

Township of West Orange Zoning Ordinance, Section 25-7.1
TABLE OF DISTRICT REGULATIONS – PART A: PERMITTED USES

ZONE	PERMITTED PRINCIPAL USES	PERMITTED ACCESSORY USES	PERMITTED CONDITIONAL USES
R-1	One family, detached dwelling Water reservoir, well tower, filter bed Federal, state, county or township building Golf course and golf club house Farm, nursery, greenhouse and similar uses Hospital	Required accessory parking Private garage Horticultural or agricultural building Customary accessory building or structure Private swimming pool Private recreation facility Home occupation Home professional office Signs Fences and dividing walls Farm produce stand for produce grown on premises Private storage shed Greenhouses	Commercial recreation Public school Private school Library Museum Park or playground Public utility building or structure Telephone exchange Private club, other than a golf club House of worship
R-2	SAME AS R-1 AND in addition Senior citizens housing project (Sen. C.H.) as defined in Sec. 25-4	SAME AS R-1	SAME AS R-1
R-3	SAME AS R-1	SAME AS R-1	SAME AS R-1 AND in addition Townhouse residential cluster development but EXCLUDING Commercial recreation
R-3AH	SAME AS R-3	SAME AS R-3	SAME AS R-3
R-4	SAME AS R-1	SAME AS R-1	SAME AS R-1 AND in addition Banquet and Conference centers but EXCLUDING Farm produce stands Commercial recreation
R-5	SAME AS R-1	SAME AS R-1	SAME AS R-4 AND in addition Hotels and Restaurants on ten (10) or more acres Townhouse/low-rise residential cluster development Additional off-street parking
R-6	SAME AS R-1	SAME AS R-1	SAME AS R-4 AND in addition Additional off-street parking
R-T	SAME AS R-1 AND in addition Two family dwelling	SAME AS R-1	SAME AS R-4 AND in addition Nursing home Long-term care residential health care facility Additional off-street parking

ZONE	PERMITTED PRINCIPAL USES	PERMITTED ACCESSORY USES	PERMITTED CONDITIONAL USES
R-G	SAME AS R-1 AND in addition Garden apartment on site of 5 acres or more only Professional office building Offices for insurance Banks	SAME AS R-1	SAME AS R-4 AND in addition Senior citizens housing project Assisted living Congregate care facility Nursing home Long-term care residential health care facility Additional off-street parking
R-M	SAME AS R-T AND in addition Multi-family development	SAME AS R-1	SAME AS R-G EXCLUDING Public school Private school Public utility building or structure Telephone exchange Library Museum Park or playground
OB-1	Same As R-1 AND in addition Office building	Required accessory parking Signs	SAME AS R-1 EXCLUDING Produce stand AND in addition Nursing home Long-term care residential health care facility Congregate care facility Assisted living Commercial antenna Check cashing facility
OB-2	SAME AS OB-1	SAME AS OB-1	SAME AS OB-1 EXCLUDING Check cashing facility AND in addition Senior citizens housing project
B-1	SAME AS R-T AND in addition Retail store Personal service store or studio Office or office building Business or vocational school Restaurant Bar Massage, bodywork or somatic therapy establishment	Required accessory parking Private garage Home occupation Home professional office Signs Vending machines	Motor vehicle fueling station Theater Public utility building or structure Telephone exchange Senior citizens housing project Hotel Private club, other than a golf club Video or amusement arcade Fast food restaurant Commercial antenna
B-2	Retail store Personal service store or studio Office or office building Business or vocational school Restaurant Bar Massage, bodywork or somatic therapy establishment	SAME AS OB-1 AND in addition Vending machines	SAME AS B-1

