

# Zoning Ordinance

City of Orange Township, New Jersey

## Chapter 210: Development Regulations

August 05, 2020

Prepared For:



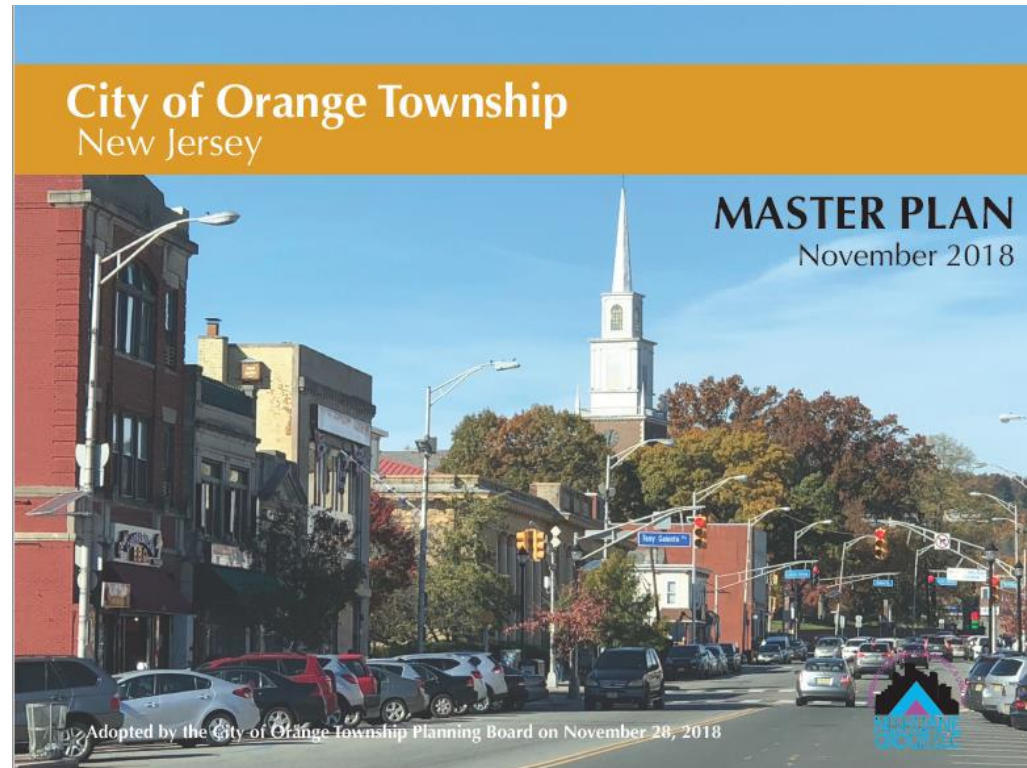
Prepared By:



# Purpose

## Why this Amendment?

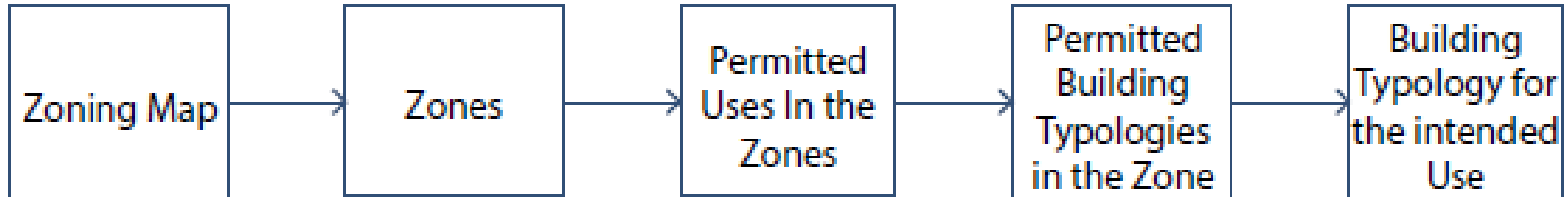
- The City Planning Board has adopted new Master Plan in 2018.
- According to the Municipal Land Use Law (MLUL), zoning ordinance must be in compliance with the Master Plan.
- Master Plan: Goals and Objectives to achieve the City's vision.
- Zoning Ordinance: Regulatory document to implement the objectives set forth in the Master Plan.



