

LAND USE AND DEVELOPMENT

150 Attachment 1

150 APPENDIX 1-1

TOWNSHIP OF WOODBRIDGE																
SCHEDULE OF BULK REQUIREMENTS—ZONES																
ZONE	MINIMUM LOT SIZE			MINIMUM YARD SETBACK (feet)							PERCENT OF LOT COVERAGE (principal & accessories)	MAXIMUM HEIGHT		MINIMUM GROSS FLOOR AREA (square feet)	MAXIMUM PERCENTAGE OF IMPERVIOUS COVERAGE	MAXIMUM FLOOR AREA RATIO
				PRINCIPAL BUILDING				ACCESSORY BUILDING				STORIES	FEET			
	AREA	WIDTH	DEPTH	FRONT	REAR	SIDE	TOTAL SIDE	REAR	SIDE	FRONT						
R-40	40,000 SF	150	175	75	75	20	60	4	4	75	15%	2.5	35	2,000	25%	N/A
R-15	15,000 SF	75	100	40	40	10	40% of Lot Frontage	4	4	40	20%	2.5	35	N/A	30%	N/A
R-10	10,000 SF	80	100	40	25	12	30	4	4	40	20%	2.5	35	1,000	40%	N/A
R-7.5	7,500 SF	75	100	25	25	10	25	4	4	25	25%	2.5	35	1,000	40%	N/A
R-7.5/OC	7,500 SF	75	100	25	25	10	25	4	4	25	25%	2.5	34	1,000	40%	N/A
R-6	6,000 SF	60	100	25	20	5	15	4	4	25	25%	2.5	35	900	40%	N/A
R-6/OC	6,000 SF	60	100	25	20	5	15	10	10	25	25%	2.5	35	900	60%	N/A
R-6/2F	7,000 SF	60	100	25	20	5	15	10	10	25	25%	2.5	35	900	45%	N/A
R-5	5,000 SF	50	100	25	20	5	14	4	4	25	25%	2.5	35	900	40%	N/A
R-4	4,000 SF	40	70	25	20	5	12	4	4	25	25%	2.5	35	900	45%	N/A
MF-2/A																
Single-family	5,000/2,500 SF	25	100	40/15	25	15	30/15	10	10	40/15	20%	2.5	35	900	n/a	0.60:1
Two-family	10,000/5,000 SF	50	100	40/15	25	15	30/15	10	10	40/15	20%	2.5	35	900	n/a	0.60:1
Multifamily	5,000 SF	100	100	40/15	25	25	50	10	10	40/15	20%	2.5	35	900	n/a	0.60:1
MF-2/B																
Single-family	4,000/2,000 SF	20	100	40/15	25	10	20/10	10	10	40/15	20%	2.5	35	900	n/a	0.60:1
Two-family	8,000/4,000 SF	30	100	40/15	25	10	20/10	10	10	40/15	20%	2.5	35	900	n/a	0.60:1
Multifamily	4,000	20	100	40/15	25	25	50	10	10	40/15	20%	2.5	35	900	n/a	0.60:1
MF-2/C																
Single-family	4,000 SF/2,000 SF	20	100	40/15	25	10	20/10	10	10	40/15	20%	2.5	35	900	n/a	0.60:1
Two-family	8,000/4,000	30	100	40/15	25	10	20/10	10	10	40/15	20%	2.5	35	900	n/a	0.60:1
Multifamily	2,500 SF/Unit	20	300	40/15	25	10	20	10	10	40/15	20%	2.5	35	650	n/a	0.60:1
MF-3/C																
Single-family	4,000/2,000 SF	20	100	40/15	25	10	20/10	10	10	40/15	20%	3.5	40	650	n/a	0.60:1
Two-family	8,000/4,000 SF	30	100	40/15	25	10	20/10	10	10	40/15	20%	3.5	40	650	n/a	0.60:1
Multifamily	2,500 SF	20	300	40/15	25	25	50	10	10	40/15	20%	3.5	40	650	n/a	0.60:1
MF-4/C																
Townhouse																
Garden Apartment																
Continental Multiplex																
MF/TH	4,000 SF	40	100	40/20	25	10	20	10	10	40/20	20%	2.5	35	900	n/a	0.60:1
B-1	5,000 SF	50	100	5 or 20	10	4	10	10	4	5 or 20	30%	2.5	35	500	n/a	0.90:1
B-2	2,500 SF	25	100	0	0 or 25	25	0	0	0	0	100%	2.5	35	1,200	n/a	3.00:1
B-2/P	4,000 SF	40	100	0	0 or 25	25	0	0	0	0	35%	2.5	35	1,200	n/a	3.00:1
B-3	20,000 SF	100	150	50	40	15	50	40	15 and 50	50	25%	2.5	35	2,000	n/a	0.75:1
B-4	90 Acres	1,500	2,000	50	50	50	50	n/a	n/a	n/a	30%	N/A	65	300,000	n/a	0.50:1

