

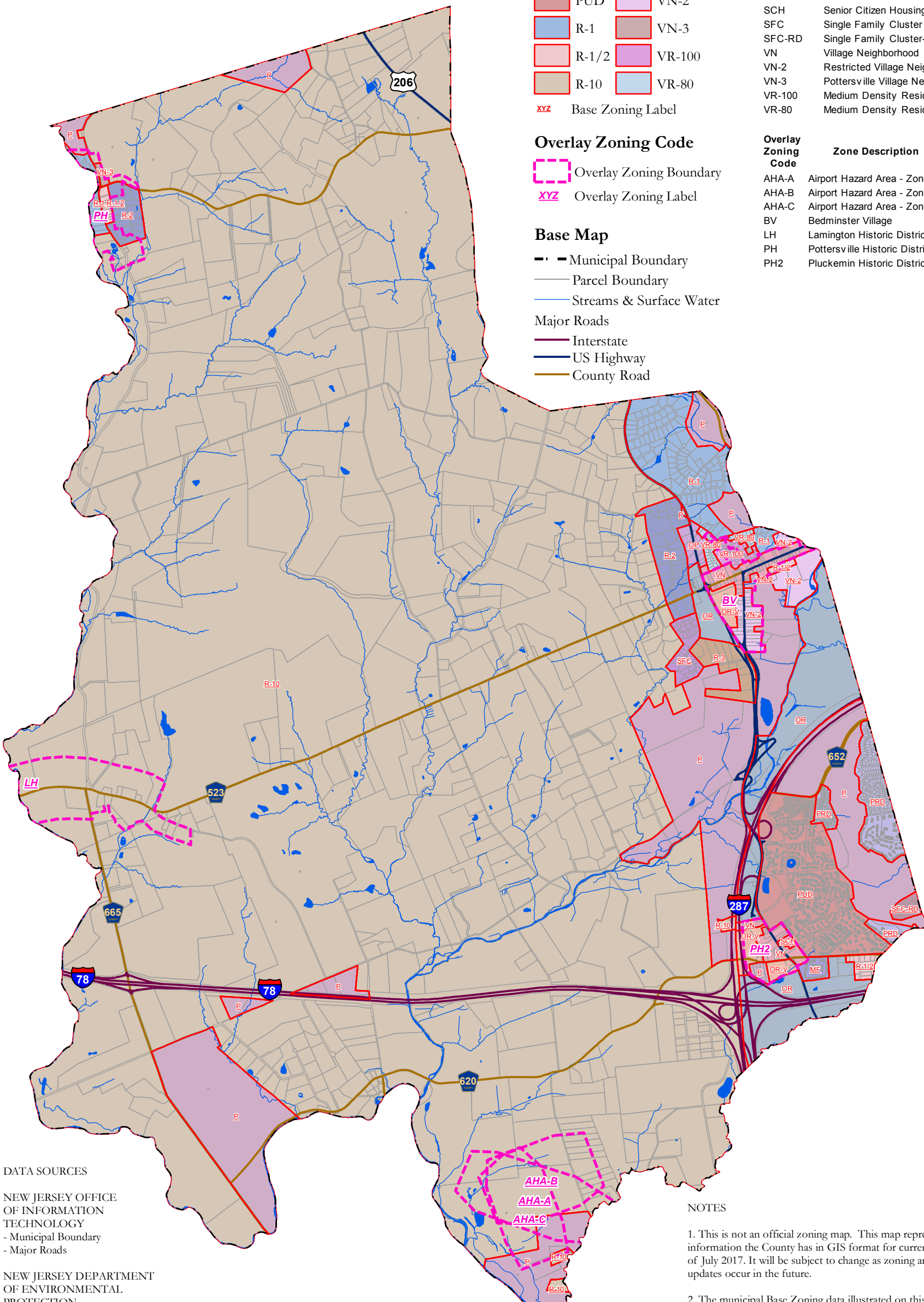
## **Somerset County WMP – Mapping and Wastewater Service Area Component**

