

ZONING - 215 Attachment 2

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
		Interior Lots		Corner Lot								Front Yard		
		Area (square feet)	Width (feet)	Area (square feet)	Width (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.