATION OF PRIMARY ENTRANCE</b>	<b>ACTIVE GROUND FLOOR REQUIREMENTS</b>
375 SF / du  In the R-3 Zone, 500 SF / du	70%	75%	<p>Primary Front Façade - 35%</p> <p>Street-Facing Facades - 25%</p> <p>Non-Street Facing Facades - 20% or the maximum allowed by construction code, whichever is lesser.</p> <p>All transparent glazing areas on door panels count towards this requirement, but door panels themselves do not count towards this requirement.</p> <p>Where a non-residential use is provided on the ground floor, the first 14 feet of the front facade elevation from grade shall have a minimum transparency of 60%</p>	<p>Primary street-facing façade must include primary entrance.</p> <p>All units must be accessible from a front or side facade. Rear primary entrances are prohibited.</p> <p>Where a non-residential use is provided on the ground floor, each unit must have its own primary entrance on the street-facing facade.</p>	<p>Ground floor parking shall be wrapped with residential units or common space for at least 50% of the front façade.</p> <p>Where a non-residential use is provided on the ground floor, the ground floor shall have a minimum 14 foot floor-to-floor height.</p>

**MID-RISE MULTIFAMILY DWELLINGS**

In R-5, and R-6 Zones, where permitted mixed-use buildings are proposed, these standards shall be utilized for projects of 6-8 stories.

<b>MIN. LOT SIZE FOR SUBDIVISION</b>	<b>MIN. LOT WIDTH FOR SUBDIVISION</b>	<b>MAX. BUILDING HEIGHT</b>	<b>FRONT YARD</b>	<b>SIDE YARD (3)</b>	<b>REAR YARD (3)</b>
7,500 square feet	75 feet	8 stories and 96 feet  No portion of any building within 100 feet of Ferry Street shall exceed 60 feet in height.	Front setback shall match the shorter front setback of the 2 closest principal buildings on each side of the project site on the same block as the site or 6 feet if no prevailing setback.	5 feet minimum  For party walls and other exceptions, see Note (2).	30 feet minimum
<b>MIN. LOT AREA PER DWELLING</b>	<b>MAX. LOT COVERAGE BY BUILDING</b>	<b>MAX. IMPERVIOUS LOT COVERAGE</b>	<b>MIN. BUILDING TRANSPARENCY</b>	<b>ORIENTATION OF PRIMARY ENTRANCE</b>	<b>ACTIVE GROUND FLOOR REQUIREMENTS</b>
200 SF / du	70%	75%	Primary Front Façade - 35%  Street-Facing Facades - 25%  Non-Street Facing Facades - 20% or the maximum allowed by construction code, whichever is lesser.  All transparent glazing areas on door panels count towards this requirement, but door panels themselves do not count towards this requirement.  Where a non-residential use is provided on the ground floor, the first 14 feet of the front facade elevation from grade shall have a minimum transparency of 60%	Primary street-facing façade must include primary entrance.  All units must be accessible from a front or side facade. Rear primary entrances are prohibited.  Where a non-residential use is provided on the ground floor, each unit must have its own primary entrance on the street-facing facade.	Ground floor parking shall be wrapped with residential units or common space for at least 50% of the front façade.  Where a non-residential use is provided on the ground floor, the ground floor shall have a minimum 14 foot floor-to-floor height.

**HIGH-RISE MULTI-FAMILY DWELLINGS**

In R-6 Zones, where permitted mixed-use buildings are proposed, these standards shall be utilized for projects of 9 stories or greater.

<b>MIN. LOT SIZE FOR SUBDIVISION</b>	<b>MIN. LOT WIDTH FOR SUBDIVISION</b>	<b>MAX. BUILDING HEIGHT</b>	<b>FRONT YARD</b>	<b>SIDE YARD (3)</b>	<b>REAR YARD (3)</b>
10,000 square feet	100 feet	10 stories and 120 feet  An additional 1 story and 12 feet of height shall be permitted for each 1,000 square feet of lot area beyond 10,000 square feet with a maximum permitted height of 20 stories and 243 feet.	Front setback shall match the shorter front setback of the 2 closest principal buildings on each side of the project site on the same block as the site or 6 feet if no prevailing setback.	10 feet minimum	30 feet minimum
<b>MIN. LOT AREA PER DWELLING</b>	<b>MAX. LOT COVERAGE BY BUILDING</b>	<b>MAX. IMPERVIOUS LOT COVERAGE</b>	<b>MIN. BUILDING TRANSPARENCY</b>	<b>ORIENTATION OF PRIMARY ENTRANCE</b>	<b>ACTIVE GROUND FLOOR REQUIREMENTS</b>
200 SF / du	70%	75%	<p>Primary Front Façade - 40%</p> <p>Street-Facing Facades - 25%</p> <p>Non-Street Facing Facades - 20% or the maximum allowed by construction code, whichever is lesser.</p> <p>All transparent glazing areas on door panels count towards this requirement, but door panels themselves do not count towards this requirement.</p> <p>Where a non-residential use is provided on the ground floor, the first 14 feet of the front facade elevation from grade shall have a minimum transparency of 60%</p>	<p>Primary street-facing façade must include primary entrance.</p> <p>All units must be accessible from a front or side facade. Rear primary entrances are prohibited.</p> <p>Where a non-residential use is provided on the ground floor, each unit must have its own primary entrance on the street-facing facade.</p>	<p>Ground floor parking shall be wrapped with residential units or common space for at least 50% of the front façade.</p> <p>Where a non-residential use is provided on the ground floor, the ground floor shall have a minimum 14 foot floor-to-floor height.</p>