### **Municipal Zoning Information Maps for Somerset County**

The GIS-based Zoning Information Maps provided herein are not official zoning maps. Official Zoning Maps can be viewed online at most municipal websites or in person by visiting the municipal building-clerk's office. Zoning Information Maps are included for both urbanized municipalities and non-urbanized municipalities as defined by the NJDEP WQMP Rules (N.J.A.C. 7:15-1.5). Zoning Maps for Montgomery Township and Rocky Hill Borough are included in the Montgomery Township-Rocky Hill WMP Component Adopted by NJDEP in November 2019, and are not provided herein. These GIS-based Zoning Information Maps and datasets were compiled by the Somerset County Planning Division and used in the Somerset County WMP Wastewater Capacity Analyses for non-urban municipalities together with updated site-specific zoning information provided to the County Planning Division in 2020 by Municipal Wastewater Management Committees. Zoning Information Maps are provided for the following municipalities:

- Bedminster Township (Non-urban)
- Bernards Township (Non-urban)
- Bernardsville Borough (Non-urban)
- Bound Brook Borough (Urbanized)
- Branchburg Township (Non-urban)
- Bridgewater Township (Non-urban)
- Far Hills Borough (Non-urban)
- Franklin Township (Non-urban)
- Green Brook Township (Non-urban)
- Hillsborough Township (Non-urban)
- Manville Borough (Non-urban)
- Millstone Borough (Non-urban)
- North Plainfield Borough (Urbanized)
- Raritan Township (Non-urban)
- Somerville Borough (Urbanized)
- South Bound Brook Borough (Non-urban)
- Somerville Borough (Urbanized)
- Warren Township (Non-urban)
- Watchung Borough (Non-Urban)

**BEDMINSTER TWP**  
Somerset County, NJ  
Wastewater Management Plan  
Map 4  
**ZONING INFORMATION**



**Base Zoning Code**

	MF		R-2
	OP		R-3
	OR		SCH
	OR-V		SFC
	P		SFC-RD
	PRD		VN
	PUD		VN-2
	R-1		VN-3
	R-1/2		VR-100
	R-10		VR-80

**Overlay Zoning Code**

	Overlay Zoning Boundary
	Overlay Zoning Label

**Base Map**

	Municipal Boundary
	Parcel Boundary
	Streams & Surface Water
<b>Major Roads</b>	
	Interstate
	US Highway
	County Road

**Base Zoning Code**

Base Zoning Code	Zone Description
MF	High Density Multiple Family Residential
OP	Professional and General Office
OR	Office Research
OR-V	Office Research-Village
P	Public
PRD	Planned Residential Development
PUD	Planned Unit Development
R-1	Low Density Residential
R-1/2	Medium Density Residential
R-10	Rural Residential
R-2	Low Density Residential
R-3	Rural Residential
SCH	Senior Citizen Housing
SFC	Single Family Cluster
SFC-RD	Single Family Cluster-Restricted Development
VN	Village Neighborhood
VN-2	Restricted Village Neighborhood
VN-3	Pottersville Village Neighborhood
VR-100	Medium Density Residential
VR-80	Medium Density Residential

**Overlay Zoning Code**

Overlay Zoning Code	Zone Description
AHA-A	Airport Hazard Area - Zone A
AHA-B	Airport Hazard Area - Zone B
AHA-C	Airport Hazard Area - Zone C
BV	Bedminster Village
LH	Lamington Historic District
PH	Pottersville Historic District
PH2	Pluckemin Historic District

**DATA SOURCES**

NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY  
- Municipal Boundary  
- Major Roads

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
- Streams & Surface Water

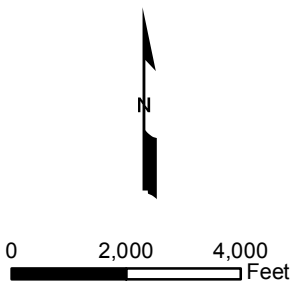
SOMERSET COUNTY  
- Parcel Boundary, 2017

