

Town of Oriental
Quick Reference Guide for Land Use

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

Section 113.4

	R-1	R-2*	R-3	MU&MU-1
MIMIMUM SETBACKS				
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'	18'	20'	20'
From Side St ROW (0'-25' eave)	25'	15'	15'	15'
(25'-32' eave)	30'	18'	18'	18'

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

Section 112.1

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

Section 116.2

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

Section 112.4

MINIMUM LOT WIDTH	60'	50'	50'	50'
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Section 119

MAXIMUM FOOTPRINT	N/A	5,000sqft	6,000sqft	6,000sqft**
**residential only use, 8,000 for other				

Section 118

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%

Section 114.1

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)
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Section 114.2

MAXIMUM EAVE HEIGHT above highest adjacent grade is 32 ft
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Section 115

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

Section 113.2

No part of any building may extend into the setbacks (see non-exclusive list defining "part")
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Multi-Use Development requires an SUP See Parking Requirements, Sign Section, Landscaping required, and Subdivision guidelines
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