

ZONING

101 Attachment 1

Township of Plainsboro

Table 1
Area and Yard Requirements for Single-Family Detached Units
Village Center Zone
[Added 6-14-2000 by Ord. No. 0-00-09; amended 8-13-2003 by Ord. No. 0-03-14]

Use	Minimum	Maximum
Principal building		
Lot area	5,000 square feet	9,000 square feet
Lot frontage and width	50 feet	70 feet
Lot depth	100 feet	—
Front yard	10 feet	25 feet
Rear yard (excluding attached rear loaded garage)	25 feet	—
Side yards		
Dwelling with detached front-loaded garage	7 1/2 feet; 20 feet combined	20 feet combined
Dwelling with attached front or rear-loaded garage or detached rear-load garage	7 1/2 feet; 15 feet combined	20 feet combined
Building coverage	—	40% maximum, exclusive of permitted setback encroachments
Impervious coverage	—	60% maximum, inclusive of permitted setback encroachments
Building height	—	Maximum of 2 1/2 stories or 35 feet
Garages		
Front-loaded attached garage (front yard setback measured from street right-of-way or sidewalk, whichever is closer)	25 feet	—
Side-loaded attached garage (front yard setback measured from street right-of-way)	10 feet (garage side to street); 25 feet (garage front to street on corner lot)	— —
Front-loaded detached garage (front yard setback measured from front facade of principal building)	25 feet	—
Side setback	5 feet	—
Rear setback	3 feet	—

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Use	Minimum	Maximum
Rear-loaded attached or detached garage (rear yard setback measured from rear property line or alley pavement, whichever is closer)	20 feet	—

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Table 2
Area and Yard Requirements for Townhouse (Fee Simple) Units
Village Center Zone
[Added 6-14-2000 by Ord. No. 0-00-09]

Use	Minimum	Maximum
Principal building		
Lot area	2,000 square feet	3,200 square feet
Lot frontage and width	20 feet	—
Lot depth	100 feet	—
Front yard	10 feet	25 feet
Rear yard (excluding attached rear loaded garage)	25 feet	—
Side yards	Interior lots (both) 0 feet; end units, 7 1/2 feet	
Building coverage	—	60% maximum
Impervious coverage	—	80% maximum
Building height	—	2 1/2 stories or 35 feet maximum
Garages		
Front-loaded attached garage (front yard setback measured from street right-of-way or sidewalk, whichever is closer)	20 feet	—
Rear-loaded attached or detached garage (rear yard setback measured from rear property line or alley pavement, whichever is closer)	20 feet	—

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Table 3
Area and Yard Requirements for Single-Family Detached Units
Village Residential II Zone
[Added 9-13-2000 by Ord. No. 0-00-15]

Use	Minimum	Maximum
Principal building:		
Lot area	5,000 square feet	8,000 square feet
Lot frontage and width	50 feet	70 feet
Lot depth	100 feet	—
Front yard	10 feet	25 feet
Rear yard (excluding attached rear loaded garage)	15 feet	—
Side yards		
Dwelling with detached front-loaded garage without windows	—	15 feet combined
Dwelling with detached front-loaded garage with windows	5 feet	15 feet combined
Dwelling with attached front-, side- or rear-loaded garage or detached rear-loaded garage, without windows	—	15 feet combined
Dwelling with attached front-, side- or rear-loaded garage or detached rear-loaded garage, with windows	5 feet	15 feet combined
Building coverage	—	40% maximum, exclusive of permitted setback encroachments
Impervious coverage	—	70% maximum, inclusive of permitted setback encroachments
Building height	1 story, but not less than 15 feet	2 1/2 stories or 35 feet maximum
Garages		
Front-loaded attached garage (front yard setback measured from street right-of-way or sidewalk, whichever is closer)	20 feet	—
Side-loaded attached garage (front yard setback measured from street right-of-way)	10 feet (garage side to street); 20 feet (garage front to street on corner lot)	—

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Use	Minimum	Maximum
Front-loaded detached garage (front yard setback measured from front facade of principal building)	25 feet	—
Side setback	5 feet	—
Rear setback	3 feet	—
Rear-loaded attached or detached garage: (rear yard setback measured from rear property line or alley pavement, whichever is closer)	20 feet	—

