

ZONING

12 Attachment 1

**SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS (1)
BOROUGH OF HOPEWELL, MERCER COUNTY, NEW JERSEY
[Amended 11-3-2022 by Ord. No. 862]**

Zone and Primary	Minimum Lot Size				Minimum Yard Sizes				Maximum	Maximum Building		Minimum Floor Area		Maximum	Maximum
	Interior Lots		Corner Lots		Front	Any Side	Total Both	Rear	% of Lot	Height (3)		First Floor			
Permitted Uses	Area	Width	Area	Width	Yard	Yard (2)	Side Yards	Yard	Coverage	Stories	Feet	Multi-Story	Total	Floor Area Ratio	Individual Store Size Subsection 12-15.1b and c (Floor Area Square Feet)
Column 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
R-75 Residence Zone (see section 12-12)															
Duplex dwellings	14,000	90	17,100	110	(4)	10	25	25	30	2 1/2	35	800	1,200	0.24	—
One-family dwellings	11,250	75	13,500	90	(4)	10	25	25	30	2 1/2	35	—	1,200/D.U.	0.24	—
Rented rooms	14,000	80	17,100	100	(4)	10	25	25	30	2 1/2	35	—	150/D.U.	0.24	—
R-75P Residence Zone (see section 12-13)															
One-family dwellings	11,250	75	13,500	90	(4)	10	25	25	30	2 1/2	35	800	1,200	0.24	—
R-100 Residence Zone (see section 12-14)															
One-family dwellings	20,000	100	24,000	120	50	15	35	30	20	2 1/2	35	1,050	1,400	0.18	—
R-O Residence-Office Zone (see section 12-14A)															
R-75 residential uses	(Same as R-75 Zone requirements)													0.24	—
Other permitted uses	(Same as R-75 Zone requirements)													0.40	—
B-R Business Zone (see subsection 12-15.1)															

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Zone and Primary	Minimum Lot Size				Minimum Yard Sizes				Maximum	Maximum Building		Minimum Floor Area		Maximum	Maximum
	Interior Lots		Corner Lots		Front	Any Side	Total Both	Rear	% of Lot	Height (3)		First Floor			
Permitted Uses	Area	Width	Area	Width	Yard	Side Yard (2)	Side Yards	Yard	Coverage	Stories	Feet	Multi-Story	Total	Floor Area Ratio	Individual Store Size Subsection 12-15.1b and c (Floor Area Square Feet)
Column 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Retail, service, other business establishments, permitted non-	4,000	40	4,000	40	15	—	—	25	40	3	45	—	—	0.60	2000(5)
Apartments and rented rooms	Same as R-75 Zone requirements														
FP Farm Preservation (see section 12-16)	Same as R-100 Residence Zone requirements														
P Public Zone (see section 12-16A)	Same as R-75 Residence Zone requirements														
M-H Mixed Housing Residential Zone															
(See section 12-17 for permitted uses)	(see section 12-17 for requirements)														
S Service Zone (see section 12-14D)															
Nonresidential	20,000	100	20,000	100	20	10	25	25	50	2 1/2	45	—	—	0.40	—
Townhouse uses	(See subsection 12-14D.4 for requirements)														
Residential uses	(Same as R-75 Zone requirements)														
TR Townhouse Residential Zone (see section 12-23)															

NOTES:

- (1) All dimensions and areas are in feet and square feet unless indicated otherwise.
- (2) Side yards of corner lots, adjacent to side street, shall be equal to the required front yard.
- (3) Silos and other farm buildings shall not be bound by the height restrictions.
- (4) For existing developed parcels the front yard setback is 40 feet. For new construction (as defined in subsection 12-10A.3) see front yard regulations

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- under subsection 12-7.3a.
- (5) Maximum store size shall not be applicable to uses within existing buildings. Maximum store size shall be applicable to expansions and/or additions to existing buildings or to the construction of new buildings.