

ZONING  
20 Attachment 2

**SCHEDULE OF DISTRICT REGULATIONS**

[Ord. No. 2015-08; Ord. No. 2017-01 § 2; Ord. No. 2018-10 § 4; Ord. No. 2018-11 § 3; amended 5-5-2020 by Ord. No. 2020-03; 4-5-2022 by Ord. No. 2022-04; 7-19-2022 by Ord. No. 2022-05; 1-24-2023 by Ord. No. 2022-13]

Zoning District and Permitted Uses	Minimum Lot Area (Acres or Sq. Feet)	Minimum Dimensions in Feet									Maximum Allowed				
		Lot width	Principal Building Yards				Accessory Bldg Setbacks From				% Bldg. Coverage	% Improvement Coverage	Bldg. Heights in Feet	Bldg. Height in Stories	Floor Area Ratio
			Front Yard	Side Yard	Both Side Yards	Rear Yard	Street Line	Side Line	Rear Line	Prin. Bldg.					
<b>R-A Rural Agricultural</b>															
Farms and Greenhouses	5 acres	200	100	35	70	50	100	25	25	25	NA	NA	35	2.5	NA
Detached Dwellings	4 acres <sup>(1)</sup>	200	100	35	70	50	125	15	15	15	NA	25	35	2.5	NA
Detached Dwellings (cluster)	1.5 acres	150	75	25	50	50	100	10	10	15	NA	25	35	2.5	NA
Golf Courses	50 acres	NA	100	100	200	100	100	50	50	50	NA	NA	35	2.5	NA
<b>R-E Rural Estate</b>															
Farms and Greenhouses	5 acres	200	100	35	70	50	100	25	25	25	NA	NA	35	2.5	NA
Detached Dwellings	3 acres <sup>(1)</sup>	200	100	35	70	50	125	15	15	15	NA	25	35	2.5	NA
Detached Dwellings (cluster)	1.5 acres	175	75	25	50	50	100	10	10	15	NA	25	35	2.5	NA
Golf Courses	50 acres	NA	100	100	200	100	100	50	50	50	NA	NA	35	2.5	NA
<b>R-1 Residential Low Density</b>															
Dwellings (no sewer or water)	1 acre	150	75	25	50	50	100	10	10	15	NA	25	35	2.5	NA
Dwellings (public water only)	30,000	125	50	15	40	40	70	10	10	15	NA	30	35	2.5	NA
Detached Dwellings	20,000	100	50	10	40	35	70	10	10	15	15	35	35	2.5	NA
Detached Dwellings (cluster)	10,000	80	30	5	20	25	40	5	5	15	25	40	35	2.5	NA
<b>R-2 Residential Low Density</b>															
Dwellings (no sewer or water)	1 acre	150	75	25	50	50	100	10	10	15	NA	25	35	2.5	NA
Dwellings (public water only)	30,000	125	50	15	40	40	70	10	10	15	NA	30	35	2.5	NA
Detached Dwellings	10,000	80	30	5	20	25	40	5	5	15	25	40	35	2.5	NA
Detached Dwellings (cluster)	6,000	50	25	5	15	25	35	5	5	10	30	40	35	2.5	NA
Patio Homes (cluster)	5,000	40	20	0	15	25	30	5	5	10	35	45	35	2.5	NA
Zero Lot Line Homes (cluster)	5,000	40	20	0	15	25	30	5	5	10	35	45	35	2.5	NA
<b>R-3 Residential Medium Density</b>															
Dwellings (no sewer or water)	1 acre	150	75	25	50	50	100	10	10	15	NA	25	35	2.5	NA
Dwellings (public water only)	30,000	125	50	15	40	40	70	10	10	15	NA	30	35	2.5	NA
Detached Dwellings	8,000	70	25	5	20	25	35	5	5	10	25	40	35	2.5	NA
Detached Dwellings (cluster)	5,000	50	20	5	15	25	30	5	5	10	30	40	35	2.5	NA
Patio Homes (cluster)	5,000	40	20	0	15	25	30	5	5	10	35	45	35	2.5	NA
Zero Lot Line Homes (cluster)	5,000	40	20	0	15	25	30	5	5	10	35	45	35	2.5	NA
Semi-Detached Dwellings	3,500	40	20	0	10	25	NA	1	1	10	35	45	35	2.5	NA
Attached Dwellings	2,000	20	20	0	10/end	25	NA	NA	NA	NA	45	60	35	2.5	NA

