

LAND DEVELOPMENT

150 Attachment 1

**Schedule A: Area, Yard and Bulk Requirements
Township of Cranbury, Middlesex County, New Jersey
(This schedule is for general guidance only; text governs)**

[Amended 12-19-1995 by Ord. No. O-10-95-21; 12-19-1995 by Ord. No. O-11-95-28; 11-28-2011 by Ord. No. 10-11-19]

| Zone District | Minimum Lot Requirements | | | Minimum Setback for Principal Buildings | | | Maximum Height | | Maximum Density (units per acre) | Maximum Floor Area Ratio | Maximum Impervious Surface Cover (percent) | Maximum Lot Coverage (percent) | Minimum Open Space (percent) |
|----------------------------------|--------------------------|-------------------|--------------|---|-----------------|-------------|----------------|------------------|----------------------------------|--------------------------|--|--------------------------------|------------------------------|
| | Area (square feet) | Width (feet) | Depth (feet) | Front (feet) | One Side (feet) | Rear (feet) | (stories) | (feet) | | | | | |
| A-100 - Conventional | 6 acres | 400 | 250 | 50 | 30 | 50 | 2.5 | 35 | | | | | |
| A-100 - Lot averaged | 40,000 ¹ | | | | | | 2.5 | 35 | 3 | | | | 70% |
| R-LI - Conventional | 4 acres | 200 | 250 | 50 | 30 | 50 | 2.5 | 35 | | | | | |
| R-LI - Lot averaged | 30,000 ² | | | | | | 2.5 | 35 | 4 | | | | 70% |
| RLD-1 | 40,000 | 170 | 200 | 50 | 20 | 40 | 2.5 | 35 | | | | | |
| RLD-3 - Conventional | 4 acres | 200 | 250 | 50 | 30 | 50 | 2.5 | 35 | | | | | |
| RLD-3 - Lot averaged | 20,000 | 100 | 150 | 40 | 20 | 40 | 2.5 | 35 | 0.33 | | | | 70% |
| V/HR | 15,000 | 100 | | 5 | 12 | 40 | | 35 | | | | | |
| R-ML | 2 acres | 200 | | 50 | 30 | 50 | 3 | 40 | 10 | | | | |
| R-ML II | 2 acres | 200 | 150 | 20 | 20 | 40 | 2 | 35 | 10 | | | | |
| R-ML III | 3.5 acres | 300 | 200 | 75 | 75 | 60 | 2 | 35 | 12 | | 40% | 20% | |
| R-AH - Conventional | 6 acres | | | | | | | | | | | | |
| R-AH - Affordable | 15,000 | 75 | 150 | 40 | 12 | 40 | | 35 | 1.2 ⁶ | | | | |
| VC | 6,500 | 40 | | 7 | 6 ⁸ | 40 | | 35 | | | 60% | 30% | |
| HC | 2 acres | 150 | | 75 | 20 | 35 | 3 ⁹ | 35 ⁹ | | 0.3/0.35 | 60% ¹⁰ | | |
| GC | 3 acres | 200 | | 75 | 20 | 35 | | | | 0.35 | 60% ¹¹ | | |
| CM Residential/Office | 2 acres | 200 | 250 | 25 | | | 2 | 25 ¹⁸ | 4 | 0.15 | 50% | 10% | |
| CM-Mixed Use | 10 acres | 400 | 250 | 15 | 25 | | 2 | 28 | 7 | 0.25 ¹⁹ | 65% | 25% | |
| HM | 2 acres | 200 | | 50 | 30 | 50 | 2 | 28 | | 0.15/0.35 ²⁰ | 35% ²¹ | | |
| RO/LI - Offices | 3 acres | 300 | | 50 | 50 | 50 | | 40 | | .18/.25 | 50% | | |
| RO/LI - Planned industrial parks | 50 acres ¹² | 400 ¹³ | | 14 | 15 | 15 | | 65 | | .30/.35 | 50% | | |
| RO/LI - Conference center | 7 acres | 300 | | 14 | 15 | 15 | | 65 | | 0.25 | 50% | | |
| RO/LI - Restaurants | | 150 | | 65 | 20 | 30 | | 35 | | .20/.25 | 60% | | |
| RO/LI - Warehouses ¹⁷ | 5 acres | 250 | | 14 | 15 | 15 | | 65 | | .30/.35 | 50% | | |
| RO/LI - Other uses | 10 acres | 400 | | 75 | 50 | 50 | | 40 | | .22/.30 | 50% | | |
| LI - Offices | 3 acres | 300 | | 50 | 50 | 50 | | 40 | | .18/.25 | 50% | | |

