

# Laurelton Zoning Comparison Chart

June, 2006

Existing Districts →				← Proposed Districts					
Zoning District	R2	R3-2	C8-1	R2A	R3A	R3-1	R3X	R4B	R5D
Permitted Uses	Detached One-Family	All Housing Types	Automotive and Heavy Commercial Uses	Detached One-Family	Detached One- and Two-Family	Detached or Semi-Detached One- or Two-Family	Detached One- or Two-Family	All One- and Two-Family	All Housing Types
Floor Area Ratio (FAR)	0.5	0.6*	1.0	0.5	0.6*	0.6*	0.6*	0.9	2.0
Min. Lot Area in square feet	3,800	3,800 Det 1,700 Other	-	3,800	2,375	3,800 Det 1,700 Other	3,325	2,375 Det 1,700 Other	2,375 Det 1,700 Other
Min. Lot Width	40'	40' Det 18' Other	-	40'	25'	40' Det 18' Other	35'	25' Det 18' Other	25' Det 18' Other
Max. Streetwall Height	25'	21'	-	21'	21'	21'	21'	24'	40'
Max. Building Height	Sky exposure plane	35'	Sky exposure plane	35'	35'	35'	35'	24'	40'
Lot Coverage	Open Space Ratio 150	35%	-	30%	-	35%	-	55%	80%-corner lots 60%-interior & through lots
Minimum Front Yard	15'	15'	None Required	15'; Line up with 1 adjacent lot, 20' max.	10'; Line up with 1 adjacent lot, 20' max.	15'	10', Line up with 1 adjacent lot, 20' max.	5'; If adj. is >5', depth must be bet. 2 adj. depths	5'; If adj. is >5', depth must be bet. 2 adj. depths
Minimum Side Yard	2 req., 13' total, 5' min.	Det: 2 req., 13' total, 5' min SD: 1 req. 8'	None Required	2 req., 13' total, 5' min	2 req., 13' total, 5' min	Det: 2 req., 13' total, 5' min SD: 1 req. 8'	2 req., 10' total, 2' min.	Det: 2 req., 8' min. SD: 1 req., 4' min.	None required on lots < 30' wide; 8' min. bet. bldgs. for lots > 30'
Required Parking	1 per dwelling	1 per dwelling	Use-Related	1 per dwelling	1 per dwelling	1 per dwelling	1 per dwelling	1 per dwelling	66% of dwelling units

\* Includes 20% attic allowance