**MIXED-USE BUILDINGS WITH RESIDENTIAL AND NON-RESIDENTIAL USES**

In C-1, C-2, C-3, MX-1, MX-2, MX-3, and INST zones, these standards shall be used for mixed-use buildings subject to the applicable height and density requirements.

<b>MIN. LOT SIZE FOR SUBDIVISION</b>	<b>MIN. LOT WIDTH FOR SUBDIVISION</b>	<b>MAX. BUILDING HEIGHT</b>		<b>FRONT YARD</b>	<b>SIDE YARD (3)</b>	<b>REAR YARD (3)</b>
3,500 square feet  10,000 square feet in the MX-3 Zone	35 feet  100 feet in the MX-3 Zone	<p>In C-1 or MX-1 Zones - 5 stories and 60 feet</p> <p>In C-2 or MX-2 Zones - 5 stories and 60 feet, with up to 8 stories and 96 feet conditionally permitted.</p> <p>In C-3 or INST Zones - 8 stories and 96 feet</p> <p>In MX-3 Zone - 8 stories and 96 feet with up to 145 feet conditionally permitted.</p> <p>Development tracts split between multiple zones wherein Mixed-Use buildings are permitted may apply the less restrictive standard for building height.</p> <p>No portion of any building within 100 feet of Ferry Street shall exceed 60 feet in height.</p>		<p>0 feet minimum.</p> <p>5 feet maximum.</p> <p><b>In the MX-3 Zone</b> - Front setback shall match the shorter front setback of the 2 closest principal buildings on each side of the project site on the same block as the site or 6 feet if no prevailing setback.</p>	<p>0 feet minimum and maximum along interior side yards.</p> <p>10 feet minimum on the side yard with the longer frontage on a corner lot.</p> <p><b>In the MX-3 Zone</b> - 5 feet minimum for buildings up to 8 stories and 10 feet minimum for buildings greater than 8 stories.</p>	<p>25 feet minimum when abutting a residential district.</p> <p>20 feet minimum when abutting a non-residential district.</p>
<b>MIN. LOT AREA PER DWELLING</b>	<b>MAX. LOT COVERAGE BY BUILDING</b>	<b>MAX. IMPERVIOUS LOT COVERAGE</b>	<b>MIN. BUILDING TRANSPARENCY</b>		<b>ORIENTATION OF PRIMARY ENTRANCE</b>	<b>ACTIVE GROUND FLOOR REQUIREMENTS</b>
<p>In the C-1 or MX-1 Zone - 300 SF / du</p> <p>In the C-2, C-3, MX-2, MX-3, or INST Zone - 200 SF / du</p> <p>In the C-2, MX-2, or MX-3 Zone - 150 SF / du conditionally permitted</p>	80%	85%	<p><b>Ground-level street-facing façade below 14 feet in height</b> - 60%. Ground-level windows must allow views of indoor non-residential space or product display areas. Corner properties having frontage on 2 streets shall meet this requirement for at least 50% of the building width along the secondary frontage.</p> <p><b>Primary Front Façade</b> - 40%</p> <p><b>Street-Facing Facades</b> - 35%</p> <p><b>Non-Street Facing Facades</b> - 20% or the maximum allowed by construction code, whichever is lesser.</p> <p>All transparent glazing areas on door panels count towards this requirement, but door panels themselves do not count towards this requirement.</p> <p>Reflective, mirrored, smoked, and dark tinted glass are prohibited on facades facing a public street.</p>		<p>Primary street-facing façade must include primary entrance.</p> <p>All units must be accessible from a front or side facade. Rear primary entrances are prohibited.</p> <p>Non-residential uses shall have their own primary entrance on the street-facing facade.</p>	<p>Ground floor parking shall be wrapped with ground-level non-residential uses and/or residential lobby space for at least 75% of all street-facing facades.</p> <p>Ground floors shall have a minimum 14 foot floor-to-floor height.</p>

