

185 Attachment 3- District Lot, Yard And Bulk Regulations

Township of South Orange Village
 Schedule 2
 District Lot, Yard and Bulk Regulations

[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. 02-9; 5-13-2002 by Ord. No. 02-10; 5-28-2003 by Ord. No. 03-7; 6-23-2003 by Ord. No. 03-10; 6-23-2003 by Ord. No. 03-11; 6-23-2003 by Ord. No. 03-12; 9-13-2004 by Ord. No. 04-10; 9-12-2005 by Ord. No. 05-19; 1-28-2008 by Ord. No. 07-14]

	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)	Each (feet)	Corner (feet)	Rear Lot (feet)	Maximum Lot Coverage ¹⁸	Building Height			
Interior (feet)		Corner (feet)	Stories						Feet			
District												
RESIDENCE A-100												
Single-family detached dwelling	10,000 ²	175	175	25 ³	4 ⁴	-	16 ⁵	30	2 1/2	35	-	-
RESIDENCE A-75												
Single-family detached dwelling	7,500 ²	140	140	25 ³	4 ⁴	-	16 ⁵	40	2 1/2	35	-	-
RESIDENCE A-60												
Single-family detached dwelling	6,000 ²	110	110	25 ³	4 ⁴	-	16 ⁵	40	2 1/2	35	-	-
RESIDENCE A-50												
Single-family detached dwelling	5,000 ²	90	90	25 ³	4 ⁴	-	16 ⁵	40	2 1/2	35	-	-
RESIDENCE B												
Single-family detached dwelling	5,000 ²	36	50	25 ³	4 ⁴	-	16 ⁵	40 ¹⁵	2 1/2	35	-	-
2-family	6,000 ²	40	60	25 ³	4 ⁴	-	16 ⁵	40 ¹⁵	2 1/2	35	-	-
RESIDENCE PRD (PLANNED RESIDENTIAL DEVELOPMENT) (See § 185-168)												
PLANNED RESIDENTIAL CLUSTER A	7,000	-	-	20	0	5	10 ²⁰	-	3	35 ²¹	-	-
PLANNED RESIDENTIAL CLUSTER B (See § 185-170)												
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	2 1/2	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	-	258,9	75	3	36	-	-
BUSINESS B-3 ⁵	20,000	75	100	15	5	-	25	35	3	36	1.6	-
BUSINESS B-4 ¹⁹	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 § 185-171)												
OS/PU Open Space/Public Use	10,000	-	-	25	25	-	25	-	-	-	-	-
Redevelopment area – Railroad property (See § 185-152)												
Redevelopment area – Central Business District and Planned Residential Development District (See § 185-153)												
Redevelopment area – Church Street area (See § 185-154)												

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 right-of-way 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 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.
- 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 § 185-167A(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.

¹⁹ District B-4 is limited to Block 1900, Lot 1, as identified on the Zoning Map.

²⁰ To be measured from rear lot line or retaining wall or ledge.

²¹ In all cases, buildings, including appurtenances, shall be below the height of that portion of the lip of the quarry or rock face wall closest to the building.

