

# ZONING

## 298 Attachment 1

### Borough of Clementon Bulk, Area and Zoning Requirements Chart

[Amended 11-23-1970 by Ord. No. 70-13; 9-28-1992 by Ord. No. 92-14; 9-26-2000 by Ord. No. 2000-6;  
4-26-2005 by Ord. No. 2005-17; 11-12-2013 by Ord. No. 2013-16]

(This chart is for easy reference; see also the relevant sections of Land Use Code.)

Zone	Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Impervious Cover	Maximum Density	Maximum Height (feet)	Minimum Floor Area (square feet)
R-1 Residential	7,500	75	100	30; 25 for 2nd front (corner)	10	25	30%	n/a	35	1,000
R-2 Residential	15,000	100	150	40; 25 for 2nd front (corner)	15	40	25%	n/a	35	1,200
R-3 Garden Apartment Residential	3 acres	160	200	75	25	40	20%	18 d/u acre	35	600 for 1 bedroom; 800 for 2 bedrooms
PR Planned Residential	Refer to § 298-20D						70%	8 d/u acre	40 feet or 3 stories	COAH standards
R-5 Residential Standard	43,560	150	150	50	15 each; 35 aggregate	40	30%	1 unit per acre	25	n/a
R-5 Residential Cluster (major sub)	10,000	75	125	25 local road; 50 county or state road	15 each; 35 aggregate	35	40%	1 unit per acre	30	n/a
R-5 Residential minor sub with averaging	43,560 avg and 15,000 min	100	125	25 local road; 50 county or state road	15 each; 35 aggregate	40	30%	n/a	30	n/a

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<b>Zone</b>	<b>Lot Area (square feet)</b>	<b>Minimum Lot Width (feet)</b>	<b>Minimum Lot Depth (feet)</b>	<b>Minimum Front Yard Setback (feet)</b>	<b>Minimum Side Yard (feet)</b>	<b>Minimum Rear Yard (feet)</b>	<b>Maximum Impervious Cover</b>	<b>Maximum Density</b>	<b>Maximum Height (feet)</b>	<b>Minimum Floor Area (square feet)</b>
Accessory structures**-- residential zones Nonresidential zones	—	—	—	Not permitted in front yard	5	5	As per zone	—	14	—
B-1 Central Business	2,000	20	100	20	10 to res; 0 to attach	15	50%	n/a	25	n/a
B-2 Highway Business	10,000	80	100	20	25 to res; 10 to comm	20	50%	n/a	35	n/a
B-3 Region Business	50,000	200	150	50	50	50	35%	n/a	35	
B-1 Central Business Apartments				20 plus 4 per story over 5 stories	10 plus 4 per story over 3 stories	20 plus 4 per story over 5 stories	Up to 3.5 stories 60%; 3.5 to 6 stories 40%; 7 or more stories 30%			
M-1 Light Industrial	50,000	100	250	50	50	50	40%		40*	
A-P Amusement Park							10%		30	

\* See zoning requirements for additional height requirements.

\*\* For accessory structures greater than 150 square feet, the bulk requirements for the zone must be met.