## How to use this Ordinance

- The following information provides guidance on how the Development Regulations Ordinance of the City of Orange Township is organized and should be used.
- This ordinance utilizes both a **land use classification (the zones)** AND a **building type classification** to categorize development throughout the City. Proposed development must comply with BOTH standards or seek relief by way of a variance or a waiver.
- This “how to” section is NOT a part of the ordinance and is for advisory purposes only.

## How to use this Ordinance



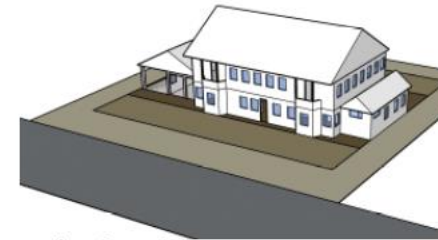
- Refer to the zoning map to locate the site/ property and the respective zone.
- Go to the identified zone in which the site/ property is located.
- Each zone provides a list of permitted and conditional uses and building typologies permitted in that zone.
- Each zone provides a list of permitted and conditional uses in that zone.
- Check whether the intended use is permitted in the respective **Zone**.
- Each zone provides a list of permitted and conditional building typologies in that zone.
- Check which building typology is applicable for the intended use.
- Each building typology provides proposed bulk and development standards for that typology.

- **Definitions** are **added and/or edited** as per new zoning and added sections.
- Some **illustrations** are added to support the definitions and make the definitions section more comprehensible.

- **Example:**

**BUILDING** — A combination of materials forming a construction adapted to permanent, temporary or continuous occupancy and having a roof, including the following:

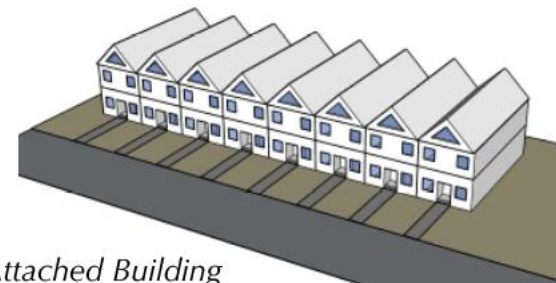
- **Detached** — A building which has no party walls.
- **Semidetached** — A building, which has one (1) party wall in common with an adjacent building. 3.
- **Attached** — A building which has two (2) party walls in common with adjacent buildings.



