

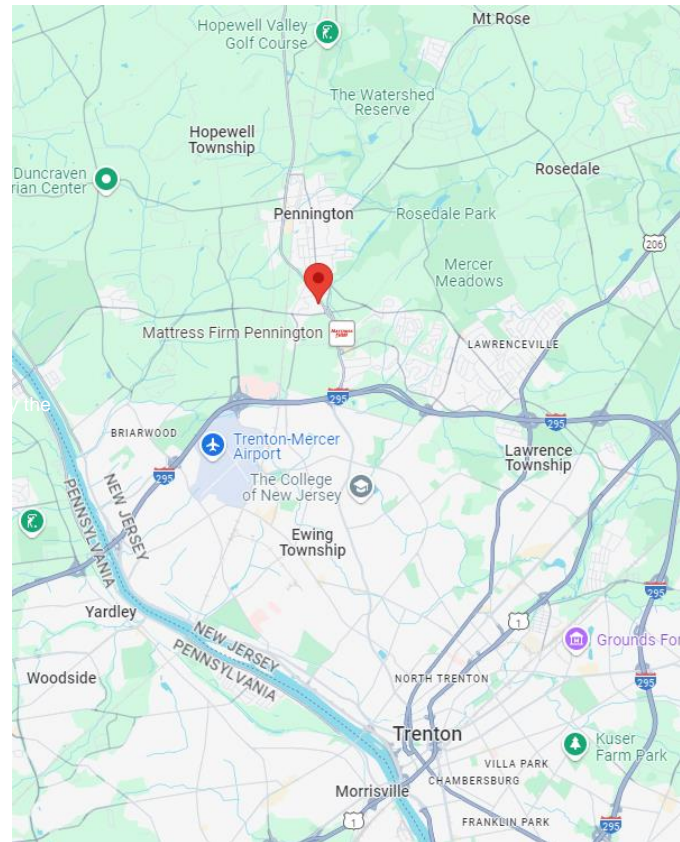


210 Route 31 South

Hopewell, NJ 08525

- 8 Acres Land with 1,102 SF Building
- Block 69, Lot 6
- Zoning: R100
- Taxes (2023): \$11,032 Taxes
- Mercer County, Hopewell Township
- Uses: Tree Farm, Agricultural Farm, Church, Residential Homes
- Terrain: Flat
- Access to Rt. 31 & Johnstone Drive
- Public Transportation:
 - Commuter Rail: West Trenton 12 min; Yardley 15 min (Regional Rail/SEPTA)
 - Airport: Trenton Mercer County 12 min
 - Freight: Port of Philadelphia 48 min

Sale Price: \$1,000,000



For more information:

Gerard Fennelly

R-100 Residence Zone

- A. Permitted primary uses.** The permitted primary uses allowed in the R-100 Residence Zone shall be as follows: (1) Dwellings. (a) One-family. (2) Municipal parks, playgrounds, buildings and/or structures connected with the governmental function or a governmental service. 80,000 SF Lots, lot width 150' by 200' depth, height 35' or 2-story. Lot coverage 15%. Side Yard 40' and rear yard 50'.
- A. FAR: .25 - no dwelling shall exceed 4,000 SF
- B. Permitted secondary uses.** The permitted secondary uses allowed in the R-100 Residence Zone shall be as follows: (1) Private garages. (2) Normal residential storage structures not in excess of 100 square feet of floor area. (3) Other normal residential structures, such as swimming pools, fireplaces, trellises, lampposts and the like. (4) Off-street parking areas. (5) Signs, in accordance with the provisions of Article III. (6) Affordable accessory apartments, in accordance with the provisions of § 215-97 under Article IX.
- C. Conditional uses.** The conditional uses allowed in the R-100 Residence Zone shall be as follows and shall be further subject to the provisions of Article VIII:
- A. Nongovernmental public utility uses.
 - B. Clubhouses.
 - C. Public and private schools.
 - D. Churches. (5) Home occupations.
 - E. Cluster development.
 - F. Continuing-care retirement facility.
 - G. Adult Housing: 55 years or older; 6 units per acre; requires public water & sewer

Jim Husselman - Zoning, Hopewell (609)737-0605 ext.6410

