

**CHAPTER 17  
ZONING**

An ordinance of the City of New Brunswick, in the county of Middlesex, in the State of New Jersey, to amend Chapter 17 of the City of New Brunswick Ordinances, entitled "Zoning," to comply with and effectuate the 2004 Master Plan.

**Article I     Title, Intent and Purpose**

**17.01.010     Title**

This ordinance shall be known and cited as the "2007 Zoning Ordinance of the City of New Brunswick, New Jersey".

**17.01.020             Intent**

This Zoning Ordinance is designated to limit, restrict and regulate the nature and extent of the uses of land to specified districts or zones delineated throughout the City. The Zoning Ordinance specifies which particular uses of land are permitted, or restricted, within each district and dictates the regulations and standards concerning the construction of buildings and structures proposed therein. The Ordinance further provides for the administration and enforcement of the provisions contained within this chapter and establishes penalties to be levied upon the party or parties responsible for the violations thereof.

**17.01.030     Purpose**

This Ordinance is hereby ordained, by the Mayor and Council of the City of New Brunswick, a land development ordinance pursuant to the provisions of P.L. 1975 C.291 as amended, C.216 (N.J.S.A. 40:55D-1 et seq.) in order to establish a pattern for the use of land predicated on the Land Use Element of the Master Plan enacted for the following purposes:

- A. To encourage municipal action to guide the appropriate use or development of all lands in this City, in a manner which will promote the public health, safety, morals and general welfare;
- B. To secure safety from fire, flood, panic and other natural and man-made disasters;
- C. To provide adequate light, air and open space;
- D. To limit and restrict buildings and structures to specified districts and regulate buildings and structures according to their type and the nature and extent of the use of land for trade, industry, residences, open space or other purposes;
- E. To regulate the bulk, height, number of stories and size of buildings and other structures;
- F. To ensure that the development of this municipality does not conflict with the development and general welfare of

neighboring municipalities, Middlesex County, and the State as a whole;

- G. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities, and regions and preservation of the environment;
- H. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- I. To provide sufficient space and in appropriate locations for the variety of residential, recreational, commercial, business and industrial uses and open space,

both public and private, according to their respective environmental requirements in order to meet the needs of all New Brunswick residents;

- J. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
- K. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
- L. To promote the conservation of open space, historic sites, energy resources, and valuable natural resources and to prevent urban sprawl and degradation of the environment through improper use of land;
- M. To encourage planned unit development which incorporates the best features of design and relates the type, design, and layout of residential, commercial, industrial and recreational development to the particular site;
- N. To encourage senior citizen community housing construction;
- O. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- P. To promote utilization of renewal energy sources;
- Q. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs;
- R. To promote the rehabilitation of the housing stock;
- S. To promote urban landscaping, including street trees at

proper spacing and in appropriate locations, as well as landscaping in industrial, commercial and institutional areas in addition to residential areas.