

LAND DEVELOPMENT ORDINANCE

LD Attachment 1

Township of Branchburg

SCHEDULE I

SUMMARY OF BULK REGULATIONS

[Ord. No. 2006-1053; Ord. No. 2008-1093]

Zone	Min. Lot Area	Min. Lot Frontage	Min. Front Yard	Side Yard	Rear Yard	Max. Height	Max. Coverage	Density or FAR
R3	130,000 square feet	250 feet	75 feet	50 feet	50 feet	2 1/2 stories/35 feet	15%	1/3 unit per acre
LD	43,560 square feet	150 feet	75 feet	25 feet	35 feet	2 1/2 stories/35 feet	—	1 unit per acre
LD/C	24,000 square feet	100 feet	50 feet	15 feet	35 feet	2 1/2 stories/35 feet	—	—
VR	15,000 square feet	75 feet	35 feet	10 feet	15 feet	2 1/2 stories/35 feet	—	1 unit per acre
NBH	8,000 square feet	50 feet	15 feet	10 feet	10 feet	2 1/2 stories/35 feet	—	1 unit per acre
MH	3,200 square feet/pad	See Zoning Section 3-8 for standards						7 units per acre
MDR	43,560 square feet	150 feet	75 feet	25 feet	35 feet	2 1/2 stories/35 feet	—	1 unit per acre
AH-1	See Zoning Section 3-10 for standards							
CF	See Zoning Section 3-12 for standards						25%	
U	There are no minimum area or bulk standards							
VB	20,000 square feet	100 feet	0	15 feet	15 feet	2 1/2 stories/35 feet	65%	
R/S-1	110,000 square feet	325 feet	min. 50 feet max 100 feet	25 feet	25 feet	3 1/2 stories/50 feet	f-1*	
R/S-2	60,000 square feet	200 feet	min. 50 feet max. 100 feet	25 feet	25 feet	3 1/2 stories/50 feet	f-2*	
OL	10 acres	500 feet	See Zoning Section 3-17 for standards				50%	FAR .2
I-1	3 acres	200 feet	75 feet	30 feet	75 feet	3 1/2 stories/45 feet	60%	
I-2	5 acres	350 feet	75 feet	25 feet	50 feet	3 1/2 stories/50 feet	65%	
OFFICE	5 acres	200 feet	75 feet	30 feet	75 feet	3 1/2 stories/45 feet	50%	
RRC f-3*	6 acres	250 feet	75 feet	50 feet	50 feet	2 1/2 stories/35 feet	15%	
RRC f-4*	2 acres	250 feet	75 feet	50 feet	50 feet	35 feet	12%	

BRANCBURG CODE

- f-1* = R/S-1 coverage less than 2 story-40%, at least but less than 3 stories-50%, at least 3 stories-60%.
- f-2* = R/S-2 coverage less than 2 story-40%, at least 2 but less than 3 stories-50%, at least 3 stories-60%.
- f-3* = RRC single family use.
- f-4* = RRC other than single family use.

Note: See specific zone regulations for additional requirements. The zone regulations control.