

Borough of Pennington – Schedule of Area, Yard and Building Regulations (1)

| Zone | | Minimum Lot Size | | | | Minimum Yard Requirements (feet) | | | | Maximum Building Height | | Minimum Floor Area First Floor Multistory | Total | |
|-------------------|------------------------------------|---|------------|--------|-------|----------------------------------|-------------------|-----------------------|-----------|--------------------------|--------|---|--------|-------|
| | | | | | | Front Yard | Any Side Yard (2) | Total Both Side Yards | Rear Yard | Maximum Lot Coverage (3) | | | | |
| | | Interior Lots | Corner Lot | | | | | | | Stories | Feet | | | |
| Column No.1 | No. 2 | No. 3 | No. 4 | No. 5 | No. 6 | No. 7 | No. 8 | No. 9 | No. 10 | No. 11 | No. 12 | No. 13 | No. 14 | |
| AH-1 through AH-5 | Affordable Housing Overlays | See Sections 215-78.3 through 215-78.7 for Standards. | | | | | | | | | | | | |
| R-80 | Residence Zone | 12,000 | 80 | 15,000 | 100 | 40 | 15 | 30 | 25 | See Note 4. | 3.0 | 35 | 900 | 1,200 |
| R-100 | Residence Zone | 20,000 | 100 | 24,000 | 120 | 50 | 15 | 40 | 30 | 25% | 3.0 | 35 | 1,000 | 1,400 |
| R-A | Apartment-Townhouse Residence Zone | As specified for the R-80 Residence Zone | | | | | | | | | | | | |
| | Attached Dwelling Units | See Section 215-69D | | | | | | | | | | | | |
| O-R | Office Residence Zone | 14,000 | 90 | 17,100 | 110 | 40 | 15 | 35 | 25 | 50% | 2.5 | 35 | 1,000 | |
| | Dwellings | As specified for the R-80 Residence Zone | | | | | | | | | | | | |
| TC | Town Center Zone | See Section 215-71E | | | | | | | | | | | | |
| TCB | Town Center Buffer Zone | See Section 215-71.1E and 215-71E | | | | | | | | | | | | |
| B-H | Highway Business Zone | 60,000 | 260 | 67,500 | 225 | 100 | 30 | 75 | 50 | 60% | 2.0 | 30 | | |
| O-B | Office Building Zone | 60,000 | 260 | 67,500 | 225 | 100 | 30 | 75 | 50 | 60% | 2.0 | 30 | | |
| P-O | Professional Office Zone | 60,000 | 260 | 60,000 | 200 | 60 | 20 | 100 | 25 | 50% | 2.5 | 35 | | |
| E-1 | Education Zone | 10 acres | 100 | | | 50 | 20 | 50 | 50 | 30% | 3.0 | 45 | | |
| E-2 | Education Zone | 5 acres | 100 | | | 50 | 20 | 50 | 50 | 30% | 2.5 | 35 | | |
| HMU | Highway Mixed Use Zone | 20,000 | 100 | N/A | N/A | See Note 5 | 30 | 60 | 25 | 60% | 3.0 | 45 | | |
| MU | Mixed Use Zone | 20,000 | 100 | N/A | N/A | See Note 6 | 30 | 60 | 25 | 60% | 3.0 | 45 | | |
| MU-1 | Mixed Use Zone | See 215-77 | | | | | | | 50% | 2.0 | 25 | | | |
| MU-2 | Mixed Use Zone | See 215-78 | | | | | | | 65% | 2.5 | 35 | | | |
| MR | Mixed Residence Zone | See 215-78.1 | | | | | | | | | | | | |

Notes:

- (1) The requirements of this schedule shall apply to all uses within the respective zones, except for those specific uses enumerated thereunder.
- (2) Side yards of corner lots, adjacent to a side street, shall be equal to the required front yard.

- (3) Total impervious surface.
- (4) Fifty percent of the first 6,000 square feet plus 30% of the next 6,000 square feet plus 20% of all area over 12,000 square feet.
- (5) Where parking is provided between a public street and principal building, the required front yard shall be 70 feet. Otherwise the required front yard shall be 25 feet. Where residential units are being added to existing buildings, the required setbacks shall be those that exist provided the footprint of the building is not expanded, in which case the setbacks noted above shall be applicable to the expanded part of the building.
- (6) Where parking is provided between a public street and principal building, the required front yard shall be 50 feet. Otherwise the required front yard shall be 10 feet but in any event must be consistent with the prevailing setback of buildings within 200' of the site being developed. Where residential units are being added to existing buildings, the required setbacks shall be those that exist provided the footprint of the building is not expanded, in which case the setbacks noted above shall be applicable to the expanded part of the building.