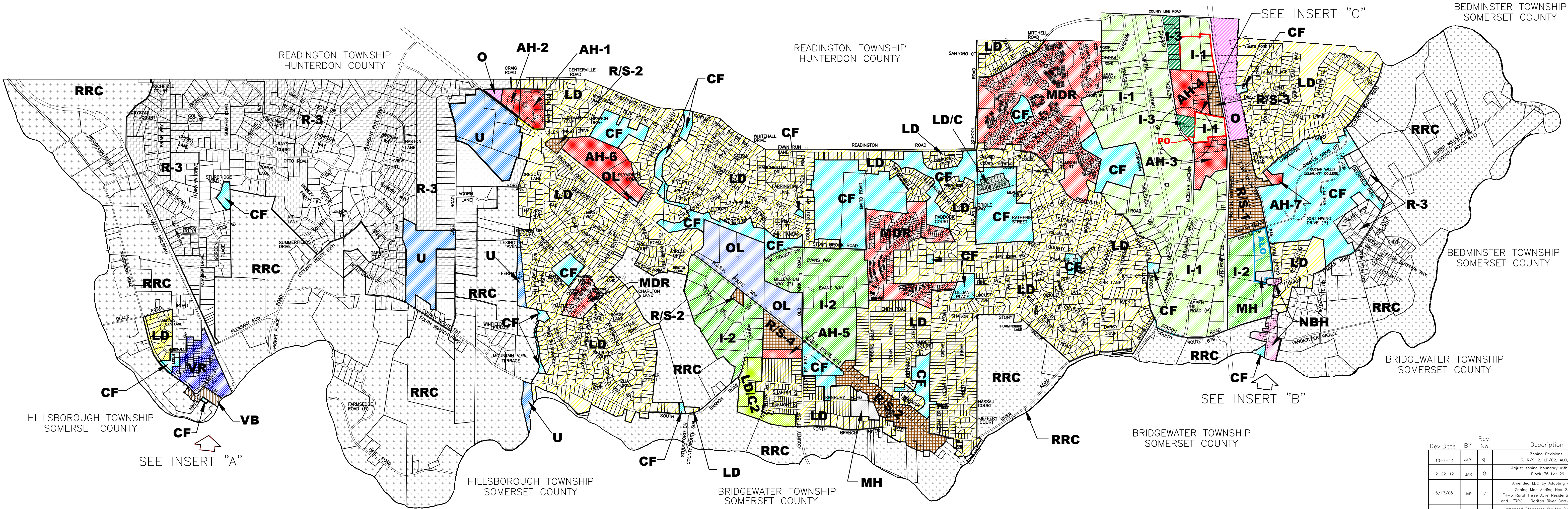
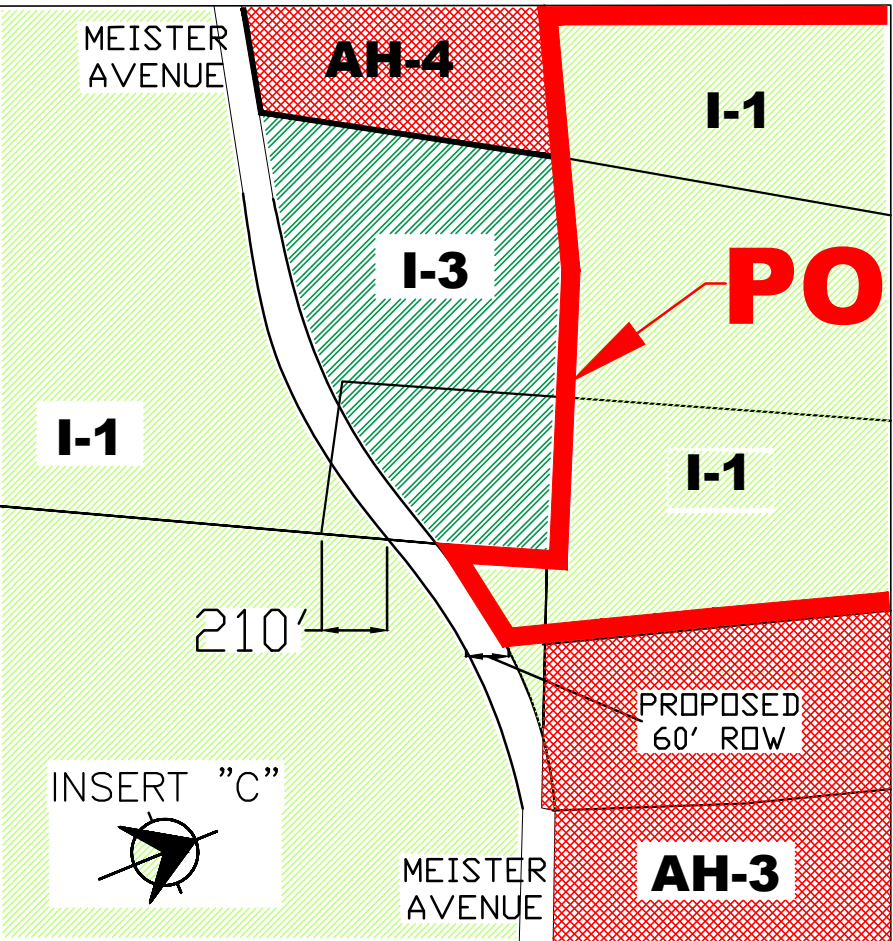