BEDMINSTER TOWNSHIP  
- Base and Overlay Zoning Code  
- Adopted Ordinances, Amendments & Associated Information  
Provided by Municipality

Prepared by Somerset County Planning Board  
December, 2017

**NOTES**

































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
**BERNARDS TWP**  
Somerset County, NJ  
Wastewater Management Plan  
Map 4  
**ZONING INFORMATION**

**Base Zoning Code**

 B-1	 P-5
 B-2	 PUD-5
 B-3	 R-1
 B-4	 R-2
 B-5	 R-3
 E-1	 R-4
 E-2	 R-5
 E-3	 R-6
 E-4	 R-7
 E-5	 RC-1
 GH	 RC-2
 M-1	 RC-3
 P-1	 RC-4
 P-2	 SH-1
 P-3	 SH-2
 P-4	 SH-3

**XYZ** Base Zoning Label

**Overlay Zoning Code**

	Overlay Zoning Boundary
<b>XYZ</b>	Overlay Zoning Label

**Base Zoning Code**

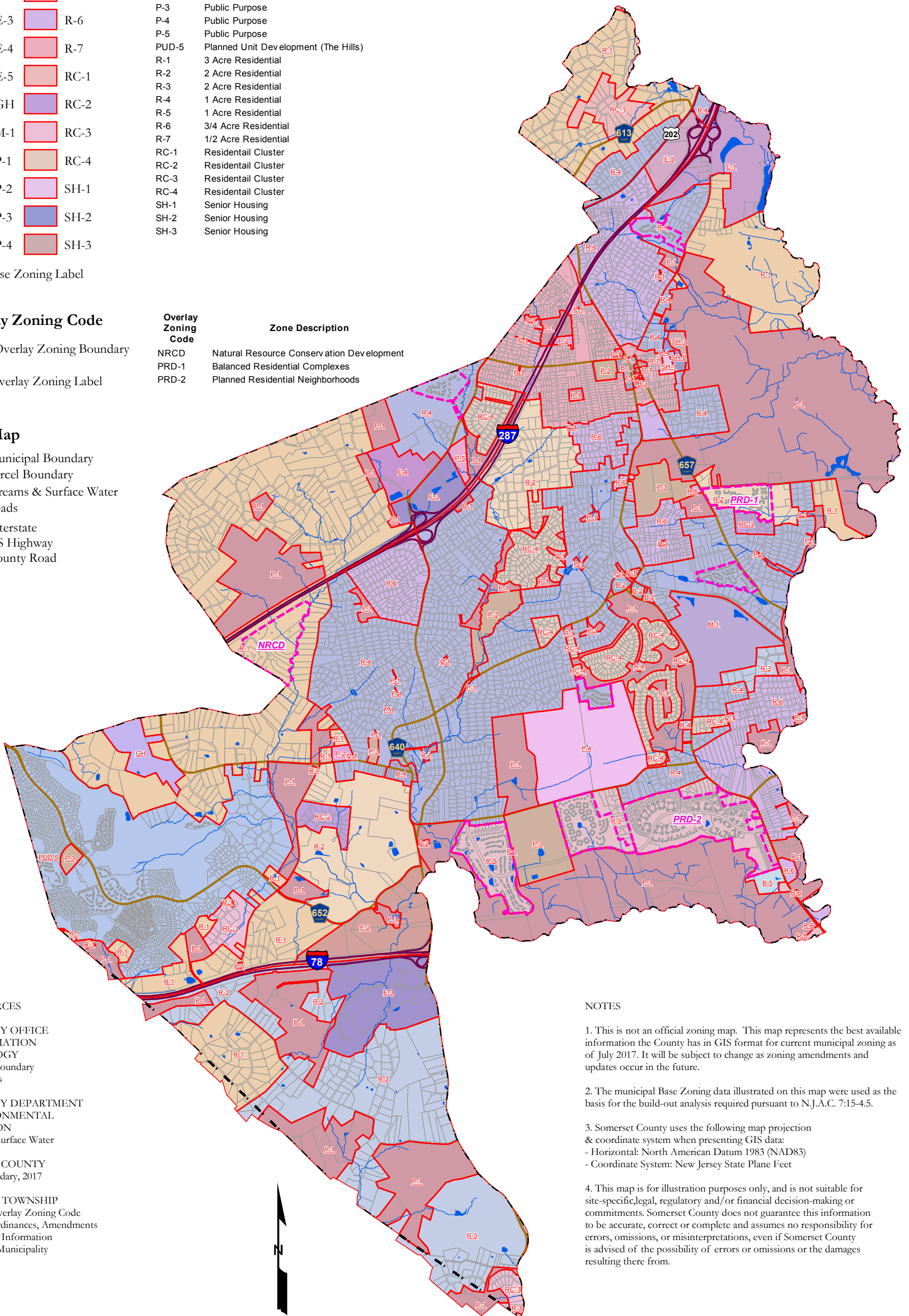
<b>Base Zoning Code</b>	<b>Zone Description</b>
B-1	Village Business
B-2	Neighborhood Business
B-3	Historic Business
B-4	Liberty Corner Business
B-5	Village Center
E-1	Office-Laboratory 1
E-2	Office-Manufacturing
E-3	Office-Laboratory 2
E-4	Office-Laboratory 3
E-5	Office Business
GH	Golf Heritage
M-1	Mining
P-1	Public Purpose
P-2	Public Purpose
P-3	Public Purpose
P-4	Public Purpose
P-5	Public Purpose
PUD-5	Planned Unit Development (The Hills)
R-1	3 Acre Residential
R-2	2 Acre Residential
R-3	2 Acre Residential
R-4	1 Acre Residential
R-5	1 Acre Residential
R-6	3/4 Acre Residential
R-7	1/2 Acre Residential
RC-1	Residential Cluster
RC-2	Residential Cluster
RC-3	Residential Cluster
RC-4	Residential Cluster
SH-1	Senior Housing
SH-2	Senior Housing
SH-3	Senior Housing

