

ZONING

21 Attachment 2

**Township of Piscataway  
Schedule of Use Requirements  
(§ 21-501.2)**

[1972 Code § 21-501; Ord. No. 10-05; New; Ord. No. 11-25; Ord. No. 13-30; amended 6-14-2018 by Ord. No. 18-12; 11-26-2019 by Ord. No. 19-29; 2-9-2021 by Ord. No. 2021-05]

<b>Zone</b>	<b>Principal Uses Permitted</b>	<b>Accessory Uses Permitted</b>	<b>Conditional Uses Permitted</b>
RR-1	<ol style="list-style-type: none"> <li>1. Single-family detached dwellings</li> <li>2. Farms of a customary and conventional nature except that no roadside stand or other building shall be used for the retail sale of farm products. No manure or other odor or dust producing substances shall be stored within 100 feet of any property line.</li> <li>3. Governmental parks and playgrounds, governmental buildings and uses.</li> </ol>	<ol style="list-style-type: none"> <li>1. Private garages for not more than 3 cars.</li> <li>2. Private, residential swimming pools in rear yard areas</li> <li>3. Customary farm accessory uses except that structures used for the storage of hay or other highly inflammable material, or fenced chicken runs, or similar areas for fowl or livestock shall not be closer to any street line than 200 feet nor to any side or rear lot line than 100 feet</li> </ol>	<ol style="list-style-type: none"> <li>1. Public utilities installations</li> <li>2. Hospitals</li> <li>3. Educational institutions below college level</li> <li>4. Golf courses</li> <li>5. Church or other places of worship, Sunday school, church school</li> <li>6. Cluster development</li> <li>7. Commercial wholesale greenhouses</li> <li>8. Cemeteries (see § 21-623)</li> <li>9. Home occupations (accessory only)</li> <li>10. Home professional (accessory only)</li> <li>11. Solar energy systems (see § 21-1014)</li> </ol>
R-20	<ol style="list-style-type: none"> <li>1. Same as RR-1 Zone except Item 2</li> </ol>	<ol style="list-style-type: none"> <li>1. Same as RR-1 Zone</li> </ol>	<ol style="list-style-type: none"> <li>1. Same as RR-1 Zone except Item 4</li> </ol>
R-20A	<ol style="list-style-type: none"> <li>1. Same as RR-1 Zone except Item 2</li> </ol>	<ol style="list-style-type: none"> <li>1. Same as RR-1 Zone</li> </ol>	<ol style="list-style-type: none"> <li>1. Same as RR-1 Zone except Item 4</li> <li>2. Planned residential development (maximum density of 10 units/acre) (see § 21-1011)</li> </ol>
R-15	<ol style="list-style-type: none"> <li>1. Same as RR-1 Zone except Item 2</li> </ol>	<ol style="list-style-type: none"> <li>1. Same as RR-1 Zone</li> </ol>	<ol style="list-style-type: none"> <li>1. Same as RR-1 Zone except Item 4</li> </ol>

PISCATAWAY CODE

<b>Zone</b>	<b>Principal Uses Permitted</b>	<b>Accessory Uses Permitted</b>	<b>Conditional Uses Permitted</b>
R-15A	1. Same as RR-1 Zone except Item 2	1. Same as RR-1 Zone	1. Same as RR-1 Zone except Item 4 2. Planned residential development (maximum density of 5 units/acre) (see § 21-1011)
R-10	1. Same as RR-1 Zone except Item 2	1. Same as RR-1 Zone	1. Same as RR-1 Zone except Items 4 and 6
R-10A	1. Same as RR-1 Zone except Item 2	1. Same as RR-1 Zone	1. Same as RR-1 Zone except Items 4 and 6 2. Planned residential development (maximum density of 10 units/acre) (see § 21-1011)
R-7.5	1. Same as RR-1 Zone except Item 2	1. Same as RR-1 Zone	1. Same as RR-1 Zone except Items 4 and 6
R-17.5	1. Same as RR-1 Zone except Item 2	1. Same as RR-1 Zone	1. Same as RR-1 Zone except Items 2-8
R-M	1. Same as RR-1 Zone except Item 2, subject to all R-10 requirements 2. Garden apartments (see § 21-7)	1. Same as RR-1 Zone	1. Same as RR-1 Zone except Items 4 and 6
AL	1. Assisted living facility as allowed in § 21-1015	1. Same as RR-1 Zone	1. Same as RR-1 Zone except Items 4, 6, 7 and 8
SCH	1. Senior citizen housing (see § 21-7A)	1. Same as RR-1 Zone	1. Same as RR-1 Zone except Items 4 and 6 2. Tutoring and learning centers
C	1. Business and professional offices and banks 2. Retail and personal service stores 3. Governmental buildings and uses	1. Private garages for business vehicles uses for a permitted use 2. Other accessory uses customarily incidental to the main use 3. Off-street parking lots for customers, clients, patrons.	1. Public utility installations 2. Solar energy systems (see § 21-1014) 3. Tutoring and learning centers 4. Firearms Sales (see § 21-1018) 5. Vaping Products/E-Cigarette Sales (see § 21-1019)

