

*Township of North Brunswick, NJ
Wednesday, July 26, 2023*

Chapter 205. Land Use

Article XIII. C-1 Neighborhood Commercial District

§ 205-65. Permitted uses.

[Amended 8-1-1994; 11-16-2020 by Ord. No. 20-23]

The following uses shall be permitted in C- 1 Neighborhood Commercial Districts:

A. Permitted principal uses.

- (1) Retail uses, such as, but not limited to, apparel and accessories stores, drugstores, florists, general merchandise stores, grocery stores, liquor stores, furniture/home furnishings and equipment stores, and variety stores.
- (2) Banks.
- (3) Educational services.
- (4) Eating and drinking establishments (non-drive-in) which do not have live entertainment.
- (5) General business and professional offices.
- (6) Publication of newspapers and periodicals.
- (7) Government buildings and grounds.
- (8) Parks and public playgrounds.
- (9) Personal services.
- (10) Indoor recreation facilities.
- (11) Shopping center.
- (12) Medical offices, dental offices, and clinics.
- (13) Adult day-care facilities.

B. Required accessory uses.

- (1) Off-street parking, subject to the provisions of Article **XXIV** of this chapter.
- (2) Off-street loading, subject to the provisions of Article **XXIV** of this chapter.

C. Permitted accessory uses.

- (1) Signs, subject to the provisions of Article **XXV** of this chapter.
- (2) Fences, subject to the provisions of § **205-93** of this chapter.
- (3) Repair services related to the permitted uses in this zone district.

- (4) Other customary accessory uses and buildings which are clearly incidental to the principal use and building.
 - (5) Mechanical amusement devices, as defined in this chapter, provided that no more than four such devices shall be permitted within any building or premises used for business purposes in this zone.
- D. Conditional uses (subject to the provisions of Article **XXIX** of this chapter).
- (1) Public utilities.
 - (2) Philanthropic or eleemosynary uses.

§ 205-66. Development standards.

- A. Minimum front yard setback: 35 feet, and 100 feet from U.S. Route 1 and U.S. Route 130.
- B. Where a proposed commercial development abuts a residential zone or a lot developed for residential uses, a buffer shall be established; an additional thirty-foot buffer strip, designed in accordance with the requirements of Article **XXVI**, shall be added to any required rear or side yard which abuts said residential use.
- C. All properties and uses shall also be subject to the general provisions under Article **IV**.
- D. Front yards may be utilized for parking, provided that no parking shall be closer than 25 feet to the street line of U.S. Route 1 and U.S. Route 130, nor closer than 10 feet to other street lines. All nonparking areas shall be landscaped.
- E. Nonconforming residential uses located in this zone shall be permitted to have accessory buildings and uses permitted in the R-2 Zone, in accordance with the provisions of the R-2 Zone.
- F. All properties and uses are subject to the performance standards as specified in Article **XXVII**.

§ 205-66.1. C-3 Restricted Neighborhood Commercial District.

[Added 2-20-2007 by Ord. No. 07-04]

- A. General. Permitted uses, required accessory uses, permitted accessory uses, conditional uses, and development standards shall be exactly the same as those required for the C-1 Neighborhood Commercial District, with the exception of the prohibitions established in § **205-66.1B**.
- B. Prohibited uses.
 - (1) All establishments that include the preparation of food for either on-site or off-site consumption are expressly prohibited.
 - (2) On-site consumption of alcoholic beverages is expressly prohibited.

LAND USE

205 Attachment 6

Schedule of Area, Yard and Building Requirements
Zoning Ordinance of the Township of North Brunswick
Middlesex County, New Jersey

TABLE 1
Amended 11-20-2006 by Ord. No. 06-32; 2-20-2007 by Ord. No. 07-04; 5-17-2010 by Ord. No. 10-121

1	2	3	4	Minimum Required Yard Depth (feet)					9	10	11	12	13	14	15
				Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Minimum Side Yard (feet)							
R-1	20,000/ 20,000	120/140	120	40	15	35	20%	5	5	15%	2 1/2	30	40%	900	
R-2	15,000/ 20,000	100/125	100	40	12	28	20%	5	5	20%	2 1/2	30	50%	800	
R-3	10,000/ 12,000	90/100	90	35	8	20	20%	5	5	25%	2 1/2	30	60%	700	
R-4	7,500/ 9,000	75/90	90	30	6	18	20%	5	5	25%	2 1/2	30	60%	700	
R-4A	7,500/ 9,000	75/90	90	30	6	18	20%	5	5	25%	2 1/2	30	60%	700	
R-5	5 acres	300	400	(A)	75	150	75	75	75	25%	2 1/2	30	60%	(B)	
R-6(C)	30,000/ 30,000	150/175	150	45	15	35	20%	5	5	15%	2 1/2	30	40%	900	
R-7	2 acres	300	200	30	35	70	35	10	10	30%	7	70	60%	300	
R-M	Not applicable														
R-T-D	Not applicable														
C-1	15,000/ 20,000	100/125	100	(D)	10	20	20	5	5	40%	2 1/2	30	80%	--	

NOTES:
 (A) As specified in § 205-56A(1).
 (B) As specified in § 205-56B(6).
 (C) The standards in this schedule apply to the development of single-family dwellings which are not part of a PRD or ERD development; see §§ 205-59 and 205-60 for standards applicable to PRD and ERD developments.
 (D) As specified in § 205

NORTH BRUNSWICK CODE

Schedule of Area, Yard and Building Requirements
Zoning Ordinance of the Township of North Brunswick
Middlesex County, New Jersey
TABLE 2

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Zone	Minimum Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Principal Building			Accessory Buildings and Structures		Maximum Percentage Coverage by Principal Building	Maximum Height Principal Building (Stories)	Maximum Height Principal Building (Feet)	Maximum Percentage Coverage by All Impervious Surfaces	Minimum Gross Habitable Floor Area per Residential Unit
					Minimum One Side Yard (feet)	Total Both Sides (feet)	Rear Yard (feet or percentage of lot depth)	Side Yard (feet)	Rear Yard (feet)					
C-2	20,000/ 30,000	150/200	100	(A)	10	20	35	5	5	40%	3	40	80%	--
C-3	See § 205-66.1.													
C-4	See § 205-68.5.													
G-O(B)	1½ acres	200	250	75	20	40	40	5	5	40%	3	40	80%	--
O-R	20 acres	500	400	(C)	(C)	(C)	(C)	(C)	(C)	40%	--	75	80%	--
I-1(D)	2 acres	250	300	(E)	30	60	60	20	20	40%	3	40	80%	--
I-2(D)	3 acres	350	350	(F)	40	80	75	20	20	40%	3	40	80%	--
TMU	Not applicable													
PUD	Not applicable													
PUD-II	Not applicable													
ERR	25 acres	600	500	(G)	100	200	100	20	20	305	--	40	60%	--

- NOTES:
- (A) As specified in § 205-68.A.
 - (B) The standards in this schedule apply to office development which is not part of a planned office park development; see § 205-70.3 for standards applicable to a planned office park development.
 - (C) As specified in § 205-81.1 A and C.
 - (D) The standards in this schedule apply to the development of sites which are not part of a planned industrial park development.
 - (E) As specified in § 205-72.A.
 - (F) As specified in § 205-75.A.
 - (G) As specified in § 205-76.A.