

LAND USE

205 Attachment 6

Schedule of Area, Yard and Building Requirements  
Zoning Ordinance of the Township of North Brunswick  
Middlesex County, New Jersey

TABLE 1

[Amended 11-20-2006 by Ord. No. 06-32; 2-20-2007 by Ord. No. 07-04; 5-17-2010 by Ord. No. 10-12]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Zone	Minimum Lot Requirements			Minimum Required Yard Depth (feet)						Maximum Percentage Lot Coverage by Principal Building	Maximum Height Principal Building		Maximum Percentage Lot Coverage by All Impervious Surfaces	Minimum Gross Habitable Floor Area per Residential Unit
	Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Principal Building				Accessory Buildings and Structures			Stories	Feet		
	Interior Lot/ Corner Lot	Interior Lot/ Corner Lot		Front Yard (feet)	Minimum One Side Yard (feet)	Total Both Side Yards (feet)	Rear Yard (feet or percentage of lot depth)	Side Yard (feet)	Rear Yard (feet)					
R-1	20,000/ 20,000	120/140	120	40	15	35	20%	5	5	15%	2½	30	40%	900
R-2	15,000/ 20,000	100/125	100	40	12	28	20%	5	5	20%	2½	30	50%	800
R-3	10,000/ 12,000	90/100	90	35	8	20	20%	5	5	25%	2½	30	60%	700
R-4	7,500/ 9,000	75/90	90	30	6	18	20%	5	5	25%	2½	30	60%	700
R-4A	7,500/ 9,000	75/90	90	30	6	18	20%	5	5	25%	2½	30	60%	700
R-5	5 acres	300	400	(A)	75	150	75	75	75	25%	2½	30	60%	(B)
R-6(C)	30,000/ 30,000	150/175	150	45	15	35	20%	5	5	15%	2½	30	40%	900
R-7	2 acres	300	200	30	35	70	35	10	10	30%	7	70	60%	300
R-M	Not applicable													
R-T-D	Not applicable													
C-1	15,000/ 20,000	100/125	100	(D)	10	20	20	5	5	40%	2½	30	80%	--

NOTES:

(A) As specified in § 205-56A(1).

(B) As specified in § 205-56B(6).

(C) The standards in this schedule apply to the development of single-family dwellings which are not part of a PRD or ERD development; see §§ 205-59 and 205-60 for standards applicable to PRD and ERD developments.

(D) As specified in § 205

NORTH BRUNSWICK CODE

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 Middlesex County, New Jersey  
 TABLE 2

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Zone	Minimum Lot Requirements			Minimum Required Yard Depth (feet)						Maximum Percentage Lot Coverage by Principal Building	Maximum Height Principal Building		Maximum Percentage Lot Coverage by All Impervious Surfaces	Minimum Gross Habitable Floor Area per Residential Unit
	Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Principal Building				Accessory Buildings and Structures			Stories	Feet		
				Front Yard (feet)	Minimum One Side Yard (feet)	Total Both Side Yards (feet)	Rear Yard (feet or percentage of lot depth)	Side Yard (feet)	Rear Yard (feet)					
C-2	20,000/ 30,000	150/200	100	(A)	10	20	35	5	5	40%	3	40	80%	--
C-3	See § 205-66.1.													
C-4	See § 205-68.5.													
G-O(B)	1½ acres	200	250	75	20	40	40	5	5	40%	3	40	80%	--
O-R	20 acres	500	400	(C)	(C)	(C)	(C)	(C)	(C)	40%	--	75	80%	--
I-1(D)	2 acres	250	300	(E)	30	60	60	20	20	40%	3	40	80%	--
I-2(D)	3 acres	350	350	(F)	40	80	75	20	20	40%	3	40	80%	--
TMU	Not applicable													
PUD	Not applicable													
PUD-II	Not applicable													
ERR	25 acres	600	500	(G)	100	200	100	20	20	305	--	40	60%	--

NOTES:

- (A) As specified in § 205-68A.
- (B) The standards in this schedule apply to office development which is not part of a planned office park development; see § 205-70.3 for standards applicable to a planned office park development.
- (C) As specified in § 205-81.1A and C.
- (D) The standards in this schedule apply to the development of sites which are not part of a planned industrial park development.
- (E) As specified in § 205-72A.
- (F) As specified in § 205-75A.
- (G) As specified in § 205-78A.