**Overlay Zoning Code**

<b>Overlay Zoning Code</b>	<b>Zone Description</b>
NRCD	Natural Resource Conservation Development
PRD-1	Balanced Residential Complexes
PRD-2	Planned Residential Neighborhoods

**Base Map**

-  Municipal Boundary
-  Parcel Boundary
-  Streams & Surface Water
- Major Roads**
-  Interstate
-  US Highway
-  County Road



**DATA SOURCES**

NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY  
- Municipal Boundary  
- Major Roads

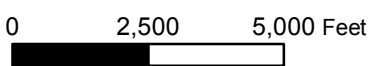
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
- Streams & Surface Water

SOMERSET COUNTY  
- Parcel Boundary, 2017

BERNARDS TOWNSHIP  
- Base and Overlay Zoning Code  
- Adopted Ordinances, Amendments & Associated Information  
Provided by Municipality

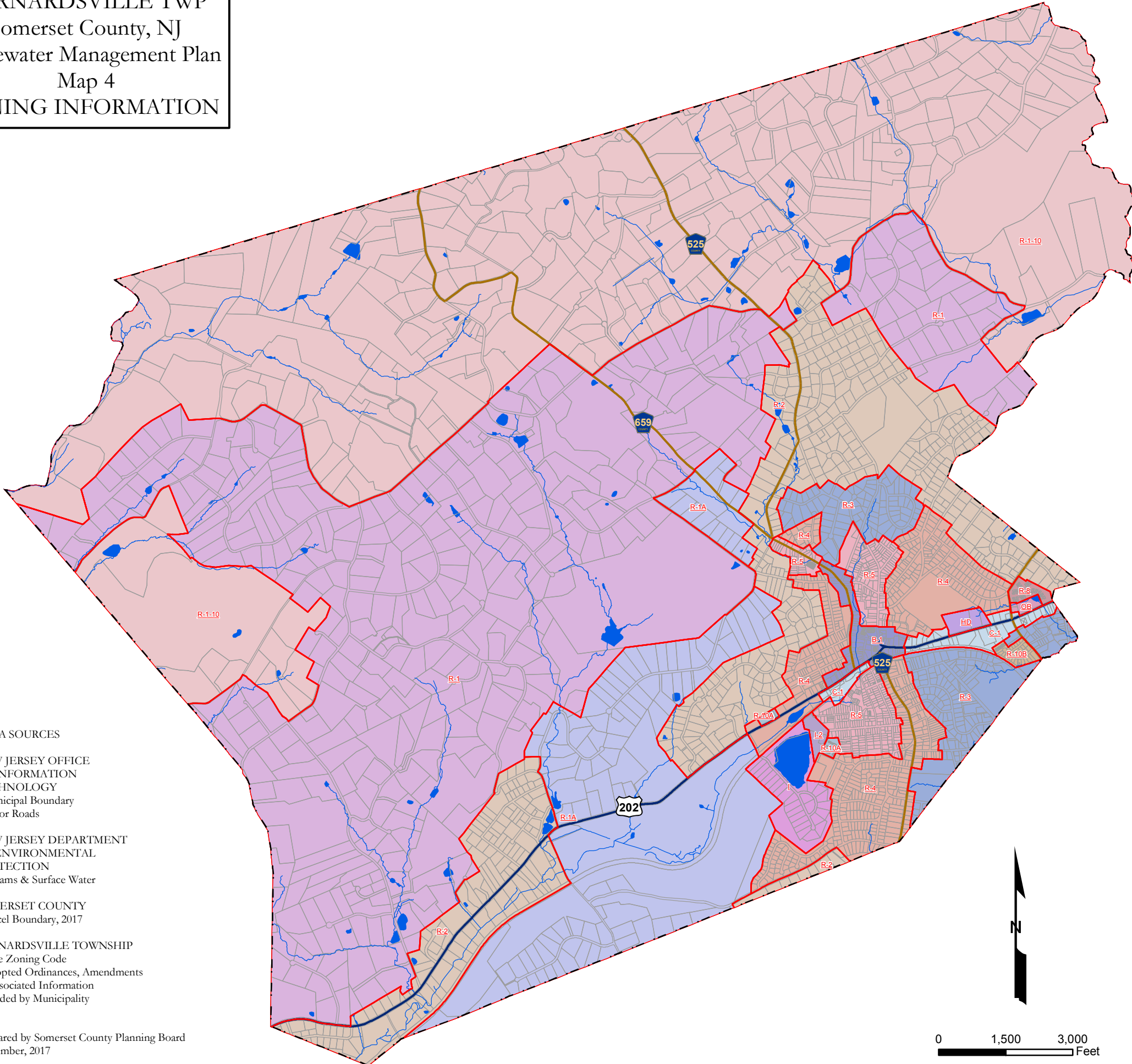
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**BERNARDSVILLE TWP**  
 Somerset County, NJ  
 Wastewater Management Plan  
 Map 4  
**ZONING INFORMATION**



**Base Zoning Code**

	B-1		R-10A
	C-1		R-10B
	HD		R-1A
	I		R-2
	I-2		R-3
	OB		R-4
	R-1		R-5
	R-1-10		R-8

Base Zoning Label

**Base Zoning Code**

Base Zoning Code	Zone Description
B-1	Business District
C-1	Commercial District
HD	Highway Development
I	Industrial District
I-2	Light Industrial District
OB	Office Building District
R-1	Residence District
R-1-10	Residence District
R-10A	Multi-Family/Affordable
R-10B	Multi-Family/Affordable
R-1A	Residence District
R-2	Residence District
R-3	Residence District
R-4	Residence District
R-5	Residence District
R-8	Attached Residence District