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Table 4
Area and Yard Requirements for Single-Family Semi-Detached Units
Village Residential II Zone
[Added 9-13-2000 by Ord. No. 0-00-15]

Use	Minimum	Maximum
Principal building		
Lot area	4,000 square feet	6,000 square feet
Lot frontage and width	40 feet	60 feet
Lot depth	100 feet	—
Front yard	10 feet	25 feet
Rear yard	15 feet	—
Side yard	One (5 feet); or one (15 feet) with detached garage	—
Building coverage	—	40% maximum, exclusive of permitted setback encroachments
Impervious coverage	—	70% maximum, inclusive of permitted setback encroachments
Building height	1 story, but not less than 15 feet	2 1/2 stories or 35 feet maximum
Garages		
Front-loaded attached garage (front yard setback measured from street right-of-way or sidewalk, whichever is closer)	20 feet	—
Side-loaded attached garage (front yard setback measured from street right-of-way)	10 feet (garage side to street); 20 feet (garage front to street on corner lot)	—
Front-loaded detached garage (front yard setback measured from front facade of principal building)	25 feet	—
Side setback	5 feet	—
Rear setback	3 feet	—

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Table 5
Area and Yard Requirements for Townhouse (Fee Simple) Units
Village Residential II Zone
[Added 9-13-2000 by Ord. No. 0-00-15]

Use	Minimum	Maximum
Principal building		
Lot area	2,000 square feet	3,200 square feet
Lot frontage and width	20 feet	—
Lot depth	100 feet	—
Front yard	10 feet	25 feet
Rear yard	15 feet	—
Side yards	Interior lots (both) zero feet; end of corner lots (one) (5 feet)	—
Building coverage	—	60% maximum
Impervious coverage	—	80% maximum
Building height	—	Maximum 2 1/2 stories or 35 feet
Garages:		
Front-loaded attached garage (front yard setback measured from street right-of-way or sidewalk, whichever is closer)	20 feet	—
Rear-loaded attached or detached garage (rear yard setback measured from rear property line or alley pavement, whichever is closer)	20 feet	—

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Table 6
Area and Yard Requirements for Single-Family Detached Units
Village Residential I Zone
[Added 8-8-2001 by Ord. No. 0-01-10]

Single-Family Detached	Minimum	Maximum
Principal building		
Lot area	6,600 square feet	—
Lot frontage and width	60 feet	70 feet
Lot depth	100 feet	—
Front yard	10 feet	25 feet*
Rear yard (excluding attached rear-loaded garage)	25 feet	—
Side yards		
Dwelling with detached front-loaded garage	7 1/2 feet; 20 feet combined	20 feet combined
Dwelling with attached front- or rear-loaded garage or detached rear-load garage	7 1/2 feet; 15 feet combined	20 feet combined
Building coverage	—	40% maximum, exclusive of permitted setback encroachments
Impervious coverage	—	60% maximum, inclusive of permitted setback encroachments
Building height	—	Maximum of 2 1/2 stories or 35 feet
Garages		
Front-loaded attached garage: front yard setback measured from street right-of-way or sidewalk, whichever is closer	25 feet	—
Side-loaded attached garage: front yard setback measured from street right-of-way	10 feet (garage side to street); 25 feet (garage front to street on corner lot)	—
Front-loaded detached and partially detached garages:		
front yard setback measured from front facade of principal building	25 feet	—
Side and rear setbacks	4 feet	—
Rear-loaded garages:		
rear yard setback measured from rear property line or alley pavement, whichever is closer	20 feet	—

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*NOTE: See § 101-221D(1).

Table 7
Area and Yard Requirements for Townhouse Units
Village Residential I Zone
[Added 8-8-2001 by Ord. No. 0-01-10]

Townhouse (fee simple)	Minimum	Maximum
Principal building		
Lot area	2,800 square feet	—
Lot frontage and width	20 feet	—
Lot depth	100 feet	—
Front yard	10 feet	25 feet*
Rear yard (excluding attached rear-loaded garage)	25 feet	—
Side yards	Interior lots (both): 0 feet End units: 7 1/2 feet	
Building coverage	—	60% maximum
Impervious coverage	—	80% maximum
Building height	—	2 1/2 stories or 35 feet maximum
Garages		
Rear-loaded garages: rear yard setback measured from rear property line or alley pavement, whichever is closer	20 feet	—

*NOTE:

* See § 101-221D(1).