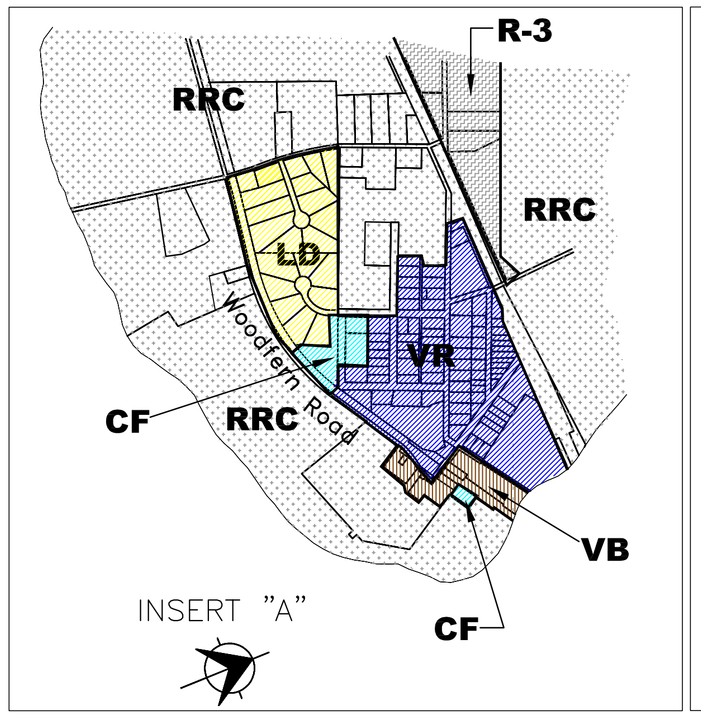
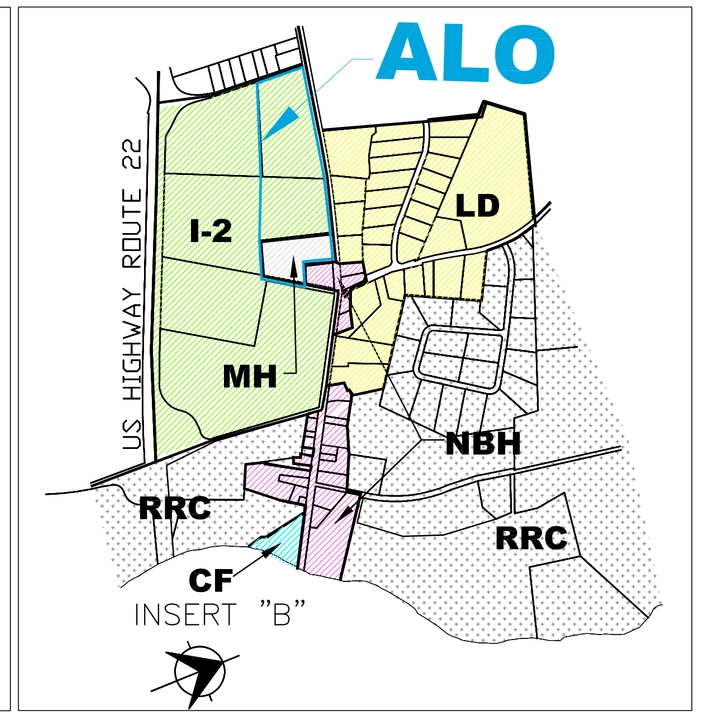
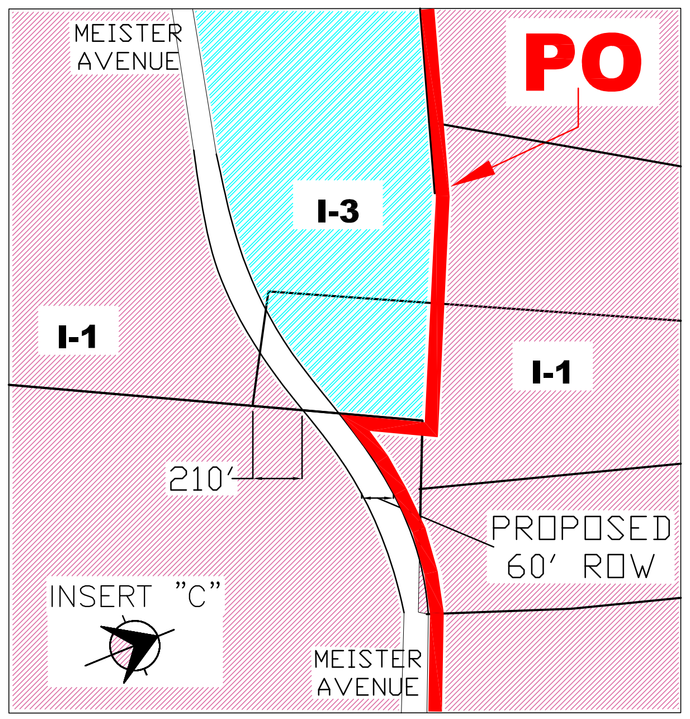
ZONING SCHEDULE (1)

