

LAND DEVELOPMENT

240 Attachment 1

Borough of Oradell

Area, Yard and Bulk Requirements (Maximums and Minimums)^{1,2}

(Referenced from § 240-6.5)

[Amended 10-9-2018 by Ord. No. 18-13; 3-12-2019 by Ord. No. 19-03; 3-12-2019 by Ord. No. 19-04; 6-22-2021 by Ord. No. 21-05]

Zone	R-1	R-2	R-3	R-4	R-5	A-I	B-1	B-2	B-3	CBD	C-1	CR	MX	AH	AHO	AH-1	AH-2	R-2A
Lot Area (square feet)	18,750	12,000	9,000	7,500	7,500	40,000	—	—	—	See § 240-6.5M	15,000	—	174,240	—	See § 240-6.5L	See § 240-6.5N	See § 240-6.5O	See § 240-6.5P
Lot Width (feet)	125	100	75	75	75	150	150	150	150	See § 240-6.5M	150	150	500	—	See § 240-6.5L	See § 240-6.5N	See § 240-6.5O	See § 240-6.5P
Front Yard, setback from street line (feet)	35	30	25	25	25	40	15	35	15	See § 240-6.5M	15	35	35–100	—	See § 240-6.5L	See § 240-6.5N	See § 240-6.5O	See § 240-6.5P
Rear Yard (larger of feet or %)	25	25	25	25	25	Parking	Parking	Parking	Parking	See § 240-6.5M	Parking	Parking	25	—	See § 240-6.5L	See § 240-6.5N	See § 240-6.5O	See § 240-6.5P
Side Yard (feet)	20	15	10	10	10	20	10	20	10	See § 240-6.5M	10	—	25–75	—	See § 240-6.5L	See § 240-6.5N	See § 240-6.5O	See § 240-6.5P
Total of Side Yards (feet)	40	35	25	25	25	40	25	50	25	See § 240-6.5M	25	—	50–150	—	See § 240-6.5L	See § 240-6.5N	See § 240-6.5O	See § 240-6.5P
Height (feet)	Diagram A or B	Diagram A or B	Diagram A or B	Diagram A or B	Diagram A or B	35	35	35	35	See § 240-6.5M	35	20	35	35	See § 240-6.5L	See § 240-6.5N	See § 240-6.5O	See § 240-6.5P
Building Coverage	25%	25%	25%	25%	25%	25%	40%	40%	40%	See § 240-6.5M	40%	—	25%	—	See § 240-6.5L	See § 240-6.5N	See § 240-6.5O	See § 240-6.5P
Lot Coverage	40%	40%	40%	40%	40%	40%	80%–85%	75%	80%–85%	See § 240-6.5M	90%	10%	50%	—	See § 240-6.5L	See § 240-6.5N	See § 240-6.5O	See § 240-6.5P
Floor Area Ratio	§ 240-6.5	§ 240-6.5	§ 240-6.5	§ 240-6.5	§ 240-6.5	.35	.35	.35	.35	See § 240-6.5M	.33	.33	.33	—	See § 240-6.5L	See § 240-6.5N	See § 240-6.5O	See § 240-6.5P

NOTES:

¹ For further detailed information, see § 240-6.

² If there are any differences between this chart and the sections setting these requirements, the associated section(s) shall take priority over this chart.