*Detached Building*



*Semidetached Building*



*Attached Building*

*Building*

- No substantial changes

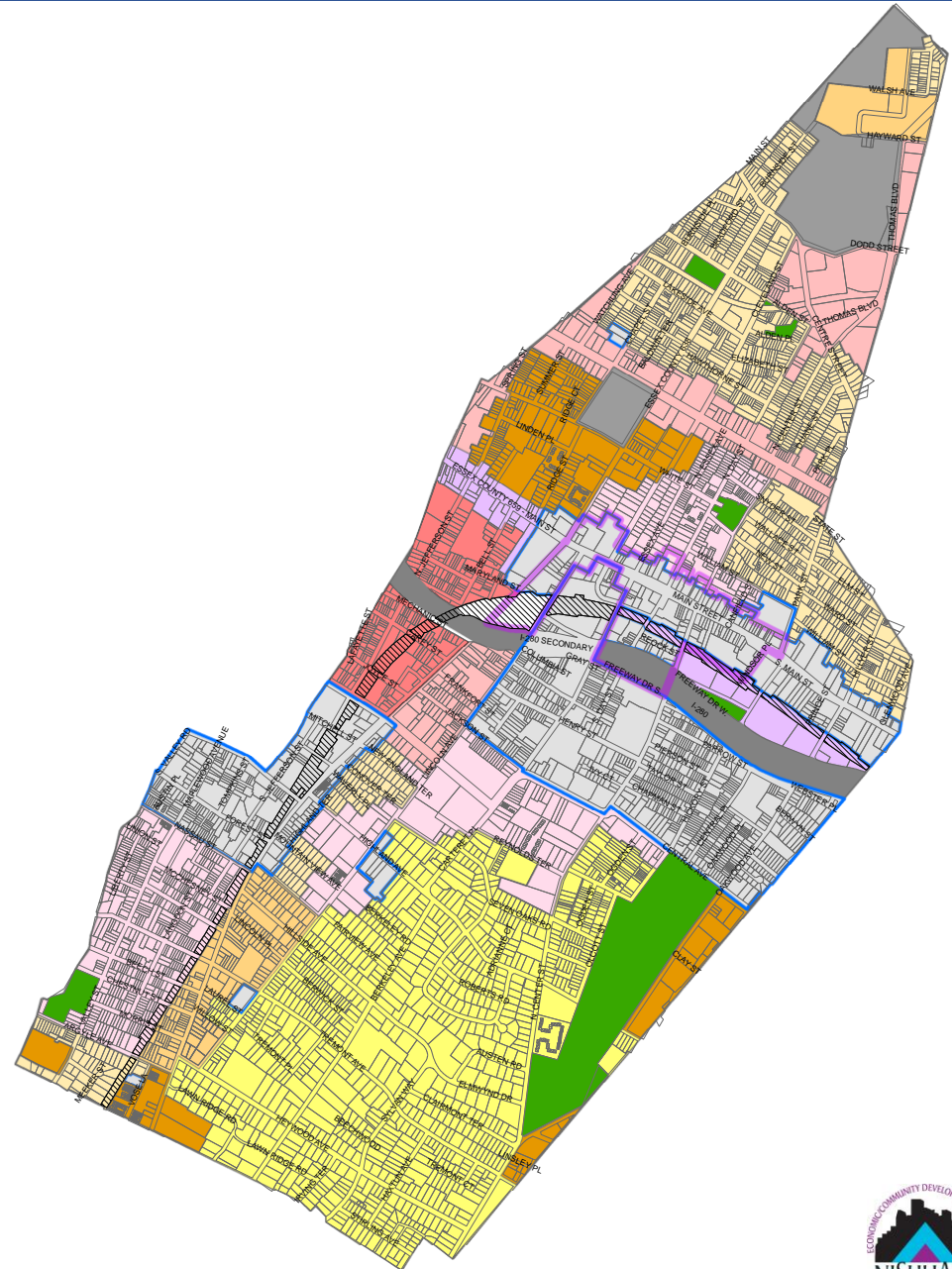
# Article IV: Zoning Regulations and Zoning Map


- **New Zones**


- Changed names
- More simplified
- Preserved low density single family zone R1 (formerly AA)


- **Added Building Typologies**


- Bulk standards are governed by the Building Typologies instead of the Zones.
- Each building type in a Zone has its own bulk standards.




**R-1: One Family Residential Zone**  



**R-2: Urban One and Two Family Residential Zone**  



**R-3: Low Density Multi-Family Residential Zone**  



**R-4: High Density Multi-Family Residential Zone**  



**RDV: Redevelopment Areas**  





**MX-1: Mixed Use Low Density Residential and Neighborhood Commercial Zone**  


**MX-2: Mixed Use Medium Density Residential and Central Business Zone**  














**MX-3: Mixed Use High Density Residential and General Commercial Zone**  


**CBD: Central Business District**  


**TVO: Transit Village Overlay**  




## Introduction to New Zones

-  **R-1:** One Family Residential Zone
-  **R-2:** Urban One and Two Family Residential Zone
-  **R-3:** Low Density Multi-Family Residential Zone
-  **R-4:** High Density Multi-Family Residential Zone
-  **MX-1:** Mixed Use Low Density Residential and Neighborhood Commercial Zone
-  **MX-2:** Mixed Use Medium Density Residential and Central Business Zone
-  **MX-3:** Mixed Use High Density Residential and General Commercial Zone
-  **CBD:** Central Business District
-  **RDV:** Redevelopment Areas
-  **Open Space**
-  **Cemetery**
-  **TVO:** Transit Village Overlay



## Permitted Uses and Building Typologies

- Edited/added Permitted uses, Conditional uses and Accessory uses as well as respective standards.
- Added Permitted Building Typologies in each Zone.