185 Attachment 2- District Use Regulations

Township of South Orange Village
 Schedule 1
 District Use Regulations

District	Permitted Principal Uses	Permitted Accessory Uses	Permitted Conditional Uses
Residence A Single-Family: All Districts	1. Single-family detached dwelling. 2. Public schools and public buildings and uses owned or operated by the municipality or its agent or by the Board of Education.	1. Off-street parking. 2. Signs. 3. Accessory buildings and structures normally incident and subordinate to the principal use, including private garages, property maintenance storage buildings, private swimming pools and cabanas and similar utility or recreational buildings and structures. 4. Greenhouses not operated for profit, provided that there is no display of product other than in growth and further provided that there is no power plant and that any heating plant is at least 200 feet from any lot line. 5. Industrial feeding establishments and private, public and nonprofit organizations, institutions and groups preparing, storing or serving food. 6. Home-based businesses.	1. Residential cluster developments, Type A and Type B, but only at special locations. 2. Professional offices in residence. 3. The erection of any building resembling, similar to or having a shape commonly known and referred to as a "geodesic dome." 4. Community residences for the developmentally disabled and community shelters for victims of domestic violence. 5. Lodges, fraternal organizations and associations. 6. Churches, synagogues and other religious and nonprofit schools for day students only.
Residence B: Two-Family	1. Any principal use permitted in Residence A Districts. 2. Two-family detached dwellings.	1. Any accessory use permitted in Residence A Districts. 2. Industrial feeding establishments and private, public and nonprofit organizations, institutions and groups preparing, storing or serving food. 3. Home-based businesses.	1. Any conditional use permitted in Residence A Districts, with exception of residential cluster developments. 2. Churches, synagogues and other religious and nonprofit schools for day students only. 3. Churches, synagogues and other religious and nonprofit schools for day students only.
Residence PRD: Planned Residential Development	1. Any principal use permitted in the Residence B District. 2. Townhouses. 3. Multifamily apartments.	1. Any accessory use permitted in Residence A Districts, except greenhouses. 2. Industrial feeding establishments and private, public and nonprofit organizations, institutions and groups preparing, storing or serving food. 3. Home-based businesses.	1. Professional offices in residence. 2. Community residences for the developmentally disabled and community shelters for victims of domestic violence. 3. Churches, synagogues and other religious and nonprofit schools for day students only.

<p>Residence C-1: Multifamily Office</p>	<ol style="list-style-type: none"> 1. Multifamily apartments, including housing for senior citizens. 2. Townhouses. 3. Professional office buildings. 4. Public schools and public buildings and uses owned or operated by the municipality or its agents or by the Board of Education. 5. Executive offices. 	<ol style="list-style-type: none"> 1. Senior citizen housing. 2. Industrial feeding establishments and private, public and nonprofit organizations, institutions and groups preparing, storing or serving food. 3. Home-based businesses. 	<ol style="list-style-type: none"> 1. Any conditional use permitted in Residence B Zones. 2. Churches, synagogues and other religious and nonprofit schools for day students only.
	<ol style="list-style-type: none"> 1. Stores and shops for the conduct of retail trade or service use, limited to stores whose primary business is selling merchandise for purchase by the consumer, such as food, furniture, home furnishings and accessories, magazines and newspapers, household appliances, radios, televisions and computers, pharmaceuticals, art, stationary, clothing and apparel and accessories, plants and flowers. Adult entertainment/retail establishments are prohibited. Services are limited to travel agents; barber, beauty and nails services; shoe repair; tailor and cleaners; appliance and computer repair; video rental and sales; photo studios and processing; locksmith; and retail printing. 2. Banks and financial institutions. 3. Central telephone exchanges. 4. Executive offices, professional offices and showrooms, on the second or higher floors only, except real estate offices, which shall be permitted on any floor. 5. Public restaurants and taverns, but not including drive-in restaurants or restaurant stands where food, drink or confections are served outside the building or where food is intended to be consumed in cars parked on the premises. This provision shall not be deemed to exclude seasonal outdoor or sidewalk cafes as part of a restaurant intended primarily for indoor service of customers. Adult entertainment/retail establishments are prohibited. 		
<p>Business B-1: Primary Business</p>	<ol style="list-style-type: none"> 6. Funeral homes and parlors. 7. Vocational schools or studios for the instruction of the arts, dancing, music, languages or photography, on the second or higher floors only. 8. Public buildings and uses owned or operated by the Village or its agent. 9. Apartment buildings and apartment units above the first floor of business buildings. 10. Indoor theaters, motion picture housing, cultural and educational facilities and other places of public assembly. Adult entertainment/retail establishments are prohibited. 11. Off-street parking facilities. 12. Restaurants, convenience stores, retail markets and catering kitchens. 	<ol style="list-style-type: none"> 1. Off-street parking. 2. Signs. 3. Accessory buildings and structures normally incident and subordinate to the principal use. 4. As subordinate to the principal use, the process of manufacture, assembly, treatment or conversion of a product or service intended to be sold or provided directly to the ultimate consumer, provided that not more than 5 mechanics or production workers are involved in any such process. 5. Parks, plazas and open space and open or enclosed walkways or malls. 6. Industrial feeding establishments and private, public and nonprofit organizations, institutions and groups preparing, storing or serving food. 	<ol style="list-style-type: none"> 1. Gasoline service stations. 2. The erection of any building resembling, similar to or having a shape commonly known and referred to as a "geodesic dome." 3. Lodges, fraternal organizations and associations on the second or higher floors only. 4. Arcades and billiard or pool rooms. 5. Churches, synagogues and other religious and nonprofit schools for day students only. 6. Public garages. 7. Fast-food restaurants.
<p>Business B-2: Secondary Business</p>	<ol style="list-style-type: none"> 1. Any use permitted in the Business B-1 District. 2. Public garages. 3. A commercial garage limited to a 	<ol style="list-style-type: none"> 1. Any accessory use permitted in the Business B-1 District. 2. Industrial feeding establishments and private, public and nonprofit 	<ol style="list-style-type: none"> 1. Gasoline service stations. 2. The erection of any building resembling,

