

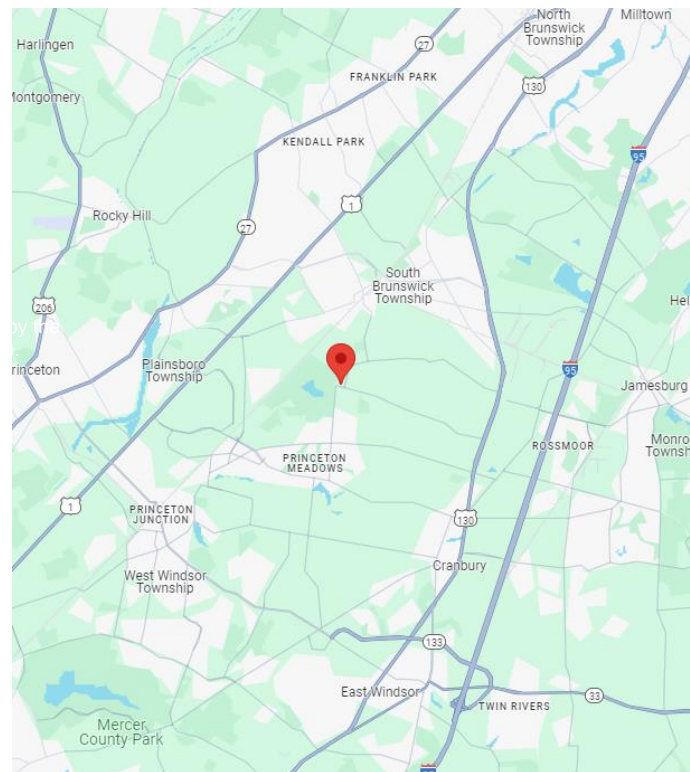


## 100 Scotts Corner Road

Plainsboro, NJ 08512

- **Block 1001, Lot 4 - 17.5 Acres**
  - Farm Complex Buildings include:
    - Single family dwelling with 4 bed, 2 bath;
    - One 2,226 SF Farm Shop with insulation, heating and restroom
    - One 5,040 SF Storage Building;
    - Two 7,920 SF Storage Building
- Zoned R-350 - Low Density Residential Light Impact Zone

**Sale Price: \$2,700,000**



For more information:

**Gerard Fennelly**

**Matthew Fennelly**



**Permitted uses.**

In the R-350 Low-Density Residential Light-Impact Zone, no lot shall be used, and no structure shall be erected, altered or occupied for any purpose except the following:

- A. Detached single-family dwellings and accessory structures and uses normally auxiliary thereto.
- B. Parks, playgrounds and golf courses.
- C. Membership clubs for outdoor sports.
- D. Necessary public utilities and services pursuant to § 101-13.6.
- E. Building structures and uses owned and operated by the Township of Plainsboro for municipal purposes.
- F. Planned residential cluster, subject to certain requirements.
- G. Child-care centers, subject to the minimum standards found in § 101-25F.
- H. Family day-care homes, subject to the terms set forth in the family day-care home.
- I. Home occupations and professional offices, subject to standards.

**Conditional Uses.**

- A. Agriculture, subject to the following conditions:
  - a. Swine. The keeping or raising of swine shall not be allowed except as part of a general farming operation on a property of not less than five acres and provided further that not more than 10 head plus one head additional for each three acres of area in excess of five acres shall be allowed in any case. No building or other enclosure for the shelter of swine shall be closer to any front, side or rear property line or zone boundary than 200 feet.
  - b. Fowl and livestock limitations. No building, any part of which is closer to any front or side property line than 90 feet or closer to any R-85 Residence or GB Business Zone boundary than 200 feet or closer to a dwelling on an adjoining premises than 200 feet, shall be erected or used for the shelter of more than 100 head of fowl of all kinds or more than two head of other farm livestock.
  - c. Side and rear yard setbacks. No building for the shelter of fowl or farm livestock shall be closer to any side or rear property line than 30 feet or closer to a dwelling on an adjoining premises than 100 feet.
- B. Eleemosynary, charitable and philanthropic institutions, hospitals, nursing homes, convalescent homes, churches, parochial and private schools and nursery schools, subject to the following conditions:
  - a. Location. Such uses shall be located on a major or minor arterial.
  - b. Lot area. A minimum lot area shall be five acres.
  - c. Parking. All parking shall be on site and in accordance with the Site Plan Review
  - d. Licenses. All state, county and local licenses are obtained.
- C. Camps for children owned or operated by tax-exempt organizations, such as YMCA, YWCA and the Boy Scouts or Girl Scouts, provided that such camps shall be on lots of not less than 10 acres.