

LAND USE AND DEVELOPMENT

205 Attachment 2

Borough of Westville

Table of Zoning Requirements

[Added at time of adoption of Code (see Ch. 1, General Provisions, Art. D)]

This chart is for reference purposes only. See the requirements of Chapter 205, Land Use and Development.

Zone	Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Impervious Cover	Buffer to Residential District	Maximum Height
R-1 Residential	6,000 square feet	50 feet	According to established building lines on each street	5 feet minimum; 15 feet aggregate	10 feet	35% building area; 50% impervious	n/a	30 feet
P-2 Parks and Conservation	n/a	n/a	n/a for public; 50 feet for telecom	n/a for public; 50 feet for telecom	n/a for public; 50 feet for telecom	n/a	n/a	n/a
C-3 Commercial ¹	6,000 square feet	50 feet	According to established building lines on each street	5 feet minimum; 15 feet aggregate	10 feet	70%	20 feet	30 feet
C-3 Commercial Downtown Preservation Overlay	6,000 square feet	30 feet	According to established building lines on each street	n/a, but fire codes must be met	0 feet, based on existing patterns, but fire codes must be met	90%	20 feet	35 feet
C-3 Commercial	1 acre	50 feet	10 feet	10 each for	10 feet	80%	n/a	150 feet

WESTVILLE CODE

Zone	Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Impervious Cover	Buffer to Residential District	Maximum Height
§ 205-51, conditional use for age-restricted housing				sides and rear				
I-4 Industrial	6,000 square feet	50 feet	According to established building lines on each street	5 feet minimum; 15 feet aggregate	20 feet	75%	20 feet	35 feet

NOTE:

¹ Developed sites may retain existing setbacks when redevelopment occurs or alterations are proposed. Other enhancements to meet the intent may be requested.