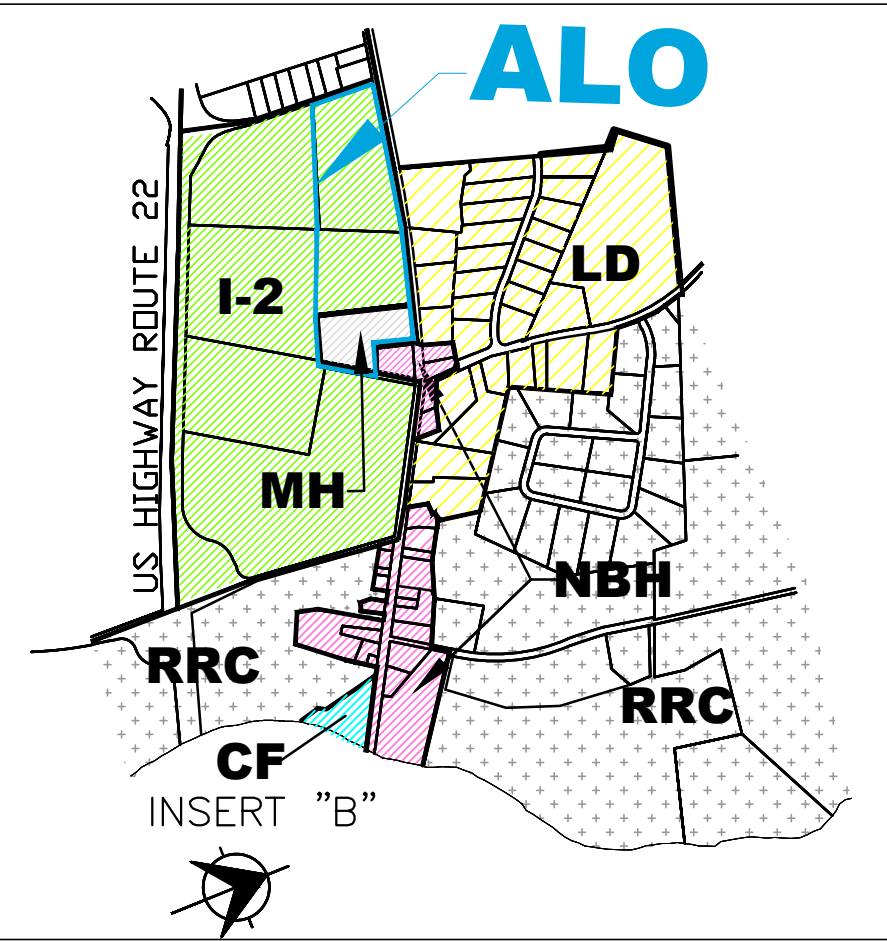
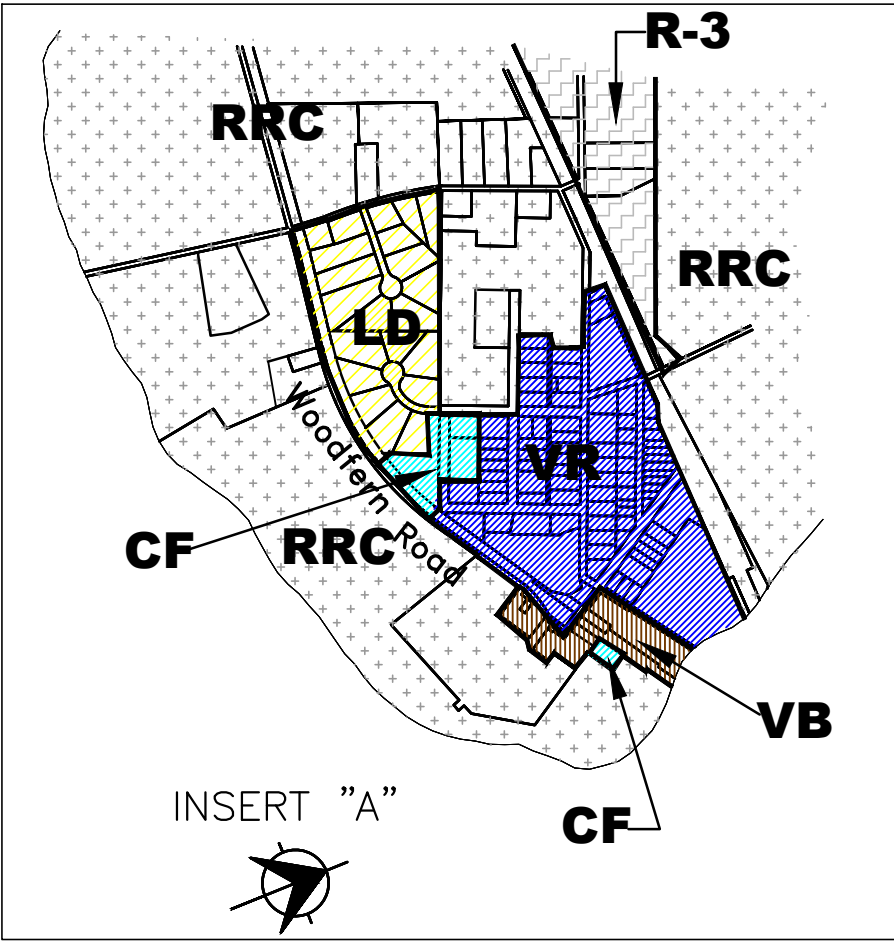


