

ZONING

21 Attachment 1

Township of Piscataway

| § 21-501.1 Schedule of General Requirements. | | | | | | | | | | |
|---|----------------------------------|---------------------------|----------------------------|------------------------|--------------|--------------|---------------------------|-------------|------------------|--|
| [1972 Code § 21-501; Ord. No. 08-15; amended 2-9-2021 by Ord. No. 2021-05; 12-14-2021 by Ord. No. 2021-38] | | | | | | | | | | |
| Zone | Minimum Floor Area (Square Feet) | Maximum Height | | Minimum Lot Dimensions | | | Minimum Yard Requirements | | | Maximum Coverage Of Building % of lot area (Including Accessory Structures) |
| | | Principal Building (Feet) | Accessory Structure (Feet) | Area (Square Feet) | Width (Feet) | Depth (Feet) | Front (Feet) | Rear (Feet) | Each side (Feet) | |
| RR-1 | — | 35 | 18 | 43,000 | 150 | 200 | PB: 50 | 50 | 25 | 20 |
| | | | | | | | AS:75 | 10 | 15 | |
| R-20 | — | 35 | 18 | 20,000 | 100 | 150 | PB:40 | 30 | 15 | 20 |
| | | | | | | | AS:60 | 8 | 8 | |
| R-20A | — | 35 | 18 | 20,000 | 100 | 150 | PB:40 | 30 | 15 | 20 |
| | | | | | | | AS:60 | 8 | 8 | |
| R-15 | — | 35 | 18 | 15,000 | 100 | 100 | PB: 40 | 25 | 10 | 20 |
| | | | | | | | AS: 60 | 8 | 8 | |
| R-15A | — | 35 | 18 | 15,000 | 100 | 100 | PB: 40 | 25 | 10 | 20 |
| | | | | | | | AS: 60 | 8 | 8 | |
| R-10 | — | 35 | 18 | 10,000 | 100 | 100 | PB: 35 | 25 | 10 | 20 |
| | | | | | | | AS: 60 | 8 | 8 | |
| R-10A | — | 35 | 18 | 10,000 | 100 | 100 | PB: 35 | 25 | 10 | 20 |
| | | | | | | | AS: 60 | 8 | 8 | |
| R-7.5 | — | 35 | 18 | 7,500 | 75 | 75 | PB: 25 | 25 | 8 | 20 |
| | | | | | | | AS: 60 | 8 | 8 | |
| R-17.5 | — | 35 | 18 | 17,500 | 100 | 100 | PB:40 | 30 | 15 | 20 |
| | | | | | | | AS:60 | 30 | 15 | |
| R-M | — | 35 | 18 | 5 acres | 200 | 200 | PB: 75 | 25 | 25 | 20 |
| | | | | | | | AS: 100 | 10 | 10 | |
| AL | — | 60 | 18 | 215,000 | 300 | 300 | PB: 80 | 50 | 50 | 30 |
| | | | | | | | AS: 100 | 30 | 30 | |
| SCH | — | 60 | 18 | 5 acres | 300 | 300 | PB: 80 | 50 | 50 | 30 |
| | | | | | | | AS: 100 | 30 | 30 | |

PISCATAWAY CODE

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|---|----------------------------------|---------------------------|----------------------------|------------------------|--------------|--------------|---------------------------|-------------|------------------|--|
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| Zone | Minimum Floor Area (Square Feet) | Maximum Height | | Minimum Lot Dimensions | | | Minimum Yard Requirements | | | Maximum Coverage Of Building % of lot area |
| | | Principal Building (Feet) | Accessory Structure (Feet) | Area (Square Feet) | Width (Feet) | Depth (Feet) | Front (Feet) | Rear (Feet) | Each side (Feet) | |
| C | 1,500 | 35 | 18 | 7,500 | 75 | 75 | PB: 25 | 20 | 8 | 60 |
| | | | | | | | AS: 60 | 3 | 3 | |
| G-B | 2,000 | 40 | 18 | 10,000 | 100 | 100 | PB: 25 | 20 | 8 | 60 |
| | | | | | | | AS: 60 | 3 | 3 | |
| BPI | 10,000 | 40 | 20 | 3 acres | 200 | 300 | PB: 60 | 80 | 25 | 35 |
| | | | | | | | AS: 75 | 10 | 15 | |
| BPII | 1,500 | 35 | 18 | 10,000 | 100 | 100 | PB: 25 | 20 | 8 | 60 |
| | | | | | | | AS: 60 | 3 | 3 | |
| BR | — | 35 | 20 | 43,000 | 300 | 500 | PB: 100 | 100 | 50 | 20 |
| | | | | | | | AS: 100 | 100 | 50 | |
| HC | 50,000 | 96 | 25 | 10 acres | 500 | 500 | PB: 96 | 96 | 96 | 40 |
| | | | | | | | AS: N/A | N/A | N/A | |
| SC | 40,000 | 35 | 20 | 10 acres | 300 | 500 | PB: 100 | 100 | 50 | 20 |
| | | | | | | | AS: 100 | 100 | 50 | |
| LI-1 | 10,000 | 40 | 25 | 43,000 | 150 | 150 | PB: 50 | 30 | 25 | 35 |
| | | | | | | | AS: 75 | 25 | 25 | |
| LI-2 | 10,000 | 40 | 25 | 43,000 | 150 | 150 | PB: 50 | 30 | 25 | 35 |
| | | | | | | | AS: 75 | 25 | 25 | |
| LI-5 | 20,000 | 50 | 25 | 215,000 | 300 | 300 | PB: 80 | 50 | 50 | 50 |
| | | | | | | | AS: 100 | 50 | 50 | |
| E-R | 10,000 | 50 | 25 | 215,000 | 300 | 300 | PB: 80 | 50 | 50 | 30 |
| | | | | | | | AS: 100 | 30 | 30 | |
| E | N/A | N/A | N/A | N/A | N/A | N/A | PB: N/A | N/A | N/A | N/A |
| | | | | | | | AS: N/A | N/A | N/A | |
| M-1 | 10,000 | 40 | 25 | 43,000 | 150 | 150 | PB: 50 | 30 | 25 | 35 |
| | | | | | | | AS: 75 | 25 | 25 | |
| M-2 | 20,000 | 50 | 25 | 10 acres | 300 | 300 | PS: 80 | PS: 50 | PS: 40 | 50 |
| | | | | | | | AS: 100 | AS: 50 | AS: 40 | |
| M-5 | 20,000 | 50 | 25 | 215,000 | 300 | 300 | PB: 80 | 50 | 50 | 50 |
| | | | | | | | AS: 100 | 50 | 50 | |

***NOTE:** Pursuant to Ordinance No. 94-2, in the case of Block 188, a portion of Lot 1-A, as rezoned to R-10A, maximum allowable height shall be permitted to be 42 feet, to permit the construction of 55 low- and moderate-income units as agreed upon during mediation before the Council on Affordable Housing

ZONING

N/A=Not Applicable