

LAND DEVELOPMENT

92 Attachment 6

SCHEDULE 2: DISTRICT LOT, YARD AND BULK REGULATIONS

Township of South Orange Village
Essex County, New Jersey

[Amended 4-19-1982 by Ord. No. 82-3; 9-13-1982 by Ord. No. 82-17; 7-22-1985 by Ord. No. 85-20; 6-26-1989 by Ord. No. 89-18; 11-26-1990 by Ord. No. 90-49; 3-24-1992 by Ord. No. 92-9; 4-27-1993 by Ord. No. 93-9; 5-23-1994 by Ord. No. 94-13; 3-13-1995 by Ord. No. 95-1; 6-24-1996 by Ord. No. 96-22; 9-25-2000 by Ord. No. 00-26; 10-23-2000 by Ord. No. 00-29; 4-22-2002 by Ord. No. 9-2002; 5-13-2002 by Ord. No. 10-2002; 5-28-2003 by Ord. No. 7-2003; 6-23-2003 by Ord. No. 10-2003; 6-23-2003 by Ord. No. 11-2003; 6-23-2003 by Ord. No. 12-2003; 9-13-2004 by Ord. No. 10-2004; 9-12-2005 by Ord. No. 19-2005]

District	Minimum Lot Requirements			Minimum Yard Requirements					Maximum		Maximum Floor Area Ratio	Maximum Dwelling Units Per Acre
	Lot Area (square feet) ¹⁸	Width ¹		Front (feet)	Side		Rear Lot (feet)	Maximum Lot Coverage (percent) ¹⁸	Building Height			
		Interior (feet)	Corner (feet)		Each (feet)	Corner (feet)			Stories	Feet		
RESIDENCE A-100												
Single-family detached dwelling	10,000 ²	175	175	25 ³	4 ⁴	--	16 ⁵	30	2½	35	--	--
RESIDENCE A-75												
Single-family detached dwelling	7,500 ²	140	140	25 ³	4 ⁴	--	16 ⁵	40	2½	35	--	--
RESIDENCE A-60												
Single-family detached dwelling	6,000 ²	110	110	25 ³	4 ⁴	--	16 ⁵	40	2½	35	--	--
RESIDENCE A-50												
Single-family detached dwelling	5,000 ²	90	90	25 ³	4 ⁴	--	16 ⁵	40	2½	35	--	--
RESIDENCE B												
Single-family detached dwelling	5,000 ²	36	50	25 ³	4 ⁴	--	16 ⁵	40 ¹⁵	2½	35	--	--
2-family	6,000 ²	40	60	25 ³	4 ⁴	--	16 ⁵	40 ¹⁵	2½	35	--	--
RESIDENCE PRD (PLANNED RESIDENTIAL DEVELOPMENT)	See § 92-200.1											
PLANNED RESIDENTIAL CLUSTER A	See § 92-200.2											
PLANNED RESIDENTIAL CLUSTER B	See § 92-200.3											
RESIDENCE C-1												
Apartment buildings	30,000	--	100	20	15	--	25	65	--	45	--	43
Office buildings	12,000	--	100	20	15	--	25	65	--	45	--	--
Townhouses	20,000	--	100	20	12	--	25	65	2½	30	--	17
RESIDENCE SC SENIOR CITIZENS HOUSING												
SC-1	45,000	100	100	25	20	--	25	65	4	35	--	--
SC-2	45,000	100	100	25	20	--	25	65	6	60	--	--
BUSINESS B-1	6,000	50	75	--	-- ⁶	--	-- ⁷	--	4	48	--	43
BUSINESS B-2	10,000	75	100	15	10 ⁸	--	25 ^{8,9}	75	3	36	--	--
BUSINESS B-3 ⁵	20,000	75	100	15	5	--	25	35	3	36	1.6	--
BUSINESS B-4	2,500	10		0	0 ¹⁶	--	0	100	5	58 ¹⁷	--	--
UNIVERSITY	50 acres	--	--	-- ¹³	-- ¹³	-- ¹³	-- ¹³	-- ¹²	--	30 ¹⁴	0.65	--
SPECIAL DISTRICT A ¹¹	N/A	N/A	N/A	75 ¹⁰	75 ¹⁰	--	75 ¹⁰	--	3	32	--	--
SPECIAL DISTRICT B ¹¹	N/A	N/A	N/A	30	30	--	30	--	--	58	--	--
RESIDENCE TH TOWNHOUSE	See § 92-200.4											
OS/PU Open Space/Public Use	10,000	--	--	25	25	--	25	--	--	--	--	--
Redevelopment area – Railroad property	See § 92-172											
Redevelopment area – Central Business District and Planned Residential Development District	See § 92-173											
Redevelopment area – Church Street area	See § 92-174											

NOTES:

- ¹ The minimum lot width shall be measured at the minimum required setback line and maintained for a minimum distance of 40 feet to the rear of the minimum setback line. The minimum lot width at the ROW line shall be not less than 50% of the minimum required lot width.
- ² Measured within 100 feet of the front street property line.
- ³ Or the average setback within 200 feet on each side of the lot, but there shall be no requirement for a setback greater than 50 feet.
- ⁴ Plus one inch for each foot of average lot width in excess of 48 feet to a maximum of 12 feet.
- ⁵ But not less than 20% of the average lot depth.
- ⁶ Not required except if doors or windows are provided on side wall, then at least 10 feet, or where abutting a side or rear yard in a residential zone, then a side yard of one (1) foot for every two feet of height of the principal structure in the business zone. No such side yard shall be less than 10 feet.
- ⁷ No rear yard required if rear of building has direct access to a public parking lot. If a rear yard abuts a residential zone, a setback of one foot for every two feet of height of the principal structure in the business zone is required. No such rear yard shall be less than 10 feet. A minimum five-foot fence shall be erected to screen the business use.

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NOTES (cont'd)

- ⁸ Where abutting a side or rear yard in a residential zone, then a setback of one foot for every two feet of height of the principal structure in the business zone is required. No such setback shall be less than 10 feet.
- ⁹ Uses on Irvington Avenue: not less than 25% of the lot depth.
- ¹⁰ The setback shall be measured one foot for each foot of height in excess of 30 feet, but need not exceed 100 feet. The minimum setback shall be 100 feet where the university property line coincides with the rear property line of parcels fronting on South Centre Street.
- ¹¹ Minimum distance between buildings. There shall be a minimum distance between buildings of 50 feet plus one foot for each foot of height that the taller building exceeds 30 feet.
- ¹² Maximum building coverage: 30%.
- ¹³ There shall be a minimum setback of 30 feet from all property boundaries, except in Special District A, which shall have a minimum setback of 75 feet from all property boundaries.
- ¹⁴ Plus 1.5 feet of height for every additional one-foot increase in building setback. In no case shall the maximum height exceed 75 feet; however, the maximum height in Special District A shall not exceed three stories or 32 feet.
- ¹⁵ See § 92-200A(1)(g).
- ¹⁶ If doors or windows are provided on side wall, at least 10 feet is required or where abutting a residential zone, then a side yard of one foot for every two feet of building height of the principal structure is required. No such side yard shall be less than 10 feet.
- ¹⁷ Architectural features not containing livable floor space, such as spires, cupolas, domes, belfries, parapets, weathervanes or cornices shall be exempt from the minimum building height, except that such features shall in no case exceed the actual height of the building they are on by more than 20 feet.
- ¹⁸ Portions of properties containing concrete channelized portions of the East Branch of the Rahway River shall not be included towards meeting the minimum lot area requirement nor included as part of the lot area in the calculation of proposed lot coverage.