ZONING SCHEDULE (1)

ZONE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	BUILDING SETBACKS			BUILDING REQUIREMENTS	
			FRONT	SIDE	REAR	BUILDING HEIGHT	MAXIMUM COVERAGE
R-3	3 acres	250 ft	75 ft	50 ft	50 ft	35 ft or 2 1/2 stories	0.15
LD	43,560 sf	150 ft	75 ft	25 ft	35 ft	35 ft or 2 1/2 stories	N/A
LD/C (5)	24,000 sf	100ft	50 ft	15 ft	35 ft	35 ft	N/A
VR	15,000 sf	75 ft	35 ft	10 ft	15 ft	35 ft or 2 1/2 stories	N/A
MDR (2)	43,560 sf	150 ft	75 ft	25 ft	35 ft	35 ft or 2 1/2 stories	N/A
NBH	8,000 sf	50 ft	15 ft	10 ft	10 ft	40 ft or 2 1/2 stories (9)	N/A
VB	20,000 sf	100 ft	0	15 ft	15 ft	35 ft or 2 1/2 stories	0.65
R/S-1	110,000 sf	325 ft	100 ft	25 ft	25 ft	50 ft or 3 1/2 stories	(8)
R/S-2	60,000 sf	200 ft	100 ft	25 ft	25 ft	50 ft or 3 1/2 stories	(8)
R/S-3	(3)	(3)	(3)	(3)	(3)	(3)	(3)
R/S-4	(3)	(3)	(3)	(3)	(3)	(3)	(3)
OL (4)(3)	10 acres	500 ft	(3)	(3)	(3)	50 ft or 4 stories	0.5
I-1 (3)	3 acres	200 ft	75 ft	30 ft	75 ft	45 ft or 3 1/2 stories	0.6
I-2 (3)	5 acres	350 ft	75 ft	25 ft	50 ft	50 ft or 3 1/2 stories	0.65
I-3	2 acres	175 ft	50 ft	25 ft	35 ft	50 ft or 3 1/2 stories	0.6
O	5 acres	200 ft	75 ft	30 ft	75 ft	45 ft or 3 1/2 stories	0.5
RRC	(3)	(3)	(3)	(3)	(3)	(3)	(3)
LD/C2	15,000 sf	100 ft	(3)	15 ft	25 ft	35 ft	N/A
AH-1	(3)	(3)	(3)	(3)	(3)	(3)	(3)
AH-2	(3)	(3)	(3)	(3)	(3)	(3)	(3)
AH-3	(3)	(3)	(3)	(3)	(3)	(3)	(3)
AH-4	(3)	(3)	(3)	(3)	(3)	(3)	(3)
AH-5	(3)	(3)	(3)	(3)	(3)	(3)	(3)
AH-6	(3)	(3)	(3)	(3)	(3)	(3)	(3)
AH-7	(3)	(3)	(3)	(3)	(3)	(3)	(3)

NOTES

- (1) This table should not be used as a substitute for referencing the Land Development Ordinance
- (2) See approvals for specific subdivisions.
- (3) See the Land Development Ordinance
- (4) Subject to Floor Area Ratio requirements.
- (5) Minimum tract size - 15 acres, Minimum open space 40% of gross tract area.
- (6) 43560 SF with both public water and sewer; 20 acres without both public water and sewer
- (7) Minimum side yards: for one side - 25 feet; for both sides - one-third of the lot width.
- (8) Less than 2 stories: 40%, At least 2 stories but less than 3: 50%, At least 3 stories: 60%
- (9) Above the 100-YEAR flood Delineation.



