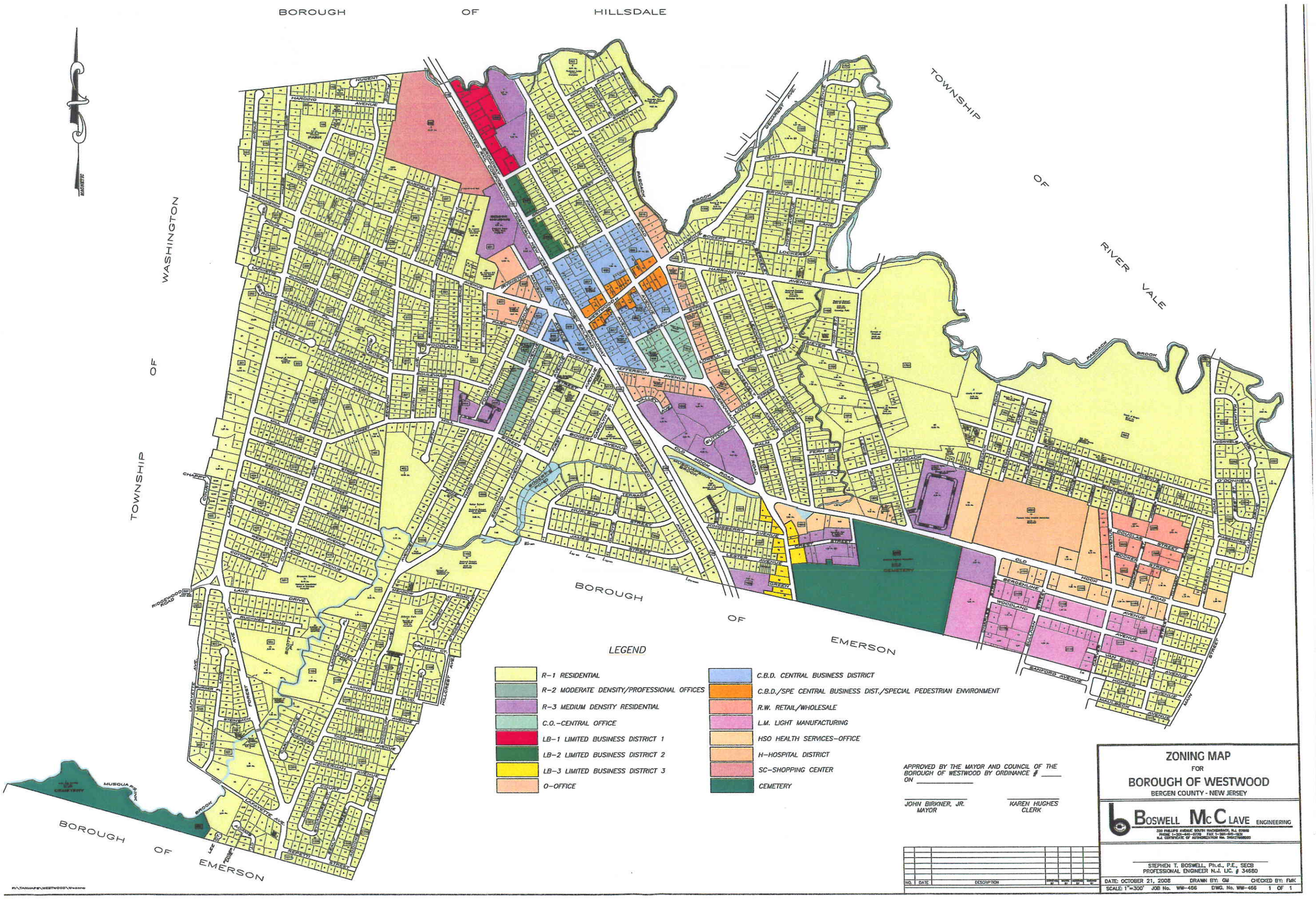
BOROUGH OF HILLSDALE
TOWNSHIP OF RIVER VALE
TOWNSHIP OF WASHINGTON
BOROUGH OF EMERSON
BOROUGH OF EMERSON
LEGEND
R-1 RESIDENTIAL
R-2 MODERATE DENSITY/PROFESSIONAL OFFICES
R-3 MEDIUM DENSITY RESIDENTIAL
C.O.-CENTRAL OFFICE
LB-1 LIMITED BUSINESS DISTRICT 1
LB-2 LIMITED BUSINESS DISTRICT 2
LB-3 LIMITED BUSINESS DISTRICT 3
O-OFFICE
C.B.D. CENTRAL BUSINESS DISTRICT
C.B.D./SPE CENTRAL BUSINESS DIST./SPECIAL PEDESTRIAN ENVIRONMENT
R.W. RETAIL/WHOLESALE
L.M. LIGHT MANUFACTURING
HSO HEALTH SERVICES-OFFICE
H-HOSPITAL DISTRICT
SC-SHOPPING CENTER
CEMETERY
APPROVED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF WESTWOOD BY ORDINANCE # ____ ON ____
JOHN BIRKNER, JR. MAYOR
KAREN HUGHES CLERK
ZONING MAP
FOR
BOROUGH OF WESTWOOD
BERGEN COUNTY - NEW JERSEY
BOSWELL McCLAVE ENGINEERING
STEPHEN T. BOSWELL, Ph.d., P.E., SECB
PROFESSIONAL ENGINEER N.J. LIC. # 34680
DATE: OCTOBER 21, 2008
DRAWN BY: GM
CHECKED BY: FMK
SCALE: 1"=300'
JOB No. WW-466
DWG. No. WW-466
1 OF 1