ZONE	PERMITTED PRINCIPAL USES	PERMITTED ACCESSORY USES	PERMITTED CONDITIONAL USES
P-C	Retail store Personal service store or studio Restaurant Bar Motor vehicle fueling station Post office Civic center, limited to assembly hall and non-commercial indoor recreation facilities Theater on lots of 8-acre minimum	Required accessory parking Required accessory truck loading spaces Private garage Signs	Video or amusement arcade Commercial antenna
O-R	Office building Post office Civic center, limited to assembly hall and non-commercial indoor recreation facilities Research laboratory	SAME AS P-C AND in addition Restaurant Bar	Commercial antenna
I	Light industry, including dry cleaning plants, machine shops, publishing or printing plants, research laboratories and steam laundries Office building Warehouse Self-storage facility Storage yard Wholesale business Motor vehicle fueling station Motor vehicle service station Car wash, Public utility building	SAME AS OB-1	Billiard parlor Bowling alley Commercial recreation Commercial antenna Motor vehicle sales establishment
R-C	Townhouses One family, detached dwelling	SAME AS R-1	SAME AS R-1 AND in addition Congregate care facility Assisted living
PURD	Townhouses Garden apartments Multi-family development	SAME AS R-1	SAME AS R-1 AND in addition Congregate care facility Assisted living
GA	Open space Recreation		
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			

Mavis
designation



Township of West Orange Zoning Ordinance, Section 25-7.1
TABLE OF DISTRICT REGULATIONS – PART B: BULK STANDARDS

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.)
R-1	2 ½ stories and not exceeding 35'	80,000	80,000	150	40	40
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
R-3	SAME AS R-1	20,000	20,000	100	35	35
R-3AH	SAME AS R-3	10,000/ 12,500 (See 25-31)	See 25-31	See 25-31	30	30
R-4	SAME AS R-1	15,000	15,000	100	30	30
R-5	SAME AS R-1	10,000	10,000	75	30	25
R-6	SAME AS R-1	6,000	6,000	60	30	20
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
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
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
OB-1	SAME AS R-1	10,000	SAME AS R-6	SAME AS R-6	30	25
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

ZONE	MINIMUM SIDE YARDS (FT.)	MINIMUM REAR YARD (FT.)	MAXIMUM BUILDING COVERAGE	MAXIMUM LOT COVERAGE	MINIMUM SPACING BETWEEN BUILDINGS (FT.)
R-1	25 + 25	50	20%	30%	
R-2	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	15 + 10	40	20%	35%	
R-3AH	10 + 10	30	25%	35%	
R-4	15 + 10	35	30%	40%	
R-5	10 + 8	30	35%	45%	
R-6	10 + 8	30	35%	45%	
R-T	10 + 8	30	40%	55%	
R-G	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	10 + 8	30	40%	One family 50% Two family 55% Garden apartment Multi-family dev. 55%	
OB-1	10 + 8	30	40%	50%	
OB-2	SAME AS OB-1	SAME AS OB-1	30%	50%	

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.)
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
B-2	SAME AS R-1	10,000	N/A	No minimum	30	25
P-C	SAME AS R-1	8 ACRES	N/A	No minimum	300	100
O-R	SAME AS R-1	5 ACRES	N/A	No minimum	100	100
I	65'	10,000	N/A	No minimum	None required	None required
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
PURD	35'	20 ACRES	7,260/DU 6 D.U./Ac.	300	30	40
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						

ZONE	MINIMUM SIDE YARDS (FT.)	MINIMUM REAR YARD (FT.)	MAXIMUM BUILDING COVERAGE	MAXIMUM LOT COVERAGE	MINIMUM SPACING BETWEEN BUILDINGS (FT.)
B-1	SAME AS R-T Non-residence none required EXCEPT 6' min. for any side yard provided	30	60%	75%	
B-2	10 + 10	30	40%	60%	
P-C	75 + 75 100 adjacent to residence	75 100 adjacent to residence	20%	75%	150
O-R	SAME AS P-C	SAME AS P-C	20%	30%	150
I	None required but 6 when provided 10 adjacent to residence	30	60%	75%	25
R-C	Townhouses 50 Natural state Single family 20 + 20	Townhouses 50 Single family 45	20%	35%	25
PURD	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					
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PART B: BULK STANDARDS TABLE OF DISTRICT REGULATIONS

(Subsection 25-7.1)

West Orange 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.)
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%	
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%	
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

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CHAPTER XXV LAND USE REGULATIONS

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