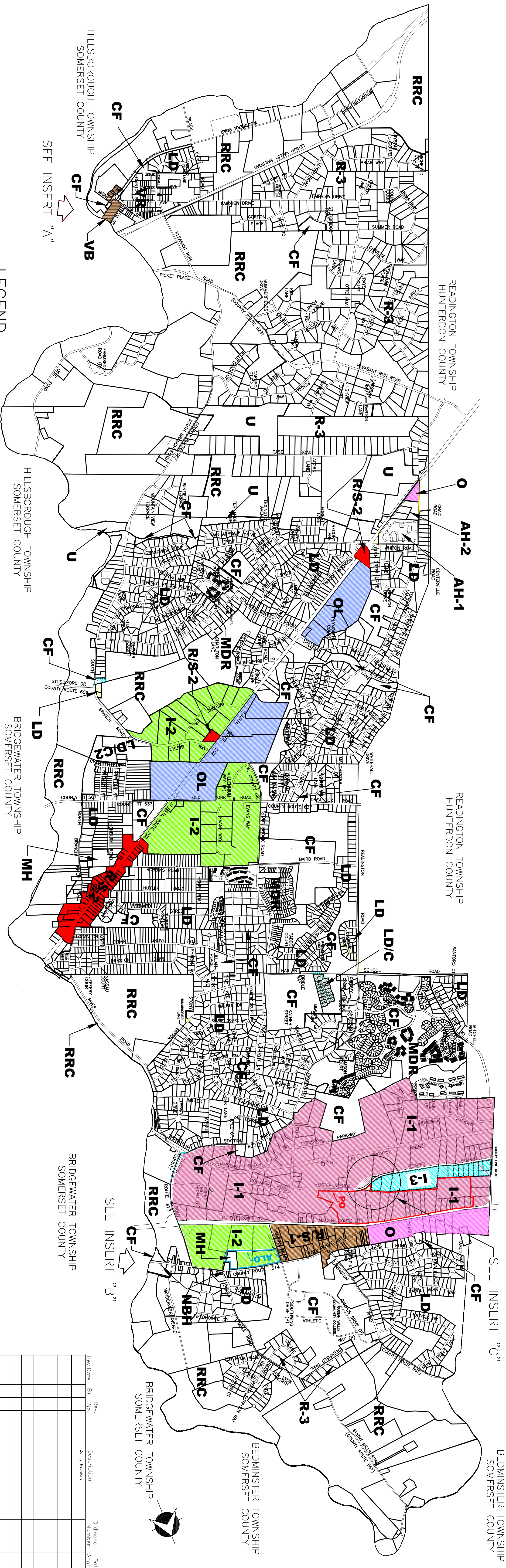


ZONING SCHEDULE ⁽¹⁾

ZONE	MINIMUM LOT AREA	BUILDING SETBACKS				BUILDING REQUIREMENTS	
		MINIMUM LOT FRONTAGE	FRONT	SIDE	REAR	MAXIMUM BUILDING HEIGHT	MAXIMUM COVERAGE
VB	20,000 sf	100 ft	0	15 ft	25 ft	35 ft or 2 1/2 stories	0.65
RS-1	110,000 sf	325 ft	100 ft	25 ft	25 ft	50 ft or 3 1/2 stories	(8)
RS-2	110,000 sf	325 ft	100 ft	25 ft	25 ft	50 ft or 3 1/2 stories	(8)
OS-1 (3)	10 acres	500 ft	100 ft	25 ft	25 ft	50 ft or 3 1/2 stories	0.65
OS-2 (3)	10 acres	500 ft	100 ft	25 ft	25 ft	50 ft or 3 1/2 stories	0.65
1-1 (3)	200 ft	350 ft	75 ft	30 ft	75 ft	45 ft or 3 1/2 stories	0.65
1-2 (3)	5 acres	350 ft	75 ft	25 ft	50 ft	50 ft or 3 1/2 stories	0.6
1-3	2 acres	175 ft	50 ft	25 ft	35 ft	45 ft or 3 1/2 stories	0.5
O	200 ft	200 ft	75 ft	30 ft	75 ft	45 ft or 3 1/2 stories	0.5
U	20,000 sf	100 ft	0 ft	15 ft	15 ft	35 ft or 2 1/2 stories	0.5

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) Minimum side yard: 15 feet; rear yard: 10 feet
- (5) Minimum lot area: 15,000 sq. ft. Minimum open space: 40% of gross tract area
- (6) 4,550 sq. ft. 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.



Rev.	By	Description	Ordinance Number	Date Adopted



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

TOWNSHIP OF BRANCBURG
1077 HIGHWAY 202 N., BRANCBURG N.J. 08871
COUNTY OF SOMERSET
TEL: (908) 526-1300 FAX: (908) 526-2452

ECONOMIC & DEVELOPMENT MAP

BRANCHBURG TWP. - SOMERSET COUNTY - N.J.

Douglas Ball P.E. - TOWNSHIP ENGINEER
 DRAWN BY: JAR SCALE: N.T.S. DATE: 9-30-15 SHEET 1 of 1

Douglas Ball P.E. - TOWNSHIP ENGINEER
 DRAWN BY: JAR SCALE: N.T.S. DATE: 9-30-15 SHEET 1 of 1