

**CITY OF NEW BRUNSWICK
Zoning District Standards**

Zone		Principle Structures											Accessory Structures			
		Min. Lot Area (sf)	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Front Setback (ft)	Min. One Side Setback (ft)	Min. Total Side Setback (ft)	Min. Rear Setback (ft)	Max. Building Height (ft)	Max. Building Cover (%)	Max. Imperv. Cover (%)	Max. F.A.R. (ratio)	Min. One Side Setback	Min. Rear Setback	Max. Building Height (ft)	Max. Building Height (stories)
R-1A	Single Family	40,000	150'	200'	50'	25'	50'	50'	35'	20%	30%	0.35:1	10'	10'	15'	1
R-1B	Single Family	20,000	125'	150'	50'	20'	50'	40'	35'	30%	35%	0.35:1	10'	10'	15'	1
R-2	Single Family	10,000	100'	100'	30'	10'	20'	30'	35'	30%	45%	0.35:1	5'	5'	15'	1
R-3	Single Family	6,500	65'	100'	20'	5'	15'	25'	30	35%	45%	0.5:1	5'	5'	15'	1
R-4	Single Family	5,000	50'	100'	15'	5'	12'	20'	30	35%	45%	0.5:1	3'	3'	15'	1
R-5A	Single-Family	5,000	50'	100'	10'	15'	30'	40'	30'	20%	50%	0.35:1	3'	3'	15'	1
R-5A	Two-Family	8,000	80'	100'	10'	15'	25'	40'	30'	20%	50%	0.35:1	3'	3'	15'	1
R-5B	Single Family	4,200	60'	70'	10'	15'	30'	30'	30'	20%	50%	0.35:1	3'	3'	15'	1
R-5B	Two-Family	6,700	80	100'	10'	15'	25'	40'	30'	20%	50%	0.35:1	3'	3'	15'	1
R-5C	Single Family (detached)	2,700	30'	70'	10'	5'	10'	20'	35'	40%	60%	0.5:1	3'	3'	15'	1
R-5C	Two-Family (detached)	2,700	30'	70'	10'	5'	10'	20'	35'	40%	60%	0.5:1	3'	3'	15'	1
R-5C	ROWS-inside units	1,500	15'	70'	10'	-	-	20'	35'	40%	60%	0.8:1	3'	3'	15'	1
R-5C	ROWS- end units	2,500	25'	70'	10'	5'	-	20'	35'	40%	60%	0.8:1	3'	3'	15'	1
R-6	Single Family	5,000	50'	100'	10'	15'	30'	40'	30'	20%	50%	0.35:1	3'	3'	15'	1
R-6	Two-Family	10,000	100'	100'	15'	20'	40'	40'	35'	25%	60%	0.8:1	3'	3'	15'	1
R-6	Townhouses	15,000	130'	100'	10'	15'	30'	40'	30'	20%	50%	0.35:1	3'	3'	15'	1
R-6	Low-Rise Apartments	43,650	200'	200'	50'	50'	100'	50'	35'	25%	60%	0.3:1	3'	3'	15'	1
R-7	Mid Rise	20,000	125'	150'	25	15	30	25	60'	50%	70%	2.50:1	5'	5'	15'	1
R-7	High Rise	20,000	125'	150'	25	15	30	25	120	50%	70%	5.00:1	5'	5'	15'	1

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C-1	Neighborhood Commercial	5,000	50'	100'	10'	5'	10'	10'	40'	40%	90%	1.00:1		3'	3'	15'	1
C2A	Neighborhood Commercial	5,000	50'	100'	10'	5'	10'	10'	40'	60%	90%	2.00:1		3'	3'	15'	1
C-2B	Community Commercial	5,000	50'	100'	10'	5'	10'	10'	40'	60%	90%	2.00:1		3'	3'	15'	1
C3A	Office/Professional	5,000	50'	100'	15'	5'	20'	45'	40'	40%	85%	0.8:1		3'	3'	15'	1
C-3B	Commercial/Office	5,000	50'	100'	15'	5'	10'	10'	40'	50%	90%	1.2:1		3'	3'	15'	1
C-4	Downtown	5,000	50	100'	0'	0'	0'	0'	150'	100%	100%	12.0:1		0'	0'	15'	1
C-5	Highway	5 acres	400'	400'	100'	50'	100'	50'	50'	50%	75%	1.25:1		25'	20'	15'	1
C-6	Highway	10,000	100'	100'	20'	20'	40'	20'	40'	15%	80%	1.25:1		25'	20'	15'	1
O-1	General Office	10 acres	300'	500'	100'	40'	100'	50'	150'	25%	65%	1.2:1		10'	10'	15'	1
HI	Hospital/Institution	10,000	100'	100'	10'	5'	10'	10'	150'	50%	90%	6.0:1		10'	10'	15'	1
D-HI	Downtown Hospital	10,000	100'	100'	10'	5'	10'	10'	150'	70%	95%	12.0:1		10'	10'	15'	1
I-1	Light Industrial	20,000	100'	200'	25'	10'	30'	50'	50'	40%	75%	1.0:1		10'	10'	15'	1
I-2	General Industrial	40,000	200'	200'	50'	25'	50'	50'	50'	35%	85%	1.0:1		20'	20'	15'	1
I-2-E	Industrial/Entertainment	40,000	200'	200'	50'	25'	50'	50'	50'	35%	85%	1.0:1		20'	20'	15'	1
IN-1	Institutional	5,000	50'	100'	10'	5'	12'	20'	35'	40%	50%	0.8:1		3'	3'	15'	1
IN-2	Institutional	10,000	100'	100'	20'	15'	35'	25'	35'	35%	60%	1.0:1		10'	10'	15'	1
WC	Single-att.	10,000	100'	100'	20'	10'	20'	25'	25'	25%	45%	0.35:1		3'	3'	10'	1
WC	Single-detach.	5,000	50'	100'	20'	14'	-	20'	25'	20%	45%	0.35:1		3'	3'	10'	1
WC	Townhouses	1,800	18'	100'	20'	14'	-	20'	25'	20%	45%	0.5:1		3'	3'	10'	1