**Base Map**

- Municipal Boundary
- Parcel Boundary
- Streams & Surface Water
- Major Roads**
- US Highway
- County Road

**DATA SOURCES**

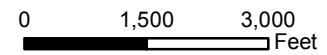
NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY  
 - Municipal Boundary  
 - Major Roads

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 - Streams & Surface Water

SOMERSET COUNTY  
 - Parcel Boundary, 2017

BERNARDSVILLE TOWNSHIP  
 - Base Zoning Code  
 - Adopted Ordinances, Amendments & Associated Information  
 Provided by Municipality













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**BOUND BROOK BOROUGH**  
Somerset County, NJ  
**Wastewater Management Plan**  
Map 4  
**ZONING INFORMATION**

**Base Zoning Code**

 B-1	 R-2
 B/R	 R-3
 I-P	 R-4
 NB/R	 R-6
 O-B	 RB-1
 R-1	 RB/SR

*xyz* Base Zoning Label

**Base Zoning Code**

Base Zoning Code	Zoning Description
R-3	Single Family Residence District
I-P	Industrial Park
B/R	Business/Residential
O-B	Office-Business
R-6	Multiple Family Residence
RB/SR	Regional Business/Senior Residential
R-4	One and Two Family Residence
R-4	One and Two Family Residence
R-4	One and Two Family Residence
R-2	Single Family Residence District
R-3	Single Family Residence District
NB/R	Neighborhood Business/Residential
RB-1	Regional Business District One
B-1	General Business
R-1	Single Family Residence District
R-4	One and Two Family Residence

**Overlay Zoning Code**

 Overlay Zoning Boundary

*xyz* Overlay Zoning Label


**OVERLAY ZONING CODE**

OVERLAY ZONING CODE	ZONE DESCRIPTION
RA-1	Redevelopment Area-1
RA-2.4	Redevelopment Sub-District #2.4
RA-2.5	Redevelopment Sub-District #2.5
RA-3	Redevelopment Area-3
RA-2	Redevelopment Area-2
RA-3.0	Redevelopment Sub-District #3
RA-2.1	Redevelopment Sub-District #2.1
RA-2.2	Redevelopment Sub-District #2.2
RA-2.3	Redevelopment Sub-District #2.3
RA-2.6	Redevelopment Sub-District #2.6
RA-1.1	Redevelopment Sub-District #1.1
RA-1.2	Redevelopment Sub-District #1.2
RA-1.3	Redevelopment Sub-District #1.3
RA-1.4	Redevelopment Sub-District #1.4
RA-1.5	Redevelopment Sub-District #1.5


