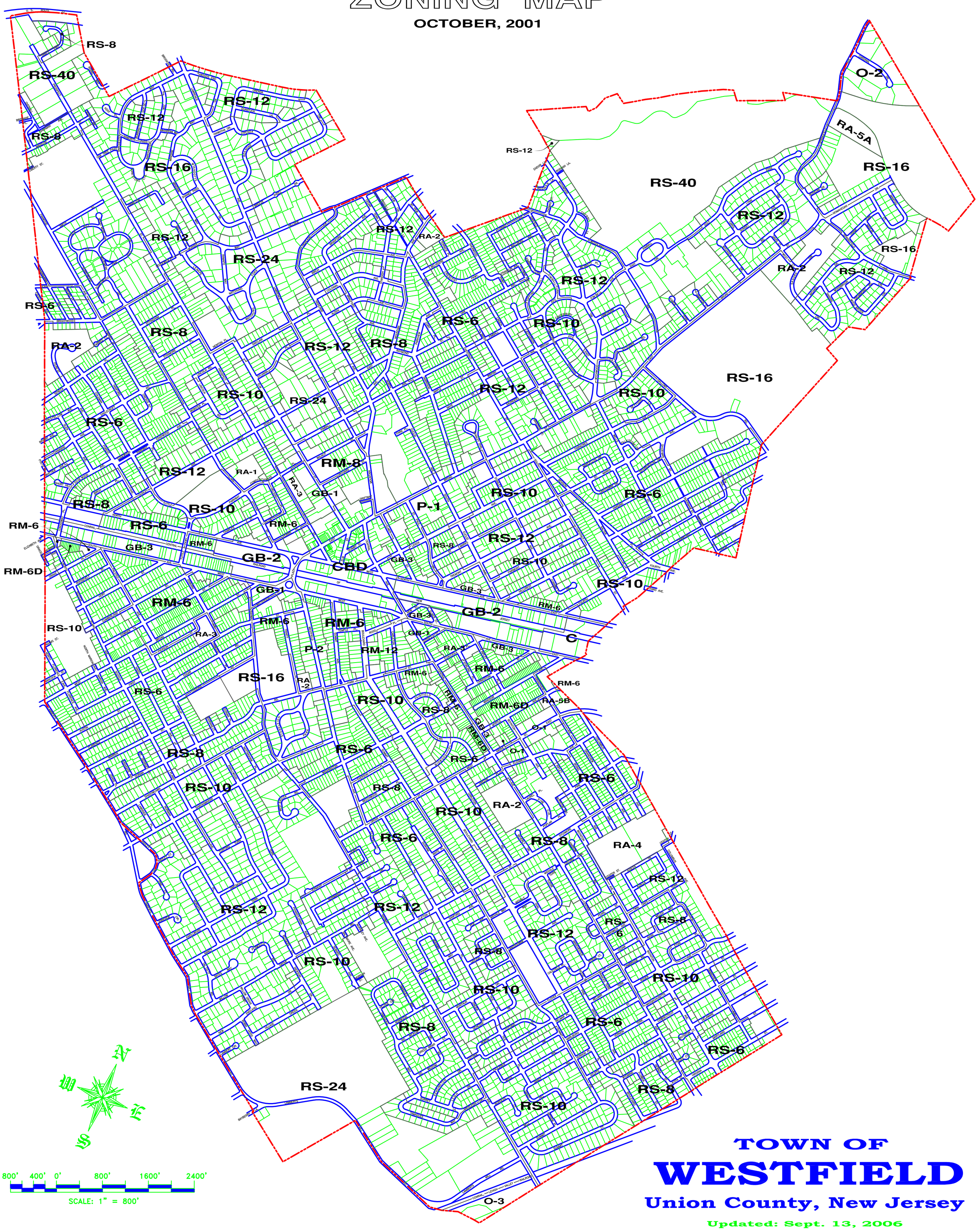
ZONE	PERMITTED USES-(1)	MIN. LOT AREA	MIN. LOT WIDTH	MIN. LOT DEPTH	FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAXIMUM BUILDING HEIGHT	MAXIMUM F. A. R.	MAXIMUM BUILDING COVER.	MAXIMUM IMPROVE. COVER.	MAXIMUM DENSITY
RS-40	Residential-SFD	40,000 sf	150'	200'	@ 12.03	20'	60'	3 st. 35'	@ 12.04E	@ 12.04F	@ 12.04G	---
RS-24	Residential-SFD	24,000 sf	120'	160'	@ 12.03	15'	50'	3 st. 35'	@ 12.04E	@ 12.04F	@ 12.04G	---
RS-16	Residential-SFD	16,000 sf	90'	140'	@ 12.03	15'	40'	3 st. 35'	@ 12.04E	@ 12.04F	@ 12.04G	---
RS-12	Residential-SFD	12,000 sf	75'	120'	@ 12.03	15'	35'	3 st. 35'	@ 12.04E	@ 12.04F	@ 12.04G	---
RS-10	Residential-SFD	10,000 sf	70'	120'	@ 12.03	10'	35'	3 st. 35'	@ 12.04E	@ 12.04F	@ 12.04G	---
RS-8	Residential-SFD	8,000 sf	60'	120'	@ 12.03	10'	35'	3 st. 35'	@ 12.04E	@ 12.04F	@ 12.04G	---
RS-6	Residential-SFD	6,000 sf	50'	120'	@ 12.03	10'	35'	3 st. 35'	@ 12.04E	@ 12.04F	@ 12.04G	---
RM-12	Residential-SFD,2F	12,000 sf	75'	120'	@ 12.03	12'	35'	3 st. 35'	@ 12.04E	@ 12.04F	@ 12.04G	---
RM-8	Residential-SFD	8,000 sf	60'	120'	@ 12.03	10'	35'	3 st. 35'	@ 12.04E	@ 12.04F	@ 12.04G	---
	Residential-2F	8,000 sf	60'	120'	@ 12.03	10'	35'	3 st. 35'	@ 12.04E	@ 12.04F	@ 12.04G	---
RM-6	Residential-SFD	6,000 sf	50'	120'	@ 12.03	10'	35'	3 st. 35'	@ 12.04E	@ 12.04F	@ 12.04G	---
	Residential-2F	8,000 sf	60'	120'	@ 12.03	10'	35'	3 st. 35'	@ 12.04E	@ 12.04F	@ 12.04G	---
RM-6D	Residential-SFD	6,000 sf	50'	120'	@ 12.03	10'	35'	3 st. 35'	@ 12.04E	@ 12.04F	@ 12.04G	---
	Residential-2F	8,000 sf	60'	120'	@ 12.03	10'	35'	3 st. 35'	@ 12.04E	@ 12.04F	@ 12.04G	---
	Residential-Duplex	4,000 sf	30'	120'	@ 12.03	0/10'	35'	3 st. 35'	@ 12.04E	@ 12.04F	@ 12.04G	---
RA-1	Elderly Housing	1 acre	---	---	50'	30'	30'	3 st. 30'	---	17%	50%	10du/ac.
RA-2	Garden Apartments	2 acre	---	---	50'	30'	30'	2 st. 30'	---	17%	50%	13du/ac. 20br/ac.
RA-3	Garden Apartments Residential-MF	15,000 sf	100'	---	40'	30'	30'	3 st. 35'	---	25%	50%	25du/ac. 50br/ac.
	Residential-SFD	6,000 sf	50'	120'	@ 12.03	10'	35'	3 st. 35'	@ 12.04E	@ 12.04F	@ 12.04G	---
	Residential-2F	6,000 sf	60'	120'	@ 12.03	10'	35'	3 st. 35'	@ 12.04E	@ 12.04F	@ 12.04G	---
RA-4	Senior Citizen Housing	5 acres	---	---	75'	100'	100'	3 st. 40'	---	25%	50%	16du/ac.
RA-5A	Residential-SFA, MF	5 acres	---	---	40'	30'	30'	3 st. 35'	---	25%	50%	8du/ac.
RA-5B	Residential-SFA, MF	2 acres	---	---	40'	30'	30'	3 st. 35'	---	25%	50%	8du/ac.

