

LAND USE AND DEVELOPMENT

35 Attachment 7

**SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS**  
**Township of Millstone, Monmouth County New Jersey**  
**(Section 35-5-5)**

[Adopted 9-4-1996 by Ordinance 96-15. Revised 10-2-1996 by Ordinance 96-16; 11-6-1996 by Ordinance 96-17; 5-21-1997 by Ordinance 97-11; 3-1-2000 by Ordinance 00-04; 6-21-2000 by Ordinance 00-16; 10-4-2000 by Ordinance 00-26; 6-18-2003 by Ordinance 03-24; 6-17-2008 by Ordinance No. 06-18; 6-3-2015 by Ordinance No. 2015-09; 4-20-2022 by Ord. No. 22-05]

Minimum Lot Requirements					Minimum Yard Requirements						Lot and Building Coverage		Building Height and Stories		Maximum Building Floor Area Ratio	Maximum Useable Floor Area Ratio
					Principal Building (9)				Accessory Bldg.							
Zone	Area (Square Feet)	Lot Width (Feet)	Lot Frontage (Feet) <sup>(1)</sup>	Lot depth (Feet)	Front (feet)	Rear (feet)	Each Side (feet)	Both Sides (feet)	Side (feet)	Rear (feet)	Lot Coverage Maximum (%)	Building Coverage Max. (%)	Building Height (feet)	Max. Stories		
RU-P	10 acres	250	250	—	75	75	40	100	20	25	10	8	40	3	—	
RU-C	6 acres	250	250	—	75	75	40	100	20	25	20	10	40	3	—	
R-170	170,000 <sup>(5)</sup>	250	250	—	75	75	40	100	20	25	20	10	40	3	—	
R-130	130,000 <sup>(6)</sup>	250	250	—	75	75	40	100	20	25	20	10	40	3	—	
R-80	80,000 <sup>(7)</sup>	200	200	—	50	50	30	60	15	20	20	10	35	2	—	
R-20	20,000	125	125	—	50	25	20	40	10	10	35	15	35	2	—	
NC	40,000	150	150	200	75	50	30	60	10	10	70	30	35	2	—	
HC	3 acres	250	250	450	100	75	40	100	20	75	50	25	30	2	—	
HC-1	3 acres	250	250	450	100	75	40	100	20	75	50	15	30	2	0.15	
BP <sup>(9)</sup>	130,000	250	250	—	100	100	50	125	40	75	50	30	30	2	—	0.25 (for warehouse buildings); 0.2 (for other buildings)
PCD <sup>(8)</sup>	20 acres	800	800	450	100 <sup>(8)</sup>	100	50	125	50	75	50	15	30	2	0.15	0.15; 0.25 (for warehouse buildings); 0.2 (for other buildings)
RC	10 acres	250	250	—	100	50	50	125	50	50	10	5	30	1	—	

Note: See Article 4, Regulations Applicable to All Zoning Districts, for additional regulations pertaining to undersized and nonconforming lots, utilities and road frontages, lot and yard requirements, sight distances and accessory buildings and structures. Notwithstanding anything to the contrary set forth in Article 4, no subdivision shall be allowed of any lot or lots within a development previously approved pursuant to the “Woodsy Lane” development regulations if such subdivision would result in any of the bulk requirements set forth in the “Woodsy Lane” development section applicable to that particular Zoning District being violated, unless appropriate variance relief is granted by the Planning Board.

- (1) In the case of lots fronting on the turnaround of a cul-de-sac street or fronting on any other curved street with an alignment whose outside radius is less than 500 feet, the lot frontage only, as distinguished from lot width, may be equal to no less than 70% of the lot frontage as set forth above. Where frontage is so permitted to be reduced, the lot width at the building setback line shall not be less than the required minimum lot frontage.
- (2) – (4) (Reserved)
- (5) The minimum lot area for major and minor subdivisions in the R-170 Zone approved after June 21, 2000 shall be 4 acres.
- (6) The minimum lot area for major and minor subdivisions in the R-130 Zone approved after June 21, 2000 shall be 3 acres.
- (7) The minimum lot area for major and minor subdivisions in the R-80 Zone approved after June 21, 2000 shall be 2 acres.
- (8) For planned commercial developments with no direct driveway access to State Route 33, see subsection 35-5-15.4c. for area, yard and building requirements.
- (9) Ordinary projections from a principal building including cornices, eaves, gutters, sills, chimneys and ornamental architectural features may project no more than 2 feet into any required yard area. [Ord. No. 2015-09]

\*Editor’s Note: Pursuant to Article 4, § 35-4-1.6, municipally sponsored affordable housing construction is a permitted use in all zoning districts in the Township. For specific provisions relating to the Schedule of Area, Yard and Building Requirements for the development of municipally sponsored affordable construction in the BP Zone District, see §35-5-13.4e.