DETACHED COMMERCIAL						
MIN. LOT SIZE FOR SUBDIVISION	MIN. LOT WIDTH FOR SUBDIVISION	MAX. BUILDING HEIGHT		FRONT YARD	SIDE YARD (3)	REAR YARD (3)
5,000 square feet	50 feet	<p>In MX-1 Zone - 5 stories and 60 feet</p> <p>In C-3, MX-2, I-1, and EWR-S Zones - 8 stories and 96 feet</p> <p>No portion of any building within 100 feet of Ferry Street shall exceed 60 feet in height.</p>		<p>0 feet minimum.</p> <p>5 feet maximum.</p>	<p>5 feet minimum</p> <p>For party walls and other exceptions, see Note 2.</p>	<p>25 feet minimum when abutting a residential district.</p> <p>20 feet minimum when abutting a non-residential district.</p>
MIN. LOT AREA PER DWELLING	MAX. LOT COVERAGE BY BUILDING	MAX. IMPERVIOUS LOT COVERAGE	MIN. BUILDING TRANSPARENCY		ORIENTATION OF PRIMARY ENTRANCE	ACTIVE GROUND FLOOR REQUIREMENTS
n/a	85%	85%	<p>Ground-level street-facing façade below 14 feet in height - 60%. Ground-level windows must allow views of indoor non-residential space or product display areas. Corner properties having frontage on 2 streets shall meet this requirement for at least 50% of the building depth along the secondary frontage.</p> <p>Primary Front Façade - 40%</p> <p>Street-Facing Facades - 35%</p> <p>Non-Street Facing Facades - 20% or the maximum allowed by construction code, whichever is lesser.</p> <p>All transparent glazing areas on door panels count towards this requirement, but door panels themselves do not count towards this requirement.</p> <p>Reflective, mirrored, smoked, and dark tinted glass are prohibited on facades facing a public street."</p>		<p>Primary street-facing façade must include primary entrance.</p> <p>Multi-tenant buildings shall have separate exterior entrances."</p>	<p>Ground floors shall have a 14 foot minimum floor-to-floor height.</p> <p>Minimum 50% of the primary frontage shall be occupied by the principal building at the front setback line.</p>

<b>INDUSTRIAL</b>					
<b>MIN. LOT SIZE FOR SUBDIVISION</b>	<b>MIN. LOT WIDTH FOR SUBDIVISION</b>	<b>MAX. BUILDING HEIGHT</b>	<b>FRONT YARD</b>	<b>SIDE YARD (3)</b>	<b>REAR YARD (3)</b>
5,000 square feet	50 feet	8 stories and 96 feet	10 feet minimum	5 feet minimum	50 feet minimum when abutting a residential district.  20 feet minimum when abutting a non-residential district.
<b>MIN. LOT AREA PER DWELLING</b>	<b>MAX. LOT COVERAGE BY BUILDING</b>	<b>MAX. IMPERVIOUS LOT COVERAGE</b>	<b>MIN. BUILDING TRANSPARENCY</b>	<b>ORIENTATION OF PRIMARY ENTRANCE</b>	
n/a	85%	85%	Primary Front Façade - 15%	Primary street-facing façade must include primary entrance.	

<b>UNIVERSITY, HOSPITAL, OR MEDICAL INSTITUTION</b>					
<b>MIN. LOT SIZE FOR SUBDIVISION</b>	<b>MIN. LOT WIDTH FOR SUBDIVISION</b>	<b>MAX. BUILDING HEIGHT</b>	<b>FRONT YARD</b>	<b>SIDE YARD (3)</b>	<b>REAR YARD (3)</b>
10,000 square feet	100 feet	20 stories and 210 feet	5 feet minimum.  10 feet maximum.	5 feet minimum.	30 feet minimum
<b>MIN. LOT AREA PER DWELLING</b>	<b>MAX. LOT COVERAGE BY BUILDING</b>	<b>MAX. IMPERVIOUS LOT COVERAGE</b>	<b>MIN. BUILDING TRANSPARENCY</b>	<b>ORIENTATION OF PRIMARY ENTRANCE</b>	
n/a	80%	85%	Primary Front Façade - 50%  Street-Facing Facades - 35%  Non-Street Facing Facades - 25% or the maximum allowed by construction code, whichever is lesser.  All transparent glazing areas on door panels count towards this requirement, but door panels themselves do not count towards this requirement.  Reflective, mirrored, smoked, and dark tinted glass are prohibited on facades facing a public street.	Primary street-facing façade must include primary entrance.	