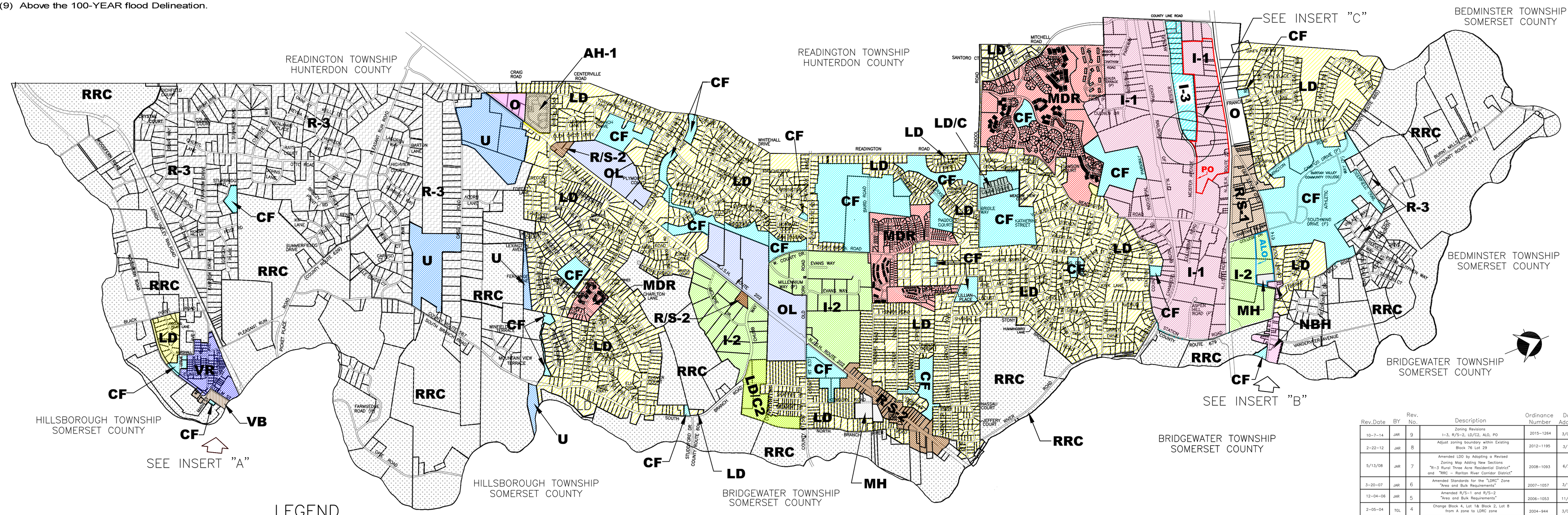
ZONE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	BUILDING SETBACKS FRONT	SIDE	REAR	BUILDING REQUIREMENTS MAXIMUM BUILDING HEIGHT	MAXIMUM COVERAGE
R-3	3 acres	250 ft	75 ft	50 ft	50 ft	35 ft or 2 1/2 stories	0.15
LD	43,560 sf	150 ft	75 ft	25 ft	35 ft	35 ft or 2 1/2 stories	N/A
LD/C (5)	24,000 sf	100ft	50 ft	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)
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
0	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

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) Minimun 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

- R-3 Rural Three Acre Residential
- LD LOW-DENSITY/1 ACRE RESIDENTIAL
- LD/C LOW-DENSITY CLUSTER OPTION
- VR VILLAGE RESIDENTIAL (Neshanic Station)
- MDR MEDIUM-DENSITY RESIDENTIAL
- NBH NORTH BRANCH HAMLET
- VB VILLAGE BUSINESS(Neshanic Station)
- R/S-1 RETAIL SERVICE 1
- R/S-2 RETAIL SERVICE 2
- RRC Raritan River Corridor District
- LD/C2 LOW DENSITY CLUSTER OPTION 2
- OL OFFICE/LABORATORY
- I-1 INDUSTRIAL (3 ACRE)
- I-2 INDUSTRIAL (5 ACRE)
- I-3 INDUSTRIAL (2 ACRE)
- O OFFICE
- CF COMMUNITY FACILITIES
- U PUBLIC UTILITY
- MH MOBILE HOME
- AH-1 AFFORDABLE HOUSING 1
- ALO DISTRICT – ASSISTED LIVING OVERLAY
- PO DISTRICT – PLANNED OVERLAY

Rev.Date	BY	Rev. No.	Description	Ordinance Number	Date Adopted
10-7-14	JAR	9	Zoning Revisions I-3, R/S-2, LD/C2, ALO, 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 "LDRC" 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	TGL	4	Change Block 4, Lot 1& Block 2, Lot 8 from A zone to LDRC zone	2004-944	3/08/04
6-05-03	TGL	3	Adjust zoning boundary – Block 13.01, Lot4 Boundary VR,VB, A to Woodfern Rd.	2003-928	7/14/03
3-15-02	TGL	2	Rezone Block 61, Lot 5 From LD Zone to OL Zone	2002-876	3/25/02
4-11-00	FV	1	Various Zone Boundary Changes & Addition of LD/C Zone	2000-820	4/10/00

Rev.Date	BY	Rev. No.	Description	Ordinance Number	Date Adopted

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