

ZONING

215 Attachment 3

Borough of Pennington Schedule of Area and Bulk Regulations for MU-3 Mixed Use Zone

Building Use	Front Yard ²	Side Yard ²	Rear Yard ²	Building Height	FAR	Lot Coverage (percent)	Density (units per acre)	Maximum Number of Units	Parking
Offices, health care facilities, assisted care living with a group home ¹	100 feet minimum	30 feet minimum	50 feet minimum	3 stories/ 45 feet maximum	0.25 ³	50% ³	--	--	1 space per 250 square feet
Offices, health care facilities, assisted care living without a group home ¹	100 feet minimum	30 feet minimum	50 feet minimum	2 stories/ 30 feet maximum	0.20 ³	50% ³	--	--	1 space per 250 square feet
Townhouses, duplexes, triplexes and quadraplexes	40 feet minimum ⁵	25 feet minimum	40 feet minimum	2 1/2 stories/ 35 feet maximum	--	50% ⁴	6 ⁵	40	2 spaces per dwelling unit
Apartments	Twice the height of the building (40 feet minimum)	Twice the height of the building	Twice the height of the building	3 stories/ 45 feet maximum	--	50% ⁴	8 ⁵	40	1.75 spaces per dwelling unit
Group homes	40 feet minimum	15 feet minimum	25 feet minimum	2 1/2 stories/ 35 feet maximum	--	25% ⁴	--	1	1 per 2 beds, plus 1 per employee

NOTES:

¹ Since a residential group home consumes less lot area than other potential affordable housing uses, it is the intention of this section to encourage group home development when it is coupled with a site plan that clearly demonstrates that the economy of space generated by the group home has resulted in an increase in useable open space.

² Yard setback as measured to the property line.

³ For the nonresidential portion of the site.

⁴ For the residential portion of the site.

⁵ Setback measured to the public street. A lesser setback, but not less than 20 feet, may be permitted as a setback from either a public or private internal street.