	<p>structure that encloses an automobile showroom and sales area and associated offices.</p> <ol style="list-style-type: none"> 4. Public utility electric substation. 5. General offices. 6. Off-street parking facilities. 7. Retail stores and services not permitted in the B-1 Zone. Adult entertainment/retail establishments are prohibited. 8. Vocational schools or studios for the instruction of the arts, dancing, music, language or photography. 9. Professional offices. 10. Restaurants, convenience stores, retail markets and catering kitchens. 	<p>organizations, institutions and groups preparing, storing or serving food.</p>	<p>similar to or having a shape commonly known and referred to as "geodesic dome."</p> <ol style="list-style-type: none"> 3. Lodges, fraternal organizations and associations. 4. Churches, synagogues and other religious and nonprofit schools for day students only. 5. Fast-food restaurants.
<p>Business B-3: General Business</p>	<ol style="list-style-type: none"> 1. Any use permitted in the B-2 Secondary Business District. 2. Research, testing and experimental laboratories. 3. Light manufacturing, fabrication and assembly operations. 4. Warehousing and storage of nonflammable liquids or nonexplosive materials. 5. Express carting or hauling offices and stations, but not including trucking terminals. 6. Equipment storage. 7. Newspaper or job printing. 8. The sale and storage of lumber, fuel and building materials. 9. Wholesale storage and display. 10. Bowling alleys, swimming pools, sports arenas and gymnasiums. 11. Off-street parking facilities. 12. Restaurants, convenience stores, retail markets and catering kitchens. 	<ol style="list-style-type: none"> 1. Any accessory use permitted in the Business B-1 District. 2. Outdoor storage subject to § 185-127. 3. Industrial feeding establishments and private, public and nonprofit organizations, institutions and groups preparing, storing or serving food. 	<ol style="list-style-type: none"> 1. Any conditional use permitted in the Business B-2 Districts. 2. Churches, synagogues and other religious and nonprofit schools for day students only. 3. Fast-food restaurants. 4. Any accessory use permitted in the Business B-1 District. 5. Outdoor storage subject to § 185-127. 6. Arcades. 7. Adult entertainment/retail establishments (subject to the requirements of § 185-191). 8. Telephone time sales services.
<p>Business B-4: Supplemental Business¹</p>	<ol style="list-style-type: none"> 1. Retail sales and service, but excluding sale of building materials, motor vehicles, boats and swimming pools. 2. Banks and financial institutions, excluding drive through facilities. 3. Offices above the first floor, except medical offices, which front on Vose Avenue, shall be permitted on the first floor. 4. Restaurants and taverns, but not including drive-in restaurants or restaurant stands where food, drink or confections are principally served outside the building, or where food is intended to be consumed in cars parked on the premises. Outdoor dining is permitted if a license is issued by the Building Department. 5. Public buildings and uses owned and operated by the Village or its agent and other governmental entities. 6. Residential units above the first floor. 7. Indoor theaters, cultural, recreational and educational facilities and other places of public assembly. 8. Parking lots or parking decks owned by a public and/or governmental entity. 9. Hotels. 10. Essential services such as 	<ol style="list-style-type: none"> 1. Uses customary, incidental and accessory to the principal use such as off-street parking, structured parking and signs. 	

