

Township of Hopewell

Schedule A - District Regulations [Amended 9-22-2011 by Ord. No. 11-07; 7-18-2019 by Ord. No. 19-07]

ZONE PR - PROFESSIONAL/RETAIL

Permitted Uses:	Minimum Lot		Minimum Yard Setbacks			Maximum Lot Coverage	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Lot Coverage	Height (feet)
A. Principal Uses:							
1 Retail stores	0.5	100	50	25	40	50%	35
2 Professional service businesses such as medical, legal, accounting, and similar professional practices	1	100	50	25	40	50%	35
3 Personal service businesses such as hairdressers, barbershops, insurance agencies and travel agencies	1	100	50	25	40	50%	35
4 Banks and similar financial service establishments	1	100	50	25	40	50%	35
5 General business, governmental and institutional offices and office buildings	3	250	50	25	40	50%	35
6 Medical clinics and hospitals	4	300	50	25	40	50%	35
7 Agriculture	5	250	50	25	40	50%	35
B. Conditional Uses:							
1 On the south side of Route 49, multiple-family residential dwellings at a density of five units to the acre including multiplexes, garden apartments, townhouses	5		50	25	25	50%	35
2 Public parks and playgrounds	2	100	—	—	—	10%	—

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	Minimum Lot		Minimum Yard Setbacks			Maximum Lot Coverage	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Lot Coverage	Height (feet)
Permitted Uses:							
3 Motels and hotels	4	300	50	25	40	50%	35
C. Accessory Uses:							
Accessory uses which are customarily incidental to the principal permitted use on the lot			50	20	20		

ZONE HCB - HIGHWAY/COMMERCIAL BUSINESS

	Minimum Lot		Minimum Yard Setbacks			Maximum Lot Coverage	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Lot Coverage	Height (feet)
Permitted Uses:							
A. Principal Uses:							
1 Professional service businesses such as medical, legal, accounting, and similar professional practices	1	100	50	25	40	50%	35
2 Personal service businesses such as hairdressers, barbershops, insurance agencies and travel agencies	1	100	50	25	40	50%	35
3 Sales and service of minor equipment and appliances	2	200	100	25	40	50%	35
4 Banks and similar financial service establishments	1	150	50	25	40	50%	35
5 Business, governmental and institutional offices and office buildings	3	100	100	25	40	50%	35
6 Theaters and assembly halls	2	250	100	25	40	50%	35
7 Restaurants	1	250	50	25	40	50%	35
8 Retail automobile showrooms and vehicle sale lots	4	400	100	25	40	50%	35
9 Gasoline service stations and car washers and repair	2	200	100	25	40	50%	35

LAND USE AND DEVELOPMENT

Permitted Uses:	Minimum Lot		Minimum Yard Setbacks			Maximum Lot Coverage	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Lot Coverage	Height (feet)
garages							
10 Public utility uses	1	100	50	25	40	50%	35
11 Medical clinics and hospitals	4	300	100	25	40	50%	35
12 Motels and hotels	4	300	100	25	40	50%	35
13 Indoor commercial recreation facilities such as sports facilities and fitness centers	2	200	100	25	40	50%	35
14 Public transit facilities	1	150	50	25	40	50%	35
15 Agricultural use/purpose activities such as farm markets, nurseries and garden centers	1	150	50	25	40	50%	35
16 Stores and shops for the conduct of retail business	1	100	50	25	40	50%	35
17 Retail and combined retail/wholesale sales and service of food, household and clothing goods and new auto part sales	2	200	100	25	40	50%	35
18 Agriculture	5	250	100	25	40	50%	35
19 Full-service restaurants, licensed pursuant to Title 33 of the New Jersey Revised Statutes, to sell alcoholic beverages. Full-service restaurants shall be required to provide full menu service and seating for not less than 150 persons. Full-service restaurants shall not be permitted in any other zoning district other than HC and HCB	2	200	100	25	40	65%	35
20 Banquet facility	2	200	100	25	40	65%	35
B. Conditional Uses:							
1 Educational, long-term care and religious institutions	2		50	25	25		35
2 Cultural uses such as an auditorium, library or museum	2		50	25	25		35

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	Minimum Lot		Minimum Yard Setbacks			Maximum Lot Coverage	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Lot Coverage	Height (feet)
Permitted Uses:							
3 On the south side of Route 49, multiple-family residential dwellings at a density of five units to the acre including multiplexes, garden apartments, townhouses	5		50	25	25	50%	35
4 Public parks and playgrounds							
5 Minor expansions of existing single-family dwellings on the condition that such expansion will not unreasonably conflict with commercial uses							
6 Self-storage facility not fronting on or having direct access from Shiloh Pike	2		50	25	25	80%	35
C. Accessory Uses:							
Accessory uses which are customarily incidental to the principal permitted use on the lot			50/10 0	20	20		