ZONING

<b>Zone</b>	<b>Principal Uses Permitted</b>	<b>Accessory Uses Permitted</b>	<b>Conditional Uses Permitted</b>
G-B	<ol style="list-style-type: none"> <li>1. Same as C Zone</li> <li>2. Wholesale trade establishments</li> <li>3. Commercial recreation establishments</li> </ol>	<ol style="list-style-type: none"> <li>1. Same as C Zone</li> </ol>	<ol style="list-style-type: none"> <li>1. Public utility installations</li> <li>2. Service stations and public garages</li> <li>3. Drive-in restaurants</li> <li>4. Solar energy systems (see § 21-1014)</li> <li>5. Firearms sales (see § 21-1018)</li> <li>6. Vaping Products/E-Cigarette Sales (see § 21-1019)</li> </ol>
BPI	<ol style="list-style-type: none"> <li>1. Government buildings and uses</li> <li>2. Business and professional offices, banks, and studios</li> <li>3. Research activities necessary to the conduct of business and industry</li> </ol>	<ol style="list-style-type: none"> <li>1. Same as C Zone</li> </ol>	<ol style="list-style-type: none"> <li>1. Same as RR-Zone except Items 3, 4, and 6</li> <li>2. Solar energy systems (see § 21-1014)</li> <li>3. Tutoring and learning centers</li> <li>4. Firearms sales (see § 21-1018)</li> <li>5. Vaping Products/E-Cigarette Sales (see § 21-1019)</li> </ol>
BPII	<ol style="list-style-type: none"> <li>1. Government buildings and uses</li> <li>2. Businesses and professional offices, banks, and studios</li> <li>3. Research activities necessary to the conduct of business and industry</li> </ol>	<ol style="list-style-type: none"> <li>1. Same as C Zone</li> </ol>	<ol style="list-style-type: none"> <li>1. Same as RR-1 Zone except Items 3, 4, and 6</li> <li>2. Solar energy systems (see § 21-1014)</li> <li>3. Tutoring and learning centers</li> <li>4. Firearms sales (see § 21-1018)</li> <li>5. Vaping Products/E-Cigarette Sales (see § 21-1019)</li> </ol>
BR	<ol style="list-style-type: none"> <li>1. Commercial recreational establishments</li> </ol>	<ol style="list-style-type: none"> <li>1. Same as C Zone</li> </ol>	<ol style="list-style-type: none"> <li>1. Public utility installations</li> <li>2. Solar energy systems (see § 21-1014)</li> <li>3. Firearms sales (see § 21-1018)</li> <li>4. Vaping Products/E-Cigarette Sales (see § 21-1019)</li> </ol>

PISCATAWAY CODE

<b>Zone</b>	<b>Principal Uses Permitted</b>	<b>Accessory Uses Permitted</b>	<b>Conditional Uses Permitted</b>
HC	<ol style="list-style-type: none"> <li>1. Conference center</li> <li>2. Club house</li> <li>3. Health services facility</li> <li>4. Hotel</li> </ol>	<ol style="list-style-type: none"> <li>1. Uses customarily incidental to the main use, including, but not limited to: restaurants, auditoriums, swimming pools, tennis courts, gymnasias, and retail and professional service stores. All accessory uses to be used in the same building as the principal uses, except that tennis courts may be constructed outdoors.</li> </ol>	<ol style="list-style-type: none"> <li>1. Solar energy systems (see § 21-1014)</li> <li>2. Firearms sales (see § 21-1018)</li> <li>3. Vaping Products/E-Cigarette Sales (see § 21-1019)</li> </ol>
SC	<ol style="list-style-type: none"> <li>1. Shopping centers</li> </ol>	<ol style="list-style-type: none"> <li>1. Same as C Zone</li> </ol>	<ol style="list-style-type: none"> <li>1. Same as G-B Zone</li> </ol>
LI-5	See Schedule 21-501.3		
M-1	See Schedule 21-501.4		
M-5	See Schedule 21-501.4		