

## **17.04 Article IV                      Zoning Districts**

### **17.04.010 Schedule of Zones**

The City of New Brunswick is hereby divided into the following zoning districts:

<b><u>ZONE</u></b>	<b><u>DESCRIPTION</u></b>
R-1A	SINGLE-FAMILY RESIDENTIAL
R-1B	SINGLE-FAMILY RESIDENTIAL
R-2	SINGLE-FAMILY RESIDENTIAL
R-3	SINGLE-FAMILY RESIDENTIAL
R-4	SINGLE-FAMILY RESIDENTIAL
R-5A	SINGLE-FAMILY & TWO-FAMILY RESIDENTIAL
R-5B	SINGLE-FAMILY & TWO-FAMILY RESIDENTIAL
R-5C	SINGLE-FAMILY & TWO-FAMILY RESIDENTIAL DISTRICT
R-6	MULTI-FAMILY RESIDENTIAL
R-7	APARTMENT RESIDENTIAL
C-1	NEIGHBORHOOD COMMERCIAL
C-2A	COMMUNITY COMMERCIAL
C-2B	COMMUNITY COMMERCIAL
C-3A	COMMUNITY PROFESSIONAL/OFFICE
C-3B	COMMUNITY COMMERCIAL/OFFICE
C-4	DOWNTOWN COMMERCIAL/OFFICE
C-5	HIGHWAY COMMERCIAL
C-6	HIGHWAY COMMERCIAL
O-1	GENERAL OFFICE
HI	HOSPITAL & INSTITUTIONAL
D-HI	DOWNTOWN HOSPITAL & INSTITUTIONAL OVERLAY
I-1	LIGHT INDUSTRIAL
I-2	GENERAL INDUSTRIAL
I-2E	GENERAL INDUSTRIAL ENTERTAINMENT
IN-1	EDUCATIONAL INSTITUTIONAL
IN-2	EDUCATIONAL INSTITUTIONAL
WC	WATERFRONT CONSERVATION

### **17.04.020 Zoning Map**

The City of New Brunswick is divided into zoning districts as shown on the attached map entitled "2007 Zoning Map of the City of New Brunswick," dated 2007 which is hereby adopted by reference and declared to be part of this chapter.

### **17.04.030 Determination of District Boundaries**

- A. Where uncertainty exists as to the boundaries of districts as shown on the official Zoning Map, the following rules shall apply:
1. Boundaries indicated as approximately following the center lines of streets, highways or alleys shall be constructed as following such center lines unless such zone boundary lines are fixed by dimensions shown on the official Zoning Map;
  2. Boundaries indicated as approximately following platted lot lines, shall be as following such lot lines, unless specifically shown otherwise;
  3. In un-subdivided land where a zone boundary divides a lot,

- the location of such boundary, unless the same is indicated by dimensions on the map, shall be determined by the use of the scale appearing thereon;
4. Boundaries indicated as approximately following municipal limits shall be construed as following municipal limits;
  5. Boundaries indicated as following railroad right-of-way lines shall be construed to follow such lines;
  6. Boundaries indicated as following shorelines shall be construed as following such shorelines, and in the event of change in the shoreline, shall be construed as moving with the actual shoreline. Boundaries indicated as approximately following the center lines of streams, rivers or other bodies of water shall be construed as following such center lines, and in the event of change of such bodies of water, shall be construed as moving with the centerline of such bodies of water;
  7. Boundaries indicated as parallel to the extension of features indicated in Paragraph 1 through 6 above shall be so construed. Distances not specifically indicated on the official Zoning Map shall be determined by the scale of the map. Lands falling within the area generally known as "riparian rights" territory shall be governed by and shall be included within the straight line extensions of the zone boundaries of the zone district to which the riparian right areas are adjoined;
  8. Where a zoning lot is located in part in one zoning district and in part in another zoning district, the zoning regulations of the zoning district which has the larger portion of the lot area shall apply. If the portions of the lot in each zoning district are equal, the zoning regulations of the least intense permitted uses shall apply.
  9. Where physical or other features existing on the ground are at variance with those shown on the official Zoning Map or in other circumstances not covered by Paragraphs 1 through 8 above, the Board of Adjustment shall interpret the district boundaries, pursuant to N.J.S.A. 40:55D-70b.

**17.04.040 Zoning District Regulations**

A. Schedule of Limitations

The restrictions and controls designed to regulate the use of land, concentration of population and traffic generation in each zone are set forth herewith and as further supplemented by this chapter.

B. Purpose of Zoning Districts

Zoning Districts are established in order to achieve the general goals in Article I of this chapter and for the following specific purposes:

1. To protect buildings and property against fire, explosion, noxious fumes, other hazards, offensive noise, vibrations, smoke, dust, odors, heat, glare and other objectionable influences;
2. To promote the aesthetic compatibility of all development within the community;
3. To protect residential and neighborhood commercial areas against congestion by regulating the bulk of buildings in relation to the land around them and to provide sufficient space in appropriate locations for development to meet the needs and demands of the anticipated growth in the population;
4. To maintain and protect existing residential neighborhoods throughout the City and to increase residential land usage through infill, rehabilitation and redevelopment;
5. To encourage residential development which is compatible in density with the surrounding neighborhood;
6. To eliminate existing nonconforming uses in residential neighborhoods and prohibit any future intrusive nonconforming uses from occurring;
7. To prevent increased deterioration and blight of existing residential neighborhoods through a continuation of current rehabilitation programs and the creation of innovative programs to increase home ownership and improve affordability to low and moderate income households;
8. To protect residential and commercial areas against the intrusion of abnormal vehicular traffic and to provide sufficient space for off-street parking;
9. To protect quasi-residential uses which require a residential environment to effectively provide essential health and welfare services to the City's residents;
10. To promote the creation of a service, business and professional oriented commercial environment;
11. To encourage the tendency of commercial development to cluster to the mutual advantage of both customers and merchants and thus promote and establish prosperity and welfare;
12. To promote the creation of pedestrian oriented neighborhood commercial environment which encourages maximum pedestrian activity;
13. To provide sufficient space in appropriate locations for attractive, modern, landscaped industrial complexes which do not create any hazards, nuisances, and other objectionable influences, such as heavy trucking, which would be offensive to adjoining lands that require an environment free from these influences.