Area and Bulk Regulations
Borough of Westwood, New Jersey
Amended 5/20/08

Zone	Minimum Lot Area (sq. ft)	Minimum Lot Width (ft.)	Minimum Lot Depth (ft.)	Minimum Front Yard (ft.)	Minimum Side Yard Each/Total (ft.)	Maximum Floor Area Ratio (FAR)	Minimum Rear Yard (ft.)	Maximum Building Coverage (percent)	Max. Impervious Coverage (percent)	Max. Bldg. Height (st/ft)
R-1	7,500	75	100	22 [(1)]	10/35% of lot width[(4)]	--	30	22	40	2½/28 [(3)]
R-2	7,500	75	100	20 [(2)]	10/30% of lot width[(4)]	--	20	40	60	2½/28 [(3)]
R-3	3 acres	300	200	20	10/20	--	30	40	60	2½28 [(3)]
CO	7,500	75	100	20	10/20	0.25	20	50	65	3/35
CBD	15,000	100	100	20	10/20% of lot width	--	30	40	60	2/30
CBD/SPE	2,500	50	100	0	0	--	20	60	-	2/35
SC	5 acres	500	400	100	50	0.25	100	25	70	1/20
RW	1 acre	200	200	40	20/60	0.50	40	60	75	1/20
LB-1	*15,000*	*125*	*100*	*20*	*10/40*	*0.50*	*30*	*40*	*70*	*2/25*
LB-2	*10,000*	*75*	*100*	*10*	*10/40*	*0.50*	*30*	*40*	*70*	*2/25*
LB-3	*15,000*	*125*	*100*	*25*	*10/40*	*0.50*	*30*	*40*	*70*	*2/25*
LM	15,000	100	100	30	10/20	0.75	30	60	75	2/24
HSO	15,000	150	150	40	10% of lot width/20% of lot width	0.40	15% of lot depth	40	70	3/35
H	*20 acres*	*500*	*300*	*95*	*35/100*	*0.91*	20 feet (existing) [(5)]/*95 feet (new construction)*	*40*	*70*	*5/65*
O	7,500	75	100	22	10/30	0.50	30	50	65	2½/32

Notes:
(1)Maximum 35 foot and conforming to street average.
(2)Maximum 30 foot setback and conforming to street average.
(3)Maximum height of the ridge beam for a sloped roof shall be 35 feet.
(4)For single family developed lots with 60 feet or less of lot width, the minimum side yard shall be 9 feet and the total of both side yards shall be 35% of lot width.
(5) 20 foot setback for building conditions existing as of the date of Ordinance 08-10. New construction shall be required to have a minimum 95 foot setback.