LEGEND

	RRC RARITAN RIVER CORRIDOR DISTRICT		ALO DISTRICT – ASSISTED LIVING OVERLAY
	R3 RURAL THREE ACRE RESIDENTIAL		CF COMMUNITY FACILITIES
	LD LOW-DENSITY/1 ACRE RESIDENTIAL		U PUBLIC UTILITY
	LD/C LOW-DENSITY CLUSTER OPTION		VB VILLAGE BUSINESS(Neshanic Station)
	LD/C2 LOW DENSITY CLUSTER OPTION 2		R/S-1 RETAIL SERVICE 1
	VR VILLAGE RESIDENTIAL (Neshanic Station)		R/S-2 RETAIL SERVICE 2
	NBH NORTH BRANCH HAMLET		R/S-3 RETAIL SERVICE 3
	MH MOBILE HOME		R/S-4 RETAIL SERVICE 4
	MDR MEDIUM-DENSITY RESIDENTIAL		OL OFFICE/LABORATORY
	AH-1 AFFORDABLE HOUSING 1		I-1 INDUSTRIAL (3 ACRE)
	AH-2 AFFORDABLE HOUSING 2		I-2 INDUSTRIAL (5 ACRE)
	AH-3 ROUTE 22 PLANNED RESIDENTIAL/AFFORDABLE HOUSING		I-3 INDUSTRIAL (2 ACRE)
	AH-4 AFFORDABLE HOUSING		O OFFICE
	AMENDED AH-5 ROUTE 202 AFFORDABLE HOUSING 5		PO DISTRICT – PLANNED OVERLAY
	AH-6 ROUTE 202 SOUTH AFFORDABLE HOUSING 6		
	AH-7 18 LAMINGTON ROAD AFFORDABLE HOUSING 7		

Rev.Date	BY	Rev. No.	Description	Ordinance Number	Date Adopted
8-24-20	JAR	15	Zoning Revisions AH-7 – 18 Lamington Road Affordable Housing 7	2020-1390	9-14-2020
1-2-20	JAR	14	Zoning Revisions AH-6 – Route 202 South Affordable Housing 6	2020-1375	2-10-2020
9-20-19	JAR	13	Zoning Revisions R/S-4 – Retail Service 4 Amended AH-5 – Route 202 Affordable Housing 5	2019-1365 2019-1364	10-28-19
7-12-19	JAR	12	Zoning Revisions R/S-3 – Retail Service 3 Amended AH-4 – Route 202 Affordable Housing 4	2019-1359 2019-1358	8-26-19
7-5-19	JAR	12	Zoning Revisions AH-5 – Route 202 Affordable Housing 5	2019-1357	7-22-19
8-13-18	JAR	11	Zoning Revisions AH-3 – Route 22 Planned Residential/ Affordable Housing	2018-1334	9-10-18
3-9-17	JAR	10	Zoning Revisions Affordable Housing 2 = AH-2	2017-1308	4-10-17

Rev.Date	BY	Rev. No.	Description	Ordinance Number	Date Adopted
10-7-14	JAR	9	Zoning Revisions I-3, R/S-2, LD/C2, ALD, PO	2015-1264	3/09/15
2-22-12	JAR	8	Adjust zoning boundary within Existing Block 76 Lot 29	2012-1195	3/12/12
5/13/08	JAR	7	Amended LDO by Adopting a Revised Zoning Map Adding New Sections "R-3 Rural Three Acre Residential District" and "RRC – Raritan River Corridor District"	2008-1093	6/23/08
3-20-07	JAR	6	Amended Standards for the "LD/C" Zone "Area and Bulk Requirements"	2007-1057	3/12/07
12-04-06	JAR	5	Amended R/S-1 and R/S-2 "Area and Bulk Requirements"	2006-1053	11/27/06
2-05-04	TCL	4	Change Block 4, Lot 1& Block 2, Lot 6 from A zone to LD/C zone	2004-944	3/08/04
6-05-03	TCL	3	Adjust zoning boundary – Block 13.01, Lot4	2003-928	7/14/03
3-15-02	TCL	2	Rezone Block 61, Lot 5 From LD Zone to OL Zone	2002-876	3/25/02
4-11-00	PV	1	Various Zone Boundary Changes & Addition of LD/C Zone	2000-820	4/10/00

TOWNSHIP OF BRANCHBURG
1077 HIGHWAY 202 N., BRANCHBURG N.J. 08876
COUNTY OF SOMERSET
TELE: (908) 526-1300 FAX: (908) 526-2452

ZONING MAP

BRANCHBURG TWP. – SOMERSET COUNTY – NJ

Douglas Ball P.E. – TOWNSHIP ENGINEER

DRAWN BY: FV SCALE: N.T.S. DATE: 4-03-00 SHEET 1 of 1