

LAND USE AND DEVELOPMENT

195 Attachment 14

Borough of Westwood

**Schedule A
Area and Bulk Regulations**

[Amended 9-24-2001 by Ord. No. 01-19; 12-17-2002 by Ord. No. 02-19; 5-18-2004 by Ord. No. 04-04; 9-19-2006 by Ord. No. 06-10; 9-19-2006 by Ord. No. 06-11; 7-10-2007 by Ord. No. 07-14; 12-18-2007 by Ord. No. 07-26; 4-22-2008 by Ord. No. 08-10; 7-21-2009 by Ord. No. 09-14; 9-18-2012 by Ord. No. 12-16; 12-18-2018 by Ord. No. 18-40; 12-18-2018 by Ord. No. 18-41; 12-27-2023 by Ord. No. 23-43]

Zone	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet) ⁸	Minimum Side Yard Each/Total (feet)	Maximum Floor Area Ratio (FAR)	Minimum Rear Yard (feet)	Maximum Building Coverage	Maximum Impervious Coverage	Maximum Building Height	
										Stories	Feet
R-1	7,500	75	100	22 ⁽¹⁾	10/35% of lot width ⁽⁴⁾	40% ^(5, 6)	30	22%	40%	2 ½	28 ⁽³⁾
R-2	7,500	75	100	20 ⁽²⁾	10/30% of lot width ⁽⁴⁾	40% ^(5, 6)	20	40%	60%	2 ½	28 ⁽³⁾
R-3	3 acres	300	200	20	10/20	—	30	40%	60%	2 ½	28 ⁽³⁾
CO	7,500	75	100	20	10/20	0.25	20	50%	65%	3	35
CBD	15,000	100	100	20	10/20% of lot width	0.80 ⁽¹⁰⁾	30	40%	60%	2	30
CBD/SPE	2,500	50	100	0	0	1.20 ⁽¹⁰⁾	20	60%	—	2	35
SC	5 acres	500	400	100	50	0.25	100	25%	70%	1	20
RW	1 acre	200	200	40	20/60	0.50	40	60%	75%	1	20
RW-RM Overlay	See § 195-121.1										
LB-1	15,000	125	100	20	10/40	0.50	30	40%	70%	2	25
LB-RM Overlay	See § 195-122.1										
LB-2	10,000	75	100	10	10/40	0.50	30	40%	70%	2	25
LB-3	15,000	125	100	25	10/40	0.50	30	40%	70%	2	25
LM	15,000	100	100	30	10/20	0.75	30	60%	75%	2	24

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										Stories	Feet
HSO	15,000	150	150	40	10% of lot width/ 20% of lot width	0.40	15% of lot depth	40%	70%	3	35
H	20 acres	500	300	95	35/100	0.91	20 feet (existing) ⁽⁷⁾ / 95 feet (new) construction	40%	70%	5	65
O	7,500	75	100	22	10/30	0.50	30	50%	65%	2 1/2	32
CEM	30 acres	400	400	⁽⁹⁾	⁽⁹⁾	⁽⁹⁾	⁽⁹⁾	50%	70%	⁽⁹⁾	⁽⁹⁾

NOTES:

- ⁽¹⁾ Maximum thirty-five-foot and conforming to street average.
- ⁽²⁾ Maximum thirty-foot setback and conforming to street average.
- ⁽³⁾ Maximum height of the ridge beam for a sloped roof shall be 35 feet.
- ⁽⁴⁾ For single-family developed lots with 60 feet or less of lot width, the minimum side yard shall be nine feet and the total of both side yards shall be 35% of lot width.
- ⁽⁵⁾ Adjustment for oversize lots: for each 100 square feet, or part thereof, of area over 10,000 square feet, the FAR shall be reduced by subtracting 0.1% from the FAR, but in no case shall the permitted FAR be less than 25%. Basements and attics are excluded from the calculation. The following formula provides the calculation for the reduction of the FAR for lots over 10,000 square feet: Reduction of FAR (%) = (X-10,000) divided by 100, times 0.10, where X is the total lot area of a subject lot.
- ⁽⁶⁾ No more than 46% of the allowable FAR is permitted on the second story of any dwelling.
- ⁽⁷⁾ Twenty-foot setback for building conditions existing as of the date of Ordinance No. 08-10. New construction shall be required to have a minimum ninety-five-foot setback.
- ⁽⁸⁾ Comply with § 195-77A through G.
- ⁽⁹⁾ Comply with § 195-128.1.
- ⁽¹⁰⁾ Basements, attics, and accessory detached one- and two-car garages are excluded from this calculation.