ZONE HC - HIGHWAY COMMERCIAL

	Minimum Lot		Minimum Yard Setbacks			Maximum Lot Coverage	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Lot Coverage	Height (feet)
Permitted Uses:							
A. Principal Uses:							
1 Sales and service of minor equipment and appliances	2	200	100	25	40	50%	35
2 General business, governmental and institutional offices and office buildings	2	200	100	25	40	50%	35
3 Banks and similar financial services	2	200	100	25	40	50%	35
4 Professional services such as medical, legal, accounting,	2	200	100	25	40	50%	35

LAND USE AND DEVELOPMENT

Permitted Uses:	Minimum Lot		Minimum Yard Setbacks			Maximum Lot Coverage	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Lot Coverage	Height (feet)
etc.							
5 Agricultural use/purpose activities such as farm markets, nurseries and garden centers			50	25	40	50%	35
6 Business and corporate centers	10	500	100	25	40	50%	35
7 Medical laboratories and research centers	2	200	100	25	40	50%	35
8 Wholesale distribution	2	200	100	25	40	50%	35
9 Assembly fabrication of products from previously prepared materials, including retail and wholesale sales of such products	4	400	100	25	40	50%	35
10 Agricultural materials and equipment sales and services	2	200	100	25	40	50%	35
11 Full-service restaurants, licensed pursuant to Title 33 of the New Jersey Revised Statutes, to sell alcoholic beverages. Full-service restaurants shall be required to provide full menu service and seating for not less than 150 persons shall not be permitted in any other zoning other than HC and HCB	2	200	100	25	40	65%	35
12 Banquet facility	2	200	100	25	40	65%	35
B. Conditional Uses:							
1 Educational, medical and long-term care institutions	2	200	50	25	40	50%	35
2 Food services are part of a business park or other large complex of buildings: No minimum	NONE	NONE	50	25	40	50%	35
3 Restaurant, not including drive-ins, with indoor seating for at least 60	1	250	50	25	40	50%	35
4 Retail sale of food and food-related products, whether prepared on or off the premises, and regardless of whether for consumption on or off the premises	2	200	50	25	40	50%	35

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	Minimum Lot		Minimum Yard Setbacks			Maximum Lot Coverage	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Lot Coverage	Height (feet)
Permitted Uses:							
5 Farm market, nursery and garden center	1	150	50	25	40	50%	35
C. Accessory Uses:							
Accessory uses which are customarily incidental to the principal permitted use on the lot			50/100	20	20		

ZONE A – AGRICULTURAL

	Minimum Lot		Minimum Yard Setbacks			Maximum Lot Coverage	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Lot Coverage	Height (feet)
Permitted Uses:							
A. Principal Uses:							
1 Agricultural materials and equipment, sales and service, agricultural product processing of crops produced on the farm of the processor	5	250	100	25	50	15%	35
2 General purpose agriculture not including livestock feed lots or other intensive animal feeding operations	5	250	100	25	50	15%	35
3 All accessory agricultural building	5	250	100	25	50	15%	35
4 Single-family residences**	1.5	250	100	25	50	15%	35
** No new lots shall be subdivided in this zone unless fronting on an existing dedicated and improved public road							

LAND USE AND DEVELOPMENT

Permitted Uses:	Minimum Lot		Minimum Yard Setbacks			Maximum Lot Coverage	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Lot Coverage	Height (feet)
B. Conditional Uses:							
1 Airports as a conditional use. The conditions are that the location of the runway, hangers and parking areas shall not be in such proximity to residential uses as to expose those uses to unreasonable noise. Such use shall have the same lot size and bulk requirements as a farm in the A Zone	5	250	100	25	50	15%	35
C. Accessory Uses:							
1 Accessory to residential building			100	25	25		

ZONE A-B - AGRICULTURAL/BUSINESS ZONE

Permitted Uses:	Minimum Lot		Minimum Yard Setbacks			Maximum Lot Coverage	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage
A. Principal Uses:							
1 Agricultural materials and equipment, sales and service, agricultural product processing of crops produced on the farm of the processor	5	250	100	25	50	35	50%
2 General purpose agriculture not including livestock feed lots or other intensive animal feeding operations	5	250	100	25	50	35	50%
3 All accessory agricultural building	5	250	100	25	50	35	50%
4 Single-family residences**	1.5	250	100	25	50	35	50%

