

LAND USE AND DEVELOPMENT

188 Attachment 3

Township of Hillsborough

Schedule for Nonresidential Zones
(C-1, OLC, O-2, HOO, O5, I-1, I-2, I-3, G-1, M, Q, ED, CDZ, TC, GA, GB, OS-CL and GC Zones)
[Amended 6-23-2015 by Ord. No. 2015-10]

Zone	Minimum Lot Size (acres)	Lot Depth (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Minimum Lot Width @ Setback	Building Coverage (%)	Other Impervious Surface (%)	Maximum Building Height (feet)	Minimum Building Height	Maximum Floor Area Ratio	Minimum Floor Area Ratio	Buffer Area (feet)
C-1	2	250	90	50	50	200	20	45	35				15
OLC	2	250	90	50	50	200	20	45	35				25
O-2	2	300 ¹	150	20 ³	50	200 ¹		50	40		0.3		25
O-2 Bldgs. over two stories	5	500 ²	150	30 ^{3*}	50*	400 ²		50	40		0.3		25
HOO	2		125	20 ¹⁰	50	200		30	35		0.04		35*
O5 ^{5,7}	5	300	125 ⁴	100 ⁶	125 ⁶	300		50	40		0.3		100
I-1	1	200	50	25	50	200		60	35				20
I-2	2	300	75 ⁸	50	100	300		60	35				20
I-3	2	300	50 ⁸	25 ¹¹	150	200		60	35				100
G-1 ⁹	5	300	150	100	100	300		50	60*		0.3		100
M, Q									60				
ED	50		100 ^{12*}	100 ¹²	100 ¹²			60	60		0.3		50
CDZ	50		100 ¹²	100 ¹²	100 ¹²	300		60	60		0.3		50
TC ¹⁶	2	250	0	0 ¹³	25 ¹⁴	150			3 stories 45 feet	2 stories ¹⁵			
GA ¹⁸	2	250	10	5 ¹⁷	25 ¹⁴	200			2 1/2 stories 35 feet	2 stories 30 feet		0.25	15
GB ¹⁹	2	250	50	20	75	200			2 1/2 stories 35 feet				15
OS-CL ²⁰													
GC ²¹	2	250	0	0	25	200	5	85	3 stories 45 feet	2 stories			25

HILLSBOROUGH CODE

Notes for Schedule for Nonresidential Zones

- ¹ Less than 5 acres.
 - ² Five acres or greater.
 - ³ The two side yards shall equal the equivalent of 30% of the lot width.
 - ⁴ Light manufacturing (175 feet).
 - ⁵ Except light manufacturing.
 - ⁶ Standards vary depending on height of building (see ordinance).
 - ⁷ Except office parks [see § 188-105D(10)].
 - ⁸ One-hundred twenty-five feet fronting Route 206.
 - ⁹ Except industrial and office parks [see § 188-107E(5)(a)(b)].
 - ¹⁰ Side yard shall be 30% of lot width but not less than 20 feet.
 - ¹¹ Lots fronting on major collector roads shall have side yards of 50 feet.
 - ¹² One-hundred fifty feet fronting a collector road.
 - ¹³ Ten feet where abutting a residential zone or existing building.
 - ¹⁴ Fifty feet where abutting a residential zone.
 - ¹⁵ Two stories of usable floor area and not less than 85% of the usable first floor area.
 - ¹⁶ In TC District, the following maximum requirements are:
 - Impervious coverage – 85%.
 - Front yard – 5 feet for nonresidential and mixed-use buildings.
 - Building height – 3 stories or 45 feet with architectural features not to exceed 55 feet.
 - ¹⁷ Ten feet where abutting a residential zone or use.
 - ¹⁸ In GA District, the following maximum requirements are:
 - FAR – 0.35.
 - Lot coverage – 60%.
 - Building height – 2 1/2 stories or 35 feet.
 - ¹⁹ In GB District, the following maximum requirements are:
 - FAR – 0.30.
 - Lot coverage – 50%.
 - Building height – 2 1/2 stores or 35 feet.
 - ²⁰ See § 188-99.6 E.
 - ²¹ In GC District, the following maximum requirements are:
 - Front yard setback – 10 feet for nonresidential and mixed-use buildings.
 - Minimum tract size for mixed-use development – 10 acres.
 - Side yard setback – 10 feet abutting residential zone or existing building.
 - Building height – up to 55 feet for architectural features.
 - See Attachment 11, Table 2, for townhouse and multifamily building standards.
- *Note: Special consideration is given to all these standards where the property abuts residential. (See appropriate section.)