

**SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS (1)  
BOROUGH OF HOPEWELL, MERCER COUNTY, NEW JERSEY**

Zone and Primary Permitted Uses	Minimum Lot Size (5)			Minimum Yard Sizes			Rear Yard	% of Lot Coverage	Maximum Building Height (3) (4)	Minimum Floor Area	Floor Area Ratio			
	Interior Area	Corner Area	Width	Front Yard	Any Side Yard (2)	Total Both Side Yards						First Floor	Total	
Column 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
<b>R-75 Residence Zone (See Section 12-12)</b>														
Duplex Dwellings.....	14,000	90	17,100	110	(8)	10	25	25	30	2-1/2	35	800	1,200	.24
One-family dwellings.....	11,250	75	13,500	90	(8)	10	25	25	30	2-1/2	35	---	1,200/D.U.	.24
Rented rooms.....	14,000	80	17,100(5)	100	(8)	10	25	25	30	2-1/2	35	---	150/D.U.	.24
<b>R-75P Residence Zone (See Section 12-13)</b>														
One-family dwellings.....	11,250	75	13,500	90	(8)	10	25	25	30	2-1/2	35	800	1,200	.24
<b>R-100 Residence Zone (See Section 12-14)</b>														
One-family dwellings.....	20,000	100	24,000	120	50	15	35	30	20	2-1/2	35	1,050	1,400	.18
<b>R-O Residence-Office Zone (See Section 12-14A)</b>														
R-75 Residential Uses.....	(Same as R-75 Zone Requirements)													
Other Permitted Uses.....	(Same as M-R Zone Requirements)													
<b>B-R Business Zone (See Section 12-15)</b>														
Retail business establishments.....	4,000	40	4,000	40	15	---	---	25	40	3	45	---	---	.60
Personal service establishments.....	4,000	40	4,000	40	15	---	---	25	40	3	45	---	---	.60
Apartments and rented rooms.....	(When such use is in a building in which the primary use is residential, requirements for one-family dwellings in R-75 Zone shall apply. (5) Otherwise the requirements for retail business establishments shall apply.)													
Other permitted primary uses (6)	---	---	---	---	---	---	---	---	---	3	45	---	---	---
<b>FP Farm Preservation (See Section 12-16)</b>														
(Same as R-100 Residence Zone Requirements)														
<b>P Public Zone (See Section 12-16A)</b>														
(Same as R-75 Residence Zone Requirements)														
<b>M-H Mixed Housing Residential Zone (See Section 12-17 for permitted uses)</b>														
(see Section 12-17 for requirements)														
<b>S Service Zone (See Section 12-14D)</b>														
Nonresidential Uses.....	20,000	100	20,000	100	20	10	25	25	50	2-1/2	45	---	---	.40
Townhouse uses.....	(See subsection 12-14D.4 for requirements)													
Residential Uses.....	(Same as R-75 Zone requirements)													

- (1) All dimensions and areas are in feet and square feet unless indicated otherwise.
- (2) Side yards of corner lots, adjacent to side street, shall be equal to the required front yard.
- (3) Silos and other farm buildings shall not be bound by the height restrictions.
- (4) Height limitations in the M-R Zone may be exceeded where necessary for the proper functioning of the facility provided that a conditional use permit shall have been obtained from the Planning Board or Board of Adjustment.
- (5) Minimum lot size shall be increased by two thousand (2,000) square feet for each apartment or rented room in excess of two on each lot.
- (6) The schedule of area, yard and building requirements for permitted primary uses not listed shall be determined for each specific case by the Board of Adjustment.
- (7) Maximum percentage of lot coverage is computed by including all primary and secondary structures as well as all paved areas appurtenant thereto.
- (8) For existing developed parcels the front yard setback is 40 feet. For new construction (as defined in 12-10A.3) see front yard regulations under subsection 12-7.3a.