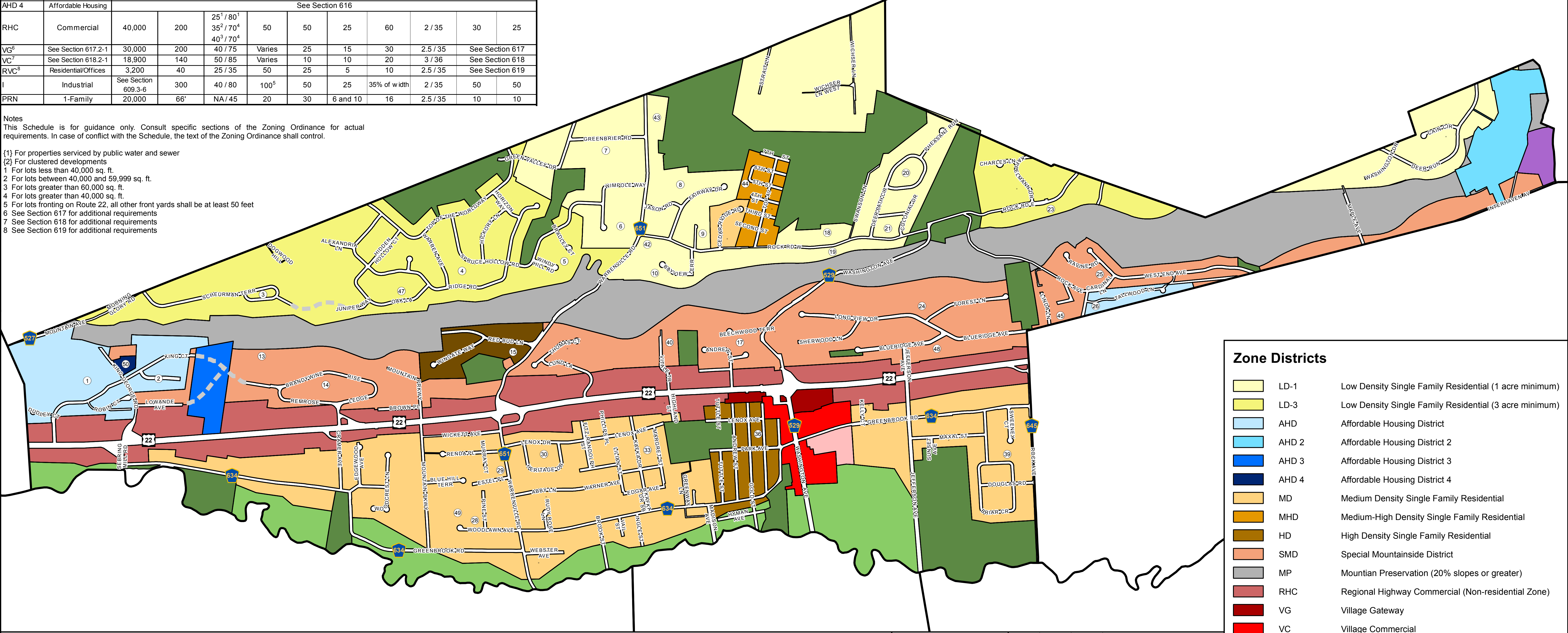


SCHEDULE OF REQUIREMENTS												
				Coverage Building / Impervious	Principal Building						Accessory Building	
					Minimum Yard Requirements				Maximum Height	Minimum Yard Requirements		
District	Use	Area	Width		Front	Rear	Side	Combined		Rear	Side	
		(sq. ft.)	(ft.)	(percent)	(ft.)	(ft.)	(ft.)	(ft.)	(stories/ft.)	(ft.)	(ft.)	
LD-1	1-Family	40,500	150	20 / NA	50	50	20	50	2.5 / 35	20	20	
LD-1 {2}	1-Family	20,000	100	20 / NA	50	40	15	35	2.5 / 35	15	15	
LD-3	1-Family	121,500	200	5 / NA	50	50	15	35	2.5 / 35	15	15	
LD-3 {1}	1-Family	40,500	150	20 / NA	50	50	15	35	2.5 / 35	15	15	
LD-3 {2}	1-Family	20,000	100	20 / NA	50	40	15	35	2.5 / 35	15	15	
MD	1-Family	15,000	100	20 / NA	50	50	10	25% of width	2.5 / 35	20	10	
MHD	1-Family	12,500	100	20 / NA	35	30	10	25% of width	2.5 / 35	30	10	
HD	1-Family	5,000	50	NA / NA	30	35	10	20	2.5 / 35	15	10	
SMD	1-Family	40,500	150	20 / NA	50	50	20	50	2.5 / 35	20	20	
SMD {2}	1-Family	20,000	100	20 / NA	50	40	15	35	2.5 / 35	15	15	
AHD	Affordable Housing	See Section 608										
AHD 2	Affordable Housing	See Section 614										
AHD 3	Affordable Housing	See Section 615										
AHD 4	Affordable Housing	See Section 616										
RHC	Commercial	40,000	200	25 ¹ / 80 ¹ 35 ² / 70 ⁴ 40 ³ / 70 ⁴	50	50	25	60	2 / 35	30	25	
VG ⁶	See Section 617.2-1	30,000	200	40 / 75	Varies	25	15	30	2.5 / 35	See Section 617		
VC ⁷	See Section 618.2-1	18,900	140	50 / 85	Varies	10	10	20	3 / 36	See Section 618		
RVC ⁸	Residential/Offices	3,200	40	25 / 35	50	25	5	10	2.5 / 35	See Section 619		
I	Industrial	See Section 609.3-6	300	40 / 80	100 ⁵	50	25	35% of width	2 / 35	50	50	
PRN	1-Family	20,000	66'	NA / 45	20	30	6 and 10	16	2.5 / 35	10	10	

