

# Residential 1 Family R-1



One-Family Residential (R-1) zoning allows for the lowest density, residential development in the city. In this zone, only single-family homes up to 3-stories high can be built. Other permitted uses include parks, community residences, garages, family day care, storage sheds and private swimming pools. To maintain the existing residential character of these places, uses such as assisted living and nursing home facilities, community centers and gardens, ground-floor retail, child care centers, offices, places of worship, and urban farms are not permitted. Schools are permitted only with conditions.

R-1 zoning is generally applied in areas of neighborhoods with existing larger, single-family homes such as Forest Hill, large sections of Vailsburg and portions of Weequahic and Upper Clinton Hill. These areas are generally characterized by detached homes on larger yards and feel more suburban than the denser residential areas of most of Newark.

Learn more about the specific [uses](#) that are permitted and prohibited in R-1 zones beginning on 82.

Learn more about the [size and design of buildings](#) permitted in R-1 zones beginning on page 98.