CRANBURY CODE

| Zone District | Minimum Lot Requirements | | | Minimum Setback for Principal Buildings | | | Maximum Height | | Maximum Density (units per acre) | Maximum Floor Area Ratio | Maximum Impervious Surface Cover (percent) | Maximum Lot Coverage (percent) | Minimum Open Space (percent) |
|-------------------------------|--------------------------|-------------------|--------------|---|-----------------|-------------|----------------|--------|----------------------------------|--------------------------|--|--------------------------------|------------------------------|
| | Area (square feet) | Width (feet) | Depth (feet) | Front (feet) | One Side (feet) | Rear (feet) | (stories) | (feet) | | | | | |
| LI - Planned industrial parks | 50 acres ¹² | 400 ¹³ | | 14 | 15 | 15 | | 65 | | .30/.35 | 55% | | |
| LI - Restaurants | | 150 | | 65 | 20 | 30 | | 35 | | .20/.25 | 60% | | |
| LI - Conference center | 7 acres | 300 | | 14 | 15 | 15 | | 65 | | 0.25 | 50% | | |
| LI - Warehouses ¹⁷ | 5 acres | 250 | | 14 | 15 | 15 | | 65 | | .30/.35 | 55% | | |
| LI - Other uses | 5 acres | 250 | | 75 | 50 | 50 | | 40 | | .22/.30 | 50% | | |
| I-LI | 3 acres | 200 | | 75 | 50 | 50 | | 40 | | 0.12 ¹⁶ | 40% | | |
| I-LIS | 3 acres | 200 | | 125 ²² | 50 | 50 | | 23 | | 30% | 50% | | |

NOTES:

¹ See building envelope requirements in § 150-14B(2).

² See building envelope requirements in § 150-15B(2).

³ Density based on the number of conforming six-acre lots shown on a qualifying plan plus a density bonus of 25%.

⁴ Density based upon the number of conforming four-acre lots shown on a qualifying plan plus a density bonus of 25%.

⁵ The lesser of 40 feet of the average setback of existing buildings on the same side of the street within 200 feet of each side of the lot, provided that no building shall be erected closer than 15 feet to the street line.

⁶ If a minimum of 20% of the site area is set aside and dedicated to the Township for housing affordable to lower income households.

⁷ The lesser of 45 feet or the average setback of existing buildings on the same side of the street within 200 feet on each side of the lot.

⁸ A minimum of 12 feet for the combined side yards. Where a side lot in the VC Zone coincides with the boundary line of any residential zone, the minimum side yard requirement which is in effect in such adjacent zone shall apply.

⁹ One story and 24 feet for retail; three stories or 35 feet for mixed use, whichever is less.

¹⁰ Maximum impervious coverage utilizing impervious paving is 60%; additional 15% with pervious paving. [See § 150-20D(8).]

¹¹ Maximum impervious coverage utilizing impervious paving is 60%; additional 15% with pervious paving. [See § 150-21E(8).]

¹² Minimum lot area within a planned industrial park is five acres.

¹³ Minimum lot frontage within a planned industrial park is 250 feet.

¹⁴ From street line: 100 feet for lots located along a planned park internal road and 125 feet for lots located along arterial roadways, but in no event less than twice the height of the tallest building on the lot.

¹⁵ From side and rear property lines: 30 feet. Except when located on the perimeter of a planned industrial park, where they shall be increased to 50 feet, but in no event less than twice the height of the tallest building on the lot.

¹⁶ The floor area ratio may be increased to 0.30 if the majority of inbound nonemployee traffic to the site is accomplished by rail.

¹⁷ Must reflect additional requirements set forth in § 150-24C(6).

¹⁸ For residential: 25 feet; for office: 28 feet.

¹⁹ FAR maximum is 0.25, but not to exceed 30,000 square feet in total.

²⁰ FAR: 0.15 for office alone; for retail or mixed use retail and office: 0.35.

²¹ Lot coverage: 35% for office development; for retail or mixed use retail and office: 60%, plus additional 15% with pervious paving. [See § 150-22.1D(8)(b).]

²² Front yard setback on major arterial is 200 feet.

²³ Same maximum height as per LI Zone.