

**Town of Oriental**  
**Quick Reference Guide for Land Use**

This information is for quick reference only. Refer to the GMO for details.

	R-1	R-2*	R-3	MU&MU-1
<b>MIMIMUM SETBACKS</b>				
From side boundary (0'-25' eave)	12'	7'	7'	7'
(25'-32'eave)	13'	10'	10'	10'
From Rear boundary (0'-25' eave)	12'	7'	7'	7'
(25'-32' eave)	18'	10'	10'	10'
From Front Street ROW (0'-25'eave)	25'	15'	15'	15'
(25'-32' eave)	30'	20'	20'	20'
From Side St ROW (0'-25' eave)	25'	15'	15'	15'
(25'-32' eave)	30'	18'	18'	18'

<b>MINIMUM LOT SIZE- residential</b>	10,000sqft	5,000sqft	5,000sqft	5,000sqft
<b>MINIMUM LOT SIZE-nonresidential</b>	N/A	8,000sqft	8,000sqft	5,000sqft

<b>MIN SQ FOOTAGE lot/unit</b>	10,000 sqft	5,000sqft	5,000sqft	5,000sqft
<b>MIN SQ FOOTAGE lot addtl unit</b>	N/A	5,000sqft	4,000sqft	4,000sqft

<b>MINIMUM LOT WIDTH</b>	60'	50'	50'	50'
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<b>MAXIMUM FOOTPRINT</b>	N/A	5,000sqft	6,000sqft	6,000sqft**
**residential only use, 8,000 for other				

No bldg. or comb of buildings can cover ____% of the lot	30%	35%	35%	40%
No more than ____% of the lot shall be covered with impervious surfaces	50%	50%	50%	60%

**MAXIMUM BLDG HEIGHT** is 35 ft above grade or 43.5 ft above mean sea level, whichever is higher. (NOTE: height can be increased up to 5ft by increasing setbacks)

**MAXIMUM EAVE HEIGHT** above highest adjacent grade is 32 ft

**MIN ROOF PITCH** 4/12, **MAX ROOF PITCH** 12/12

Roof overhang, gutters, ac units, steps may not extend into the setbacks

**Multi-Use Development** requires an SUP  
See **Parking** Requirements, **Sign** Section, **Landscaping** required, and **Subdivision** guidelines

\*R-2 restricted to max two dwelling units per lot