

LAND USE REGULATIONS

25 Attachment 3

Township of West Orange

**TABLE OF DISTRICT REGULATIONS  
PART B: BULK STANDARDS  
(Subsection 25-7.1)  
West Orange Land Use Regulations**

<b>ZONE</b>	<b>MAXIMUM HEIGHT</b>	<b>MINIMUM LOT AREA (SQ. FT.)</b>	<b>MINIMUM LOT AREA PER UNIT (SQ. FT.)</b>	<b>MINIMUM LOT WIDTH (FT.)</b>	<b>MINIMUM FRONT YARD (FT.)</b>	<b>MINIMUM SIDE FRONT YARD-CORNER LOT (FT.)</b>	<b>MINIMUM SIDE YARDS (FT.)</b>	<b>MINIMUM REAR YARD (FT.)</b>	<b>MAXIMUM BUILDING COVERAGE</b>	<b>MAXIMUM LOT COVERAGE</b>	<b>MINIMUM SPACING BETWEEN BUILDINGS (FT.)</b>
R-1	2 ½ stories and not exceeding 35'	80,000	80,000	150	40	40	25 + 25	50	20%	30%	
R-2	SAME AS R-1 Sen. C.H. - 3 stories not to exceed 37'-8"	40,000	40,000 Sen. C.H. - 650 per unit	125 Sen. C.H. - 200	35 Sen. C.H. - 40	35 Sen. C.H. - 40	20 + 20 Sen. C.H. - 8 + 10	45 Sen. C.H. - 30	20% Sen. C.H. - 25%	30% Sen. C.H. - 70%	Sen. C.H. - 35
R-3	SAME AS R-1	20,000	20,000	100	35	35	15 + 10	40	20%	35%	
R-3AH	SAME AS R-3	10,000/ 12,500 (See 25-31)	See 25-31	See 25-31	30	30	10 + 10	30	25%	35%	
R-4	SAME AS R-1	15,000	15,000	100	30	30	15 + 10	35	30%	40%	
R-5	SAME AS R-1	10,000	10,000	75	30	25	10 + 8	30	35%	45%	
R-6	SAME AS R-1	6,000	6,000	60	30	20	10 + 8	30	35%	45%	
R-T	SAME AS R-1	One family 5,000 Two family 3,750 each	One family 5,000 Two family 3,750 each	One family 50 Two family 75	30	15	10 + 8	30	40%	55%	

WEST ORANGE CODE

ZONE	MAXIMUM HEIGHT	MINIMUM LOT AREA (SQ. FT.)	MINIMUM LOT AREA PER UNIT (SQ. FT.)	MINIMUM LOT WIDTH (FT.)	MINIMUM FRONT YARD (FT.)	MINIMUM SIDE FRONT YARD-CORNER LOT (FT.)	MINIMUM SIDE YARDS (FT.)	MINIMUM REAR YARD (FT.)	MAXIMUM BUILDING COVERAGE	MAXIMUM LOT COVERAGE	MINIMUM SPACING BETWEEN BUILDINGS (FT.)
R-G	SAME AS R-1	One family 15,000 Garden apartment 5 acres	One family 15,000 Garden apartment 8 units per acre	One family 100 Garden apartment 200 Office building 100	One family 30 Garden apartment 75 Office building 30	One family 30 Garden apartment 60 Office building 20	One family 15 + 10 Garden apartment 60 Office building 16	One family 35 + 10 Garden apartment 75 Office building 40	One family 30% Garden apartment 25% Office building 30%	40%	35
R-M	SAME AS R-1	One family 5,000 Two family 7,500 Garden apartment Multi-family dev. 11,250	One family 5,000 Two family 3,750 Garden apartment 3,750 each	One family 50 Two family 75 Garden apartment Multi-family dev. 50	30	15	10 + 8	30	40%	One family 50% Two family 55% Garden apartment Multi-family dev. 55%	
OB-1	SAME AS R-1	10,000	SAME AS R-6	SAME AS R-6	30	25	10 + 8	30	40%	50%	
OB-2	4 stories and not exceeding 48'	SAME AS OB-1	SAME AS OB-1	SAME AS OB-1	SAME AS OB-1	SAME AS OB-1	SAME AS OB-1	SAME AS OB-1	30%	50%	
B-1	SAME AS R-1	SAME AS R-T Non-residence no minimum	SAME AS R-T	SAME AS R-T Non-residence no minimum	SAME AS R-T Business No minimum	SAME AS R-T Business None required	SAME AS R-T Non-residence none required EXCEPT 6' min. for any side yard provided	30	60%	75%	
B-2	SAME AS R-1	10,000	N/A	No minimum	30	25	10 + 10	30	40%	60%	

LAND USE REGULATIONS

ZONE	MAXIMUM HEIGHT	MINIMUM LOT AREA (SQ. FT.)	MINIMUM LOT AREA PER UNIT (SQ. FT.)	MINIMUM LOT WIDTH (FT.)	MINIMUM FRONT YARD (FT.)	MINIMUM SIDE FRONT YARD-CORNER LOT (FT.)	MINIMUM SIDE YARDS (FT.)	MINIMUM REAR YARD (FT.)	MAXIMUM BUILDING COVERAGE	MAXIMUM LOT COVERAGE	MINIMUM SPACING BETWEEN BUILDINGS (FT.)
P-C	SAME AS R-1	8 ACRES	N/A	No minimum	300	100	75 + 75 100 adjacent to residence	75 100 adjacent to residence	20%	75%	150
O-R	SAME AS R-1	5 ACRES	N/A	No minimum	100	100	SAME AS P-C	SAME AS P-C	20%	30%	150
I	65'	10,000	N/A	No minimum	None required	None required	None required but 6 when provided 10 adjacent to residence	30	60%	75%	25
R-C	Single family SAME AS R-1 Townhouses 35' or 3 stories	Townhouses 10 Acres Single family 1 Acre	10,890/DU 4 D.U./Ac. Single family 1 Acre	Townhouses 150 Single family 125	Townhouses 30 Single family 35	40	Townhouses 50 Natural state Single family 20 + 20	Townhouses 50 Single family 45	20%	35%	25
PURD	35'	20 ACRES	7,260/DU 6 D.U./Ac.	300	30	40	50 Natural state	50	20%	35%	50
GA											

E-C, E-LR, E-MU, E-MR, HSD, MSS, HD: see the Downtown Redevelopment Plan for use regulations

O-RA: see the Organon Redevelopment Plan for use regulations

MUBR: see the Valley Road Area (Harvard Press) Redevelopment Plan for use regulations