<b>SCHOOLS (ELEMENTARY, MIDDLE, HIGH-SCHOOL)</b>					
<b>MIN. LOT SIZE FOR SUBDIVISION</b>	<b>MIN. LOT WIDTH FOR SUBDIVISION</b>	<b>MAX. BUILDING HEIGHT</b>	<b>FRONT YARD</b>	<b>SIDE YARD (3)</b>	<b>REAR YARD (3)</b>
10,000 square feet	100 feet	5 stories and 60 feet	5 feet minimum. 10 feet maximum.	5 feet minimum.	30 feet minimum
<b>MIN. LOT AREA PER DWELLING</b>	<b>MAX. LOT COVERAGE BY BUILDING</b>	<b>MAX. IMPERVIOUS LOT COVERAGE</b>	<b>MIN. BUILDING TRANSPARENCY</b>	<b>ORIENTATION OF PRIMARY ENTRANCE</b>	
n/a	65%	80%	<p>Primary Front Façade - 35%</p> <p>Street-Facing Facades - 25%</p> <p>Non-Street Facing Facades - 15% or the maximum allowed by construction code, whichever is lesser.</p> <p>All transparent glazing areas on door panels count towards this requirement, but door panels themselves do not count towards this requirement.</p> <p>Reflective, mirrored, smoked, and dark tinted glass are prohibited on facades facing a public street.</p>	Primary street-facing façade must include primary entrance.	

<b>PLACE OF WORSHIP</b>					
<b>MIN. LOT SIZE FOR SUBDIVISION</b>	<b>MIN. LOT WIDTH FOR SUBDIVISION</b>	<b>MAX. BUILDING HEIGHT</b>	<b>FRONT YARD</b>	<b>SIDE YARD (3)</b>	<b>REAR YARD (3)</b>
10,000 square feet	100 feet	5 stories and 60 feet	5 feet minimum. 10 feet maximum.	5 feet minimum.	30 feet minimum
<b>MIN. LOT AREA PER DWELLING</b>	<b>MAX. LOT COVERAGE BY BUILDING</b>	<b>MAX. IMPERVIOUS LOT COVERAGE</b>	<b>MIN. BUILDING TRANSPARENCY</b>	<b>ORIENTATION OF PRIMARY ENTRANCE</b>	
n/a	65%	80%	<p>Primary Front Façade - 35%</p> <p>Street-Facing Facades - 25%</p> <p>Non-Street Facing Facades - 15% or the maximum allowed by construction code, whichever is lesser.</p> <p>All transparent glazing areas on door panels count towards this requirement, but door panels themselves do not count towards this requirement.</p> <p>Reflective, mirrored, smoked, and dark tinted glass are prohibited on facades facing a public street.</p>	Primary street-facing façade must include primary entrance.	

<b>COMMUNITY CENTER, STAND-ALONE DAYCARE OR PRESCHOOL, OR OTHER CIVIC / MISCELLANEOUS BUILDING</b>					
<b>MIN. LOT SIZE FOR SUBDIVISION</b>	<b>MIN. LOT WIDTH FOR SUBDIVISION</b>	<b>MAX. BUILDING HEIGHT</b>	<b>FRONT YARD</b>	<b>SIDE YARD (3)</b>	<b>REAR YARD (3)</b>
5,000 square feet	50 feet	3 stories and 36 feet	5 feet minimum. 10 feet maximum.	5 feet minimum.	30 feet minimum
<b>MIN. LOT AREA PER DWELLING</b>	<b>MAX. LOT COVERAGE BY BUILDING</b>	<b>MAX. IMPERVIOUS LOT COVERAGE</b>	<b>MIN. BUILDING TRANSPARENCY</b>	<b>ORIENTATION OF PRIMARY ENTRANCE</b>	
n/a	65%	75%	<p>Primary Front Façade - 35%</p> <p>Street-Facing Facades - 25%</p> <p>Non-Street Facing Facades - 15% or the maximum allowed by construction code, whichever is lesser.</p> <p>All transparent glazing areas on door panels count towards this requirement, but door panels themselves do not count towards this requirement.</p> <p>Reflective, mirrored, smoked, and dark tinted glass are prohibited on facades facing a public street.</p>	Primary street-facing façade must include primary entrance.	

**NOTES FOR TABLE 5-3**

- (1) Side yard setback is allowed to be 0 instead of 3 feet if the closest building on the adjacent lot has 3 feet of setback. The side yard setback may be 0 feet if the closest building on the adjacent lot has a 0 foot setback and the new structure's wall can be built flush with the adjacent building's wall.
- (2) Side yard setback is allowed to be 0 instead of 5 feet if the closest building on the adjacent lot has 3 feet of setback. The side yard setback may be 0 feet if the closest building on the adjacent lot has a 0 foot setback and the new structure's wall can be built flush with the adjacent building's wall.
- (3) No new construction shall encroach within 3.5 feet of another building's windows or other fenestrations nor block emergency access to those fenestrations. No side yard shall be a distance between 0 and 3.5 feet.