	<p>underground, surface or overhead electrical, gas, telephone, water and/or sewerage, which are reasonably necessary to provide an adequate level of service to the district.</p> <p>11. Child-care facilities.</p> <p>12. Commercial recreation facilities, which may be private, semipublic or public.</p> <p>13. Lodges and fraternal organizations.</p>		
PRC A Planned Residential Cluster A	<p>1. Single-family dwellings.</p> <p>2. Townhouses.</p> <p>3. Flats</p>	<p>1. Accessory buildings and structures normally incident and subordinate to the principal use, limited to property maintenance sheds, patios and decks.</p> <p>2. Home-based businesses</p>	<p>1. Essential services.</p> <p>2. Churches, synagogues and other religious and nonprofit schools for day students only.</p>
PRC B Planned Residential Cluster B	<p>1. Single-family dwellings.</p> <p>2. Townhouses.</p> <p>3. Flats</p> <p>4. Public parks, playgrounds and conservation areas.</p> <p>5. Common open space.</p> <p>6. Private recreation facilities.</p>	<p>1. Private and personal recreation facilities.</p> <p>2. Accessory buildings and structures.</p> <p>3. Off-street parking and private garages.</p> <p>4. Fences.</p> <p>5. Signs.</p> <p>6. Industrial feeding establishments and private, public and nonprofit organizations, institutions and groups preparing, storing or serving food.</p>	<p>1. Essential services.</p>
U: University	<p>1. Resident colleges and universities, including buildings, structures, uses and activities normally associated with institutions of higher learning, such as classroom and laboratory buildings, dormitories, libraries, student centers, multiunit faculty residence buildings, auditoriums, gymnasiums and athletic facilities.</p>	<p>1. Necessary supporting accessory buildings, including maintenance equipment storage buildings, garages, parking structures and utility buildings, except that in Special District A, parking garages and refuse collection units shall not be permitted accessory uses.</p> <p>2. Industrial feeding establishments and private, public and nonprofit organizations, institutions and groups preparing, storing or serving food.</p>	<p>1. The erection of any building resembling, similar to or having a shape commonly known and referred to as a "geodesic dome."</p> <p>2. Churches, synagogues and other religious and nonprofit schools for day students only.</p>
Residence TH Townhouse	<p>1. Single-family dwellings.</p> <p>2. Two-family dwellings.</p> <p>3. Townhouses.</p> <p>4. Public parks, playgrounds and conservation areas.</p> <p>5. Common open space.</p>	<p>1. Private and personal recreation facilities.</p> <p>2. Accessory buildings and structures.</p> <p>3. Off-street parking and private garages.</p> <p>4. Fences.</p> <p>5. Signs.</p> <p>6. Industrial feeding establishments and private, public and nonprofit organizations, institutions and groups preparing, storing or serving food.</p>	<p>1. Essential services.</p> <p>2. Churches, synagogues and other religious and nonprofit schools for day students only.</p> <p>3. Lodges, fraternal organizations and associations.</p> <p>4. Community residences for the developmentally disabled and community shelters for victims of domestic violence.</p> <p>5. Professional offices in residence.</p> <p>6. The erection of any building resembling, similar to or having a shape commonly known and referred to as a "geodesic dome."</p>
OS/PU Open Space/Public Use	<p>1. Public parks, playgrounds and conservation areas.</p> <p>2. Essential services.</p>	<p>1. Off-street parking.</p> <p>2. Signs.</p> <p>3. Accessory buildings and structures</p>	<p>None</p>

	3. Public schools and public buildings and uses owned or operated by the Village or its agent or by the Board of Education. 4. Quasi-public institutions.	normally incident and subordinate to the principal use.	
Redevelopment area – Railroad Property (See § 185-152)			
Redevelopment area – Central Business District and Planned Residential Development District (See § 185-153)			
Redevelopment Area – Church Street Area (See § 185-154)			

NOTES:

¹ Editor's Note: Ordinance No. 04-10 provided that the Business B-4, Supplemental Business District, is limited to Block 1900, Lot 1, as identified on the Zoning Map.