

ZONING

215 Attachment 2

Borough of Pennington

SCHEDULE OF AREA, YARD AND BUILDING REGULATIONS<sup>1</sup>

[Amended 9-2-1985 by Ord. No. 398; 10-7-1985 by Ord. No. 401; 6-1-1992 by Ord. No. 514; 12-6-1999 by Ord. No. 99-14; 2-13-2002 by Ord. No. 2002-1; 12-20-2001 by Ord. No. 2001-6; 5-2-2011 by Ord. No. 2011-5; 9-8-2014 by Ord. No. 2014-17]

Zone	Minimum Lot Size				Minimum Yard Requirements (feet)				Maximum Lot Coverage	Maximum Building Height		Minimum Floor Area First Floor Multistory	Total
	Interior Lots		Corner Lot		Front Yard	Any Side Yard <sup>3</sup>	Total Both Side Yards	Rear Yard		Stories	Feet		
	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
R-80 Residence Zone	12,000	80	15,000	100	40	15	30	25	See Note 5.	3	35	900	1,200
R-100 Residence Zone	20,000	100	24,000	120	50	15	40	30	25%	3	35	1,000	1,400
R-A Apartment-Townhouse Residence Zone Attached dwelling units	As specified for the R-80 Residence Zone.												
	See Section § 215- 69D.												
O-R Office Residence Zone Dwellings	14,000	90	17,100	110	40	15	35	25	50%	2 ½	35	1,000	--
	As specified for the R-80 Residence Zone.												
TC Town Center Zone	See § 215-71E.												
TCB Town Center Buffer Zone	See §§ 215-71.1E and 215-71E.												
B-H Highway Business Zone	60,000	260	67,500	225	100	30	75	50	60%	2	30	--	--
O-B Office Building Zone	60,000	260	67,500	225	100	30	75	50	60%	2	30	--	--
P-O Professional Office Zone	60,000	200	60,000	200	60	20	100	25	50% <sup>4</sup>	2 ½	35	--	--
E-1 Education Zone	10 acres	100	--	--	50	20	50	50	30%	3	45	--	--
E-2 Education Zone	5 acres	100	--	--	50	20	50	50	30%	2 ½	35	--	--
MU-1 Mixed Use Zone	See § 215-77.								50%	2	25	--	--
MU-2 Mixed Use Zone	See § 215-78.								65%	2 ½	35	--	--
MR Mixed Residence Zone	See § 215-78.1.												

NOTES:

<sup>1</sup> The requirements of this schedule shall apply to all uses within the respective zones, except for those specific uses enumerated thereunder.

<sup>3</sup> Side yards of corner lots, adjacent to a side street, shall be equal to the required front yard.

<sup>4</sup> Total impervious surface.

<sup>5</sup> 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.