Zones	Permitted Building Types by Zone							
	Suburban One Family Detached	Urban One Family Detached	Urban One Family Attached (Townhouse Development)	Two Family	Three Family	Low Rise Multifamily	Mid Rise Multifamily	High Rise Multifamily
R-1	P							
R-2		P		P				
R-3			P		P	P		
R-4					P	P	P	P
MX-1			P		P	P	P	
MX-2							P	P
MX-3								P
CBD								P

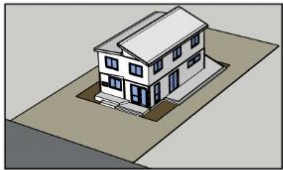
Zones	Permitted Building Types by Zone							
	Detached Commercial	Mixed Use: Low Rise Residential + Commercial	Mixed Use: Mid Rise Residential + Commercial	Mixed Use: High Rise Residential + Commercial	Medical Facilities	School	House of Worship	Community/ Recreation Center
R-1						P		
R-2						P		
R-3						P	P	
R-4					P	P	P	
MX-1	P	P			P	P	P	P
MX-2	P	P	P		P	P	P	P
MX-3	P		P	P	P	P	P	P
CBD	P		P	P	P	P	P	P

# Article IV: Zoning Regulations and Zoning Map

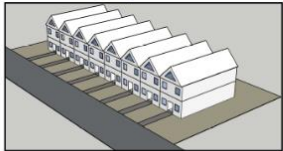
Suburban One Family Detached



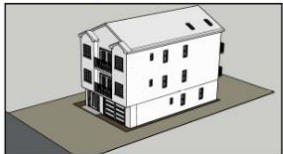
Urban One Family Detached



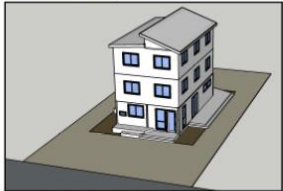
One Family Attached (Townhouse Development)



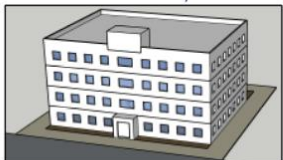
Two Family



Three Family



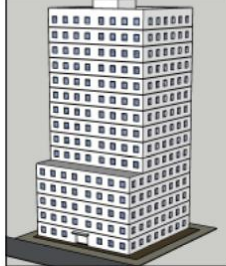
Low Rise Multifamily



Mid Rise Multifamily



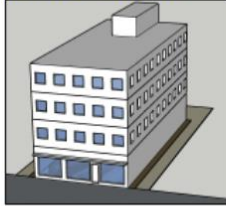
High Rise Multifamily



Detached Commercial



Mixed Use: Low Rise



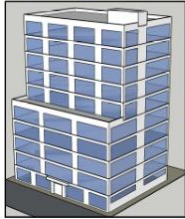
Mixed Use: Mid Rise



Mixed Use: High Rise



Medical Facilities



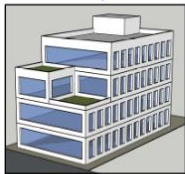
School



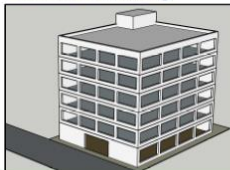
Place of Worship



Community/ Recreation Center



Structured Parking



## Introduction to Building Typologies

- Suburban One Family Detached
- Urban One Family Detached
- One Family Attached (Townhouse Development)
- Two Family
- Three Family
- Low Rise Multifamily
- Mid Rise Multifamily
- High Rise Multifamily
- Detached Commercial
- Mixed use: Low Rise
- Mixed use: Mid Rise
- Mixed use: High Rise
- Medical Facilities
- School
- Place of Worship
- Community/ Recreation Center
- Structured Parking

## Example of Building Typologies

### Detached Commercial

A building that has one or more different commercial uses such as retail, office etc.

