

Millstone Borough Zoning Table

	R-1	R-2		R-20		R-8		RA		TVC	I	P
	R-1 Residential	R-2	R-2 Density Cluster	R-20 no public water	R-20 with public water	R-8 no public water	R-8 with public water	Rural Agrcultural	RA Density Cluster	Traditional Village Commercial	Institutional	Park
<i>Principle permitted use (as described in Development Ordinance)</i>	single family dwellings	one family dwellings		private residential uses		private residential uses		one family dwellings & agriculture		retail & office	government & religious	open space, active & passive recreation
<i>Development Ordinance section</i>	D-107	D-108	D-108 K	D-109.1		D-109.2		D-110	D-110 E	D-111 (2006)	D-112.A (2006)	D-112.B (2006)
Bulk Requirements												
Lot area-min. (SF unless noted)	1 acre	2 acres	if parcel >10 ac., then min. lot = 1 ac.	1 acre	20,000 sf	1 acre	20,000 sf	5 acres	if parcel >10 ac., then min. lot = 2 ac.	6,000 SF for bldgs <4,000 sf; 10,000 sf for bldgs 4,001-8,000 sf; 1.5 acres for bldgs 8,001-10,000 sf; 1 2nd FI residential unit/1,000 sf retail bldg	3 acres	
Min. lot frontage at street (ft.)	140	225	140	140	90	140	50	225	150	75		
Min. front yard setback (ft.)	45	45		45	30	45**	15**	50	50	10 ft min–15 ft max.	30	30
Min. rear yard setback (ft.)	20 ft or 20% lot depth	30 ft or 20% lot depth		35	35	35	25	50	50	15 ft min. for principal building	50	50
Min. side yard setback (ft.)	20	30		20*	20*	20	10	30	30	7.5 ft; 15 ft min. betw buildings	50	50
Other Requirements ***												
Max. height (ft.)	35	35		35	35	35	35	35	35	35	35	25
Max. building coverage (%)	20	10								20		
Max. lot coverage (imperv.) (%)										70	50	5
Buffer											50 ft to residential	
Off-street parking												
Density			1 family / 2 ac. exclusive of streets						1 family / 5 ac. exclusive of streets			
Open space										min. 10% maintained as open space		

* For lots of 20,000 s.f. the minimum side yard may be reduced to 15 ft. provided that the combined total side yards equal a minimum of 40 ft.

** In instances where existing buildings on the same side of street within 200 ft. form established setback line, front yard setback may be reduced to fit that line, but no less than 10 ft., except on Amwell Rd. where front yard setback is a minimum of 15 ft.

*** Millstone Borough's Historic District requirements are not detailed in this Zoning Table. Please consult Zoning Map with Historic District outline to determine which properties are subject to Historic District Commission regulation.