Notes
This Schedule is for guidance only. Consult specific sections of the Zoning Ordinance for actual requirements. In case of conflict with the Schedule, the text of the Zoning Ordinance shall control.

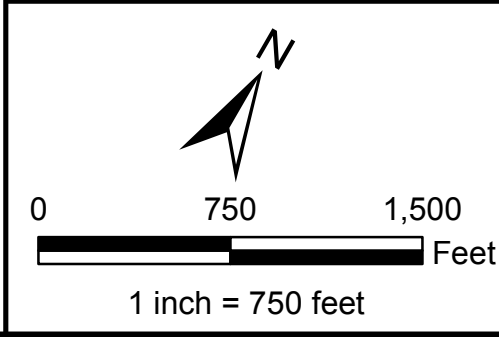
- (1) For properties serviced by public water and sewer
(2) For clustered developments
1 For lots less than 40,000 sq. ft.
2 For lots between 40,000 and 59,999 sq. ft.
3 For lots greater than 60,000 sq. ft.
4 For lots greater than 40,000 sq. ft.
5 For lots fronting on Route 22, all other front yards shall be at least 50 feet
6 See Section 617 for additional requirements
7 See Section 618 for additional requirements
8 See Section 619 for additional requirements

STREET LEGEND			
		COUNTY ROAD	
		STATE HIGHWAY	
		LOCAL ROAD	
		FUTURE ROADS	



D E V E L O P M E N T N A M E S									
1	Mountainview at Green Brook	11	Cedar Ridge Estates	21	Continental Heights	31	Abby Manor	41	Witchwood
2	The Woods at King George	12	Mountain Top	22	Watchung Hills Estates	32	Webster Manor	42	Rock Road Estates
3	Horizons at Green Brook*	13	Brandywine Heights	23	Subdivision of Cole & Tucker	33	Inglehurst Village	43	Valley Estates
4	Top of the World*	14	Brandywine Rise*	24	Blue Ridge Estates	34	Grandville Gardens	44	Top Avenue Estates
5	Sunrise Ridge*	15	Wingate (Monarch Ridge)	25	Mountain Ridge*	35	Whispering Hollow Estates	45	Rocklin Estates
6	Green Valley Acres	16	Mountain Estates	26	Tallwoods at Green Brook	36	North Plainfield Park	46	Rudy Rose Estates
7	Hickory Rise	17	Hi-Vue Estates*	27	Skyline at Green Brook	37	Kelly Court	47	Sunset Ridge*
8	Fairway Estates	18	Subdivision of Flood & Ruebel	28	Blue Hills Acres	38	Maxall Village	48	Blue Ridge Estates - Section 1*
9	D'Egidio One	19	Subdivision of Ferruggia Assoc.*	29	Plantation Manor	39	Rockview Manor	49	Hionis Estates
10	FMK Subdivision	20	Glen Eagle Estates	30	Heritage Estates	40	Blue Star Estates	50	Allure at Green Brook

C. RICHARD ROSEBERRY
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NEW JERSEY LIC. NO. 37546



Revision	Date	Drawn by	Description



Zone Districts		
	LD-1	Low Density Single Family Residential (1 acre minimum)
	LD-3	Low Density Single Family Residential (3 acre minimum)
	AHD	Affordable Housing District
	AHD 2	Affordable Housing District 2
	AHD 3	Affordable Housing District 3
	AHD 4	Affordable Housing District 4
	MD	Medium Density Single Family Residential
	MHD	Medium-High Density Single Family Residential
	HD	High Density Single Family Residential
	SMD	Special Mountainside District
	MP	Mountain Preservation (20% slopes or greater)
	RHC	Regional Highway Commercial (Non-residential Zone)
	VG	Village Gateway
	VC	Village Commercial
	RVC	Residential/Office Village Commercial
	I	Industrial District (Non-residential Zone)
	PR	Public Recreation
	CA	Conservation Area
	PRN	Planned Residential Neighborhood

**Zoning Map of
Green Brook Township**
Somerset County
June 4, 2019
New Jersey
MC Proj. No.: GBT-004