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	Minimum Lot		Minimum Yard Setbacks			Maximum Lot Coverage	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage
Permitted Uses:							
** No new lots shall be subdivided in this zone unless fronting on an existing dedicated and improved public road							
B. Conditional Uses:							
1 Contractor's office and storage facilities	1.5	250	50	25	50	35	50%
2 Wholesale warehousing and distribution facilities	5	350	100	50	100	50	50%
3 Light manufacturing operations such as pharmaceuticals, glass, and ceramics, electronic parts, metal and plastic products, and small parts assembly	5	350	100	50	100	50	40%
4 Concrete, wood, and metal products manufacture and fabrication	10	500	100	100	200	50	40%
5 Scientific and research laboratories	3	250	50	50	50	50	40%
6 Commercial printing plants	2	250	50	25	50	35	50%
7 Education, medical care, nursing, medical research, correctional, religious, and public service institutions	3	250	50	25	50	50	50%
8 Service uses for 7) in close proximity thereto such as shopping areas, restaurants, and professional services	2	250	50	25	50	35	60%
9 Cultural uses such as auditorium, library, arena, or museum	1.5	250	50	25	50	50	50%
10 Cemetery	10	500	100	50	100	35	N/A
11 Telephone and communications transmission stations	2	250	50	25	50	100	30%
12 Public utility facilities such as transformer stations, pumping stations and maintenance facilities	1.5	250	50	25	50	50	60%
13 Airports under federal and state regulations	10	500	100	50	100	35	50%

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Permitted Uses:	Minimum Lot		Minimum Yard Setbacks			Maximum Lot Coverage	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage
14 Public and private membership recreational facilities such as golf courses, indoor fitness centers, etc.	2	250	50	25	50	35	30%
15 Office centers	2	250	50	25	50	50	60%
16 Professional centers	2	250	NONE	NONE	NONE	NONE	NONE
17 Senior multiunit housing under the conditional use standards of the PR Zone (properties north of Roadstown Road only)							
C. Accessory Uses:							
1 Accessory to a residential building			100	25	25		

ZONE R-1 – RESIDENTIAL

		Minimum Lot		Minimum Yard Setbacks			Maximum Lot Coverage		
		Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Lot Coverage	Other (percent)	Height (feet)
Permitted Uses:									
1	Single-family residences	1.5	250	50	25	50	20%		35
2	Accessory uses which are customarily incidental to the permitted use on the lot			40	20	10			
3	General purpose agriculture not including feed lot or livestock or poultry operations	5	250	50	25	50	20%		35

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LAND USE AND DEVELOPMENT

ZONE R-2 – RESIDENTIAL

Permitted Uses:	Minimum Lot		Minimum Yard Setbacks			Maximum Lot Coverage	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Lot Coverage	Height (feet)
1 Single-family residences	1 0.75 Sewer	150 125	40	20	40	25%	35
2 Accessory uses which are customarily incidental to the permitted use on the lot			40	5	5		15
3 General purpose agriculture not including feed lot or livestock or poultry operations	1 0.75 Sewer	150 125	40	20	40	25%	35

ZONE R-3 – RESIDENTIAL

Permitted Uses:	Minimum Lot		Minimum Yard Setbacks			Maximum Lot Coverage	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Lot Coverage	Height (feet)
1 Single-family residences	0.75 w/public sewer	125	40	20	40	30%	35
2 Accessory uses which are customarily incidental to the permitted use on the lot			40	5	5		15
3 General purpose agriculture not including feed lot or livestock or poultry operations	0.75 w/public sewer	125	40	20	40	30%	35

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ZONE P – PUBLIC

Permitted Uses:	Minimum Lot		Minimum Yard Setbacks			Maximum Lot Coverage	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Lot Coverage	Height (feet)
1 Public parks	2	100	—	—	—	10%	

ZONE V – VILLAGE

Permitted Uses:	Minimum Lot		Minimum Yard Setbacks			Maximum Lot Coverage	
	Area (square feet)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Lot Coverage	Height (feet)
A. Permitted Uses:							
1 All uses permitted in the A District except the commercial raising of livestock and fowl	30,000	100	Average setback of building w/i 200 feet on same side, not to exceed 50 or less than 15	15	25	30%	35
2 Single-family detached dwellings	30,000	100	Average setback of building w/i 200 feet on same side, not to exceed 50 or less than 15	15	25	30%	35
3 The following retail type commercial uses: retail antique shop, general store, food service (limited to a capacity of 25 persons or less), arts and craft shops	30,000	100	Average setback of building w/i 200 feet on same side, not to exceed 50 or less than 15	15	25	30%	35
B. Accessory Uses:							
1 Accessory uses to residential			Same as principal	5	5		15

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Permitted Uses:	Minimum Lot		Minimum Yard Setbacks			Maximum Lot Coverage	
	Area (square feet)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Lot Coverage	Height (feet)
buildings			building				