EAST WINDSOR CODE

Zoning District and Permitted Uses	Minimum Lot Area (Acres or Sq. Feet)	Minimum Dimensions in Feet										Maximum Allowed				
		Lot width	Principal Building Yards				Accessory Bldg Setbacks From					% Bldg. Cover-	% Improve-ment	Bldg. Heights in Feet	Bldg. Height Stories	Floor Area Ratio
			Front Yard	Side Yard	Both Side Yards	Rear Yard	Street Line	Side Line	Rear Line	Prin. Bldg.						
Multifamily Dwellings	50 acres	300	75	75	NA	75	100	50	50	25	20	40	35	2.5	.3	
<b>R-M Residential Multifamily</b>																
Multifamily Dwellings	5 acres	300	75	75	NA	75	100	50	50	25	20	40	35	2.5	.3	
All Other Permitted Uses	Same as requirements of R-3 Residential Medium Density District															
<b>R-M1 Residential Multifamily 1</b>	14 acres	500	100	50	100	NA	125 <sup>(2)</sup>	35	NA	20	25	50	48	3		
<b>R-M2 Residential Multifamily 2</b>	See the requirements in Section 20-11B (Ord. No. 2018-10 § 4)															
<b>R-M AH Residential Multifamily Affordable Housing</b>	4 acres	300	60	50	100	60	N/A	5	NA	5	25	75	40	3		
<b>S-L Residential Small Lot</b>																
Dwellings (no sewer or water)	1 acre	150	75	25	50	50	100	10	10	15	NA	25	35	2.5	NA	
Dwellings (public water only)	30,000	125	50	15	40	40	70	10	10	15	NA	30	35	2.5	NA	
Detached Dwellings	5,000	50	20	5	15	25	25	5	5	10	30	40	35	2.5	NA	
<b>PAC Planned Adult Comm.</b>																
All Permitted Uses	See the requirements set forth in Section 20-13A of this ordinance															
<b>PRC Planned Ret. Comm.</b>																
Retirement Communities	30 acres	NA	50	50	NA	50	NA	NA	NA	NA	NA	25	35	2.5	NA	
<b>PUD Planned Unit Dev.</b>																
All Permitted Uses	See the requirements set forth in Section 20-35 of this ordinance															
<b>NC Neighborhood Commercial</b>																
All Permitted Uses	40,000	125	60	10	20	30	75	10	10	10	25	70	30	NA	.35	
<b>HC Highway Commercial</b>																
All Permitted Uses	60,000	250	50	20	40	35	100	20	20	20	20	80	40	NA	.3	
<b>HC-2 Highway Commercial 2</b>																
All Permitted Uses	60,000	250	50	20	40	35	100	20	20	20	20	80	40	NA	.30	
<b>TC Turnpike Commercial</b>																
All Permitted Uses	50,000	250	50	20	40	35	125	20	20	20	30	80	60	NA	.3	
<b>R-O Research Office</b>																
All Permitted Uses	4 acres	350	100	50	NA	50	200	50	50	20	30	65	55	NA	.30	
<b>R-O2 Research Office 2</b>																
All Permitted Uses	4 acres	350	100	50	NA	50	200	50	50	20	30	65	55	NA	.25	

ZONING

Zoning District and Permitted Uses	Minimum Lot Area (Acres or Sq. Feet)	Minimum Dimensions in Feet									Maximum Allowed				
		Lot width	Principal Building Yards				Accessory Bldg Setbacks From				% Bldg. Cover- age	% Improve- ment Coverage	Bldg. Heights in Feet	Bldg. Height Stories	Floor Area Ratio
			Front Yard	Side Yard	Both Side Yards	Rear Yard	Street Line	Side Line	Rear Line	Prin. Bldg.					
<b>I-O Industrial Office</b>															
All Permitted Uses	4 acres	350	50	50	NA	50	200	50	50	20	30	75	60	NA	.25
<b>REC-OVL</b>															
All Permitted Uses	4 acres	350	100	50	NA	50	200	50	50	20	30	65	55	NA	.25

## EAST WINDSOR CODE

Note: Additional bulk and area requirements are set forth in the text of this ordinance and should be read along with this Schedule.

- (1) An area equivalent to at least one acre of a single-family detached dwelling lot shall be contiguous "non-critical" acreage (i.e., not freshwater wetlands, 100-year floodplains or topographic slopes 15 percent or greater) and the "non-critical" acreage must be appropriately situated for the location and construction of the detached single-family dwelling and its appurtenances, including the septic system and any potable water well serving the lot.
- (2) If there is not a principal structure located within 125 feet of the street line, the accessory building shall be located to the rear of the closest principal structure to the streetline as a minimum setback distance.