#### Massing and Architectural Character



Permitted in Zones:



#### Development Standards

- **Lot:** There can be one or more buildings on the lot with one or more owners / tenants.
- **Building Siting:** **a)** Accessory uses shall be located in the rear and/or side yard. **b)** 60% building coverage can be located anywhere on the lot within the maximum buildable area.
- **Pedestrian Access:** **a)** The building shall have the main entrance in the front. **b)** The building shall have an entrance lobby/ foyer.
- **Vehicular Access and Parking:** **a)** Parking may be accessed from the alley or side street and from the front only when there is no alley or side street. **b)** Parking may be on surface or structured (in the same or separate building). **c)** For fire exit and loading/unloading requirements, follow building code.
- **Open Space:** Minimum 10% of the lot area
- **Fenestration:** Minimum 40% of the wall area
- **Miscellaneous:** Required open space can be located on the ground or on the green roof or courtyard.

#### Bulk Standards

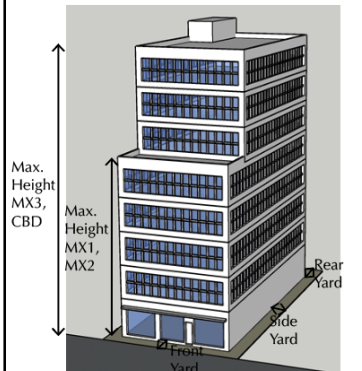


Illustration of building massing and siting

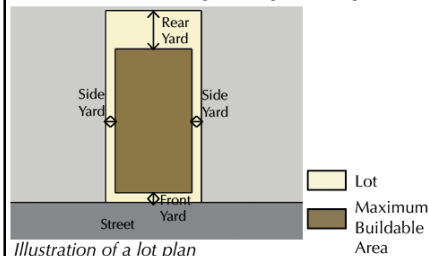


Illustration of a lot plan

Minimum Lot Area	5,000 Sq. Ft.
Minimum Lot Width	50 Ft.
<b>HEIGHT</b>	
Maximum Height (MX1 and MX2)	70 Ft.
Maximum Number of Stories	5
Maximum Height (MX3 and CBD)	105 Ft.
Maximum Number of Stories	8
Maximum Number of Stories within first 20 feet from the street	5
Minimum Ground Floor Height	14 Ft.
<b>MINIMUM SETBACKS</b>	
Front Yard	5 Ft.
Rear Yard (abutting residential)	20 Ft.
Rear Yard (abutting other uses)	15 Ft.
Each Side Yard (abutting residential)	10 Ft.
Each Side Yard (abutting other uses)	5 Ft.
Side Yard (Street facing for a corner lot)	5 Ft.
<b>LOT COVERAGE</b>	
Maximum Building Coverage	60%
Maximum Impervious Coverage	90%
Floor Area Ratio (MX1 and MX2)	2.50
Floor Area Ratio (MX3 and CBD)	4.50

## Each Building Typology includes:

- Definition of the typology
- Development standards specific to that typology
- Massing and Architectural Character example
- List of zones the typology is permitted in
- Bulk standards with illustrations

## Parking Requirements

- Edited Parking Requirements to comply with New Zones.

## Sign Regulations

- Edited Sign regulations to comply with New Zones.
- Added illustrations to make the Sign Regulations more comprehensive.

## Other changes

- Replaced old Zones with New Zones.

## Added Standards for:

- Illumination
  - Site Lighting
  - Building Lighting

## Added Landscape Design Standards:

- Along the street
- Entrance and Gateway
- Site Landscape
- Building Landscape
- Parking Lots
- Buffers
- Green roofs/ Decks
- Open Space Design

## Added Design and Appearance Standards:

- Pedestrian Environment Guidelines:
  - Inhabited streets
  - Access
  - Screening
- Architectural Standards:
  - Building massing
  - Siting
  - Façade composition
  - Building features
  - Historic structures
  - Building roof
- Energy Use:
  - Energy efficiency
  - Green building
  - Building orientation
- Materials

**VI:** Site Plan review

**VII:** Subdivision review

**VIII:** Miscellaneous provisions

**IX:** Compliance Affordable Housing Obligations

**X:** Historic Preservation Commission

**XI:** Historic Preservation Controls

## **Minor changes:**

- Replaced old Zones with New Zones.
- Updated legal terms/ section references wherever necessary

**Thank you!**

**Questions?**