ZONE	PERMITTED USES-(1)	MIN. LOT AREA	MIN. LOT WIDTH	MIN. LOT DEPTH	FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAXIMUM BUILDING HEIGHT	MAXIMUM F. A. R.	MAXIMUM BUILDING COVER.	MAXIMUM IMPROVE. COVER.	MAXIMUM DENSITY
P-1	Professional Office	12,000 sf	100'	150'	@ 12.03	12'	50'	3 st. 38'	@ 12.04E 20%(2)	@ 12.04F	@ 12.04G	---
P-2	Professional Office	12,000 sf	100'	150'	@ 12.03	12'	50'	3 st. 38'	@ 12.04E 25%(2)	@ 12.04F	@ 12.04G	---
O-1	Office	12,000 sf	100'	150'	@ 12.03	12'	50'	2 st. 30'	---	25%	50%	---
O-2	Office	80,000 sf	200'	---	75'	35'	50'	3 st. 40'	45%	35%	80%	---
O-3	Office, Research	80,000 sf	200'	---	75'	35'	50'	2 st. 30'	45%	35%	80%	---
CBD	General Business	---	---	---	---	0/10'	10' or 1/2 BH	3 st. 40'	---	---	---	---
GB-1	General Business	---	---	---	---	0/10'	10' or 1/2 BH	3 st. 40'	---	---	---	---
GB-2	General Business	---	---	---	15' or BH	10'	10' or 1/2 BH	3 st. 40'	---	35%	85%	---
GB-3	General Business	---	---	---	@ 12.03	5' or 1/3 BH	10' or 1/2 BH	3 st. 40'	---	30%	70%	---
	Residential-SFD	6,000 sf	50'	120'	@ 12.03	5' or 1/3 BH	10' or 1/2 BH	3 st. 35'	@ 12.04E	@ 12.04F	@ 12.04G	---
	Residential-2F	8,000 sf	60'	120'	@ 12.03	5' or 1/3 BH	10' or 1/2 BH	3 st. 35'	@ 12.04E	@ 12.04F	@ 12.04G	---
C	Commercial	---	---	---	10'	12'	10'	2 st. 40'	---	---	---	---

NOTES: (1) See text for full list of permitted uses and conditions for different uses.
Residential Use Legend
SFD = Single Family Detached 2F = Two Family SFA = Single Family Attached MF = Multi-Family
(2) Standard for professional office uses only.
(3) Standard for industrial, scientific and research uses only.
BH = building height.
F. A. R. = floor area ratio.

ZONING MAP

OCTOBER, 2001



TOWN OF WESTFIELD

Union County, New Jersey

Updated: Sept. 13, 2006

ZONING2436.Dwg