WOODBIDGE CODE

TOWNSHIP OF WOODBRIDGE																
SCHEDULE OF BULK REQUIREMENTS—ZONES																
ZONE	MINIMUM LOT SIZE			MINIMUM YARD SETBACK (feet)							PERCENT OF LOT COVERAGE (principal & accessories)	MAXIMUM HEIGHT		MINIMUM GROSS FLOOR AREA (square feet)	MAXIMUM PERCENTAGE OF IMPERVIOUS COVERAGE	MAXIMUM FLOOR AREA RATIO
				PRINCIPAL BUILDING				ACCESSORY BUILDING				STORIES	FEET			
	AREA	WIDTH	DEPTH	FRONT	REAR	SIDE	TOTAL SIDE	REAR	SIDE	FRONT						
M-1	1 Acre	150	200	60 or 50	60 or 100	30 or 100		see ordinance			45%	N/A	35 or 50	8,000	n/a	1.50:1
M-2	2 Acres	200	300	50	40 or 100	30 or 100		see ordinance			45%	N/A	50	16,000	n/a	0.90:1
OR	2 Acres	200	300	50	40	30		30	30	50	25%	N/A	50	15,000		1.50:1
MW	5,000 SF	50	100	0	0	5	14	4	4	0	30%	2.5	35	500		0.90:1
PUDO								See 150-42 for details								
OSC/PQP	10,000 SF	100	100	25	25	10	20	Shall conform to at least the front setback requirement of principal building			25	20%	1.5	30	N/A	0.40:1

LAND USE AND DEVELOPMENT

**150 APPENDIX 1-1
SCHEDULE OF BULK REQUIREMENTS—ZONES-CONTINUED**

REDEVELOPMENT AND REHABILITATION ZONES
For the following zones listed below, please refer to the appropriate redevelopment or rehabilitation plan for zone standards.
REDEVELOPMENT ZONES
AAV - Avel Arts Village
CR - Crossroads Redevelopment Area
HST - Hart Street
HR - Hopelawn
K2 - Keasbey Phase II
K3 - Keasbey Phase III
K4 - Keasbey 4
K5 - Keasbey 5
K8 - Tilcon
KGP - King Georges Post Road Area
KPR96 - Keasbey/Port Reading 1996
PR - Pennval Road
PRA1 - Port Reading Avenue - Area 1
PRA2 - Port Reading Avenue - Area 2
PRA3 - Port Reading Avenue - Area 3
R1A1 - Route 1 - Area 1
R1A2 - Route 1, Area 2
R1A7 - Route 1, Area 7
R1A15 - Route 1, Area 15
R1R - Route 1 Redevelopment
R27A1 - Route 27, Area 1
R27A4 - Route 27, Area 4
R27A5 - Route 27, Area 5
R27A6 - Route 27, Area 6
R27A7 - Route 27, Area 7
REHABILITATION ZONES
AR-A - Avenel Rehabilitation Plan - Area A
AR-B - Avenel Rehabilitation Plan - Area B
AR-C - Avenel Rehabilitation Plan - Area C
CTR - Cooper Towers Rehabilitation Area
IAV - Inman Avenue Rehabilitation Area
NBA-C New Brunswick Avenue Commercial Rehabilitation Area
NBA-R - New Brunswick Avenue Residential Rehabilitation Area
PQP - MS Public/Quasi Public Uses
REM - MS Residential/Educational/Mixed Use
RES - MS Residential/Mixed Use
RSM - MS Residential/Mixed Use
RTM MS Retail/Mixed Use