

# LAND USE REGULATIONS

## 25 Attachment 2

### Township of West Orange

#### TABLE OF DISTRICT REGULATIONS

#### PART A: PERMITTED USES TABLE OF DISTRICT REGULATIONS

(Subsection 25-7.1)

#### West Orange Land Use Regulations

[Amended 9-22-2020 by Ord. No. 2617-20; 7-13-2021 by Ord. No. 2647-21; 7-19-2022 by Ord. No. 2685-22]

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

# WEST ORANGE CODE

| <b>ZONE</b> | <b>PERMITTED PRINCIPAL USES</b>                                                                                                                                                                                             | <b>PERMITTED ACCESSORY USES</b>                                                                                          | <b>PERMITTED CONDITIONAL USES</b>                                                                                                                                                                                                                                                                           |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| R-T         | SAME AS R-1<br>AND in addition<br>Two-family dwelling                                                                                                                                                                       | SAME AS R-1                                                                                                              | SAME AS R-4<br>AND in addition<br>Nursing home<br>Long-term care residential health care facility<br>Additional off-street parking                                                                                                                                                                          |
| R-G         | SAME AS R-1<br>AND in addition<br>Garden apartment on site of 5 acres or more only<br>Professional office building<br>Offices for insurance<br>Banks                                                                        | SAME AS R-1                                                                                                              | SAME AS R-4<br>AND in addition<br>Senior citizens housing project<br>Assisted living<br>Congregate care facility<br>Nursing home<br>Long-term care residential health care facility<br>Additional off-street parking                                                                                        |
| R-M         | SAME AS R-T<br>AND in addition<br>Multifamily development                                                                                                                                                                   | SAME AS R-1                                                                                                              | SAME AS R-G<br>EXCLUDING<br>Public school<br>Private school<br>Public utility building or structure<br>Telephone exchange<br>Library<br>Museum<br>Park or playground                                                                                                                                        |
| OB-1        | SAME AS R-1<br>AND in addition<br>Office building                                                                                                                                                                           | Required accessory parking<br>Signs                                                                                      | SAME AS R-1<br>EXCLUDING<br>Produce stand<br>AND in addition<br>Nursing home<br>Long-term care residential health care facility<br>Congregate care facility<br>Assisted living<br>Commercial antenna<br>Check cashing facility                                                                              |
| OB-2        | SAME AS OB-1                                                                                                                                                                                                                | SAME AS OB-1                                                                                                             | SAME AS OB-1<br>EXCLUDING<br>Check cashing facility<br>AND in addition<br>Senior citizens housing project<br>100% affordable/inclusionary senior citizen housing                                                                                                                                            |
| B-1         | SAME AS R-T<br>AND in addition<br>Retail store<br>Personal service store or studio<br>Office or office building<br>Business or vocational school<br>Restaurant<br>Bar<br>Massage, bodywork or somatic therapy establishment | Required accessory parking<br>Private garage<br>Home occupation<br>Home professional office<br>Signs<br>Vending machines | Motor vehicle fueling station<br>Theater<br>Public utility building or structure<br>Telephone exchange<br>Senior citizens housing project<br>Hotel<br>Private club, other than a golf club<br>Video or amusement arcade<br>Fast food restaurant<br>Commercial antenna<br>Microbreweries, craft distilleries |

# LAND USE REGULATIONS

| ZONE | PERMITTED PRINCIPAL USES                                                                                                                                                                                                                                                                                                                                                     | PERMITTED ACCESSORY USES                                                                         | PERMITTED CONDITIONAL USES                                                                                                                                                                            |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      | Fitness center/health club                                                                                                                                                                                                                                                                                                                                                   |                                                                                                  | and wineries<br>Licensed Cannabis Retail<br>Licensed Medical Marijuana<br>Dispensary                                                                                                                  |
| B-2  | Retail store<br>Personal service store or studio<br>Office or office building<br>Business or vocational school<br>Restaurant<br>Bar<br>Massage, bodywork or somatic therapy establishment<br>Fitness center/health club                                                                                                                                                      | SAME AS OB-1<br>AND in addition<br>Vending machines                                              | SAME AS B-1                                                                                                                                                                                           |
| P-C  | Retail store<br>Personal service store or studio<br>Restaurant<br>Bar<br>Motor vehicle fueling station<br>Post office<br>Civic center, limited to assembly hall and noncommercial indoor recreation facilities<br>Theater on lots of 8-acre minimum<br>Urgent care<br>Physical therapy<br>Fitness center/health club<br>Home design showroom<br>Indoor commercial recreation | Required accessory parking<br>Required accessory truck loading spaces<br>Private garage<br>Signs | Video or amusement arcade<br>Commercial antenna<br>Microbreweries, craft distilleries and wineries                                                                                                    |
| O-R  | Office building<br>Post office<br>Civic center, limited to assembly hall and noncommercial indoor recreation facilities<br>Research laboratory                                                                                                                                                                                                                               | SAME AS P-C<br>AND in addition<br>Restaurant<br>Bar                                              | Commercial antenna                                                                                                                                                                                    |
| I    | Light industry, including dry cleaning plants, machine shops, publishing or printing plants, research laboratories and steam laundries<br>Office building<br>Warehouse<br>Self-storage facility<br>Storage yard<br>Wholesale business<br>Motor vehicle fueling station<br>Motor vehicle service station<br>Car wash<br>Public utility building                               | SAME AS OB-1                                                                                     | Billiard parlor<br>Bowling alley<br>Commercial recreation<br>Commercial antenna<br>Motor vehicle sales establishment<br>Microbreweries, craft distilleries and wineries<br>Licensed Cannabis Entities |
| R-C  | Townhouses                                                                                                                                                                                                                                                                                                                                                                   | SAME AS R-1                                                                                      | SAME AS R-1                                                                                                                                                                                           |

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| <b>ZONE</b>                                                                                  | <b>PERMITTED PRINCIPAL<br/>USES</b>                        | <b>PERMITTED ACCESSORY<br/>USES</b> | <b>PERMITTED CONDITIONAL<br/>USES</b>                                         |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------|-------------------------------------|-------------------------------------------------------------------------------|
|                                                                                              | One-family, detached dwelling                              |                                     | AND in addition<br>Congregate care facility<br>Assisted living                |
| PURD                                                                                         | Townhouses<br>Garden apartments<br>Multifamily development | SAME AS R-1                         | SAME AS R-1<br>AND in addition<br>Congregate care facility<br>Assisted living |
| GA                                                                                           | Open space<br>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        |                                                            |                                     |                                                                               |