**Base Map**

 Municipal Boundary


 Parcel Boundary

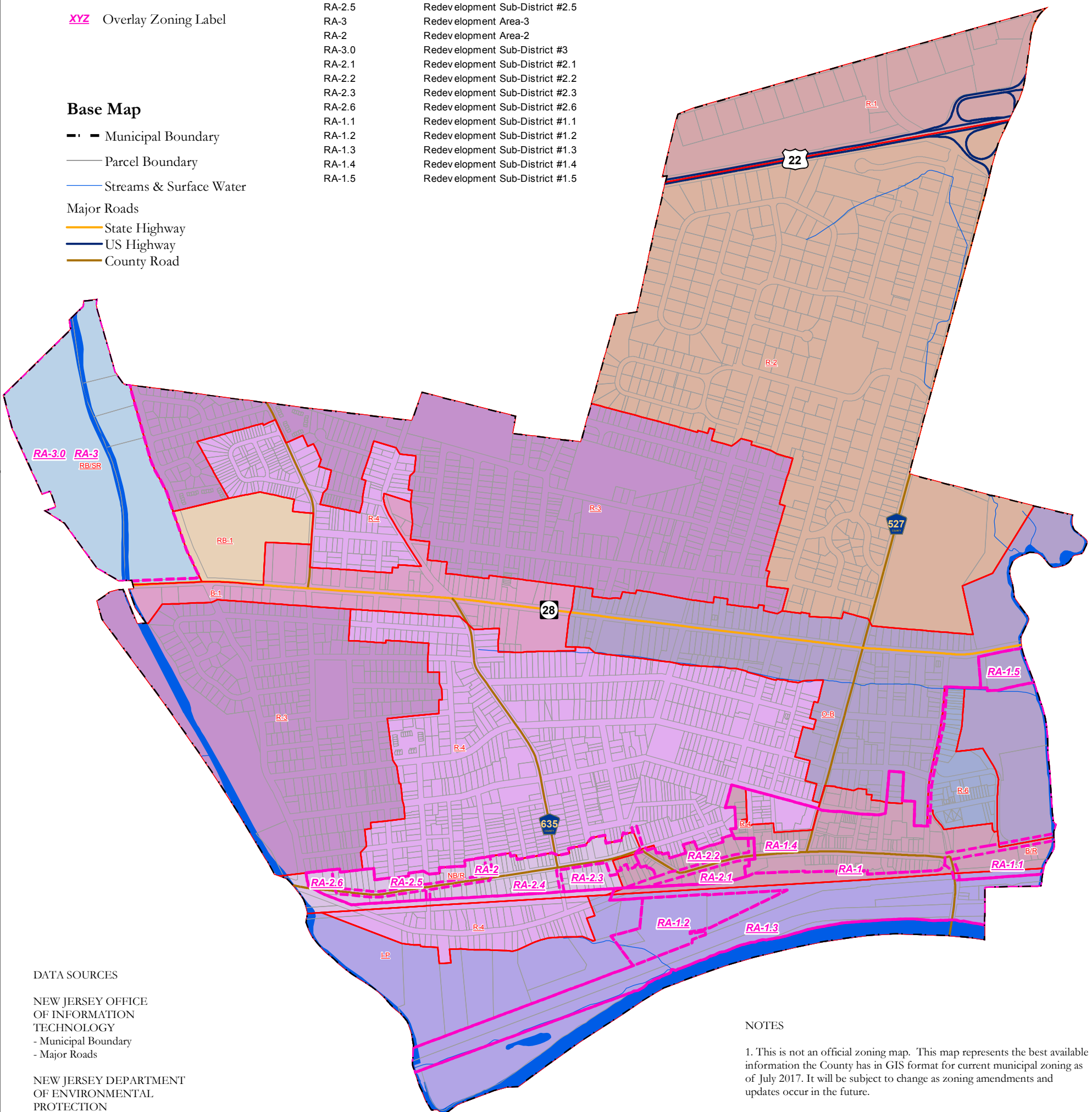
 Streams & Surface Water

**Major Roads**

 State Highway

 US Highway

 County Road



**DATA SOURCES**

NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY  
- Municipal Boundary  
- Major Roads

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
- Streams & Surface Water

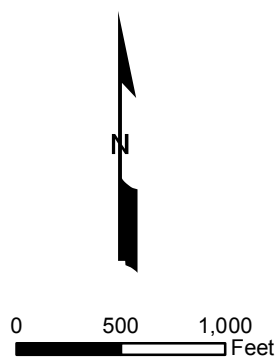
SOMERSET COUNTY  
- Parcel Boundary, 2017

BOUND BROOK BOROUGH  
- Base and Overlay Zoning Code  
- Adopted Ordinances, Amendments & Associated Information  
Provided by Municipality

Prepared by Somerset County Planning Board  
December, 2017





















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**BRANCHBURG TWP**  
Somerset County, NJ  
Wastewater Management Plan  
Map 4  
**ZONING INFORMATION**

**Base Zoning Code**


 AH-1	 NBH
 CF	 O
 I-1	 OL
 I-2	 R-3
 I-3	 R/S-1
 LD	 R/S-2
 LD/C	 RRC
 LD/C2	 U
 MDR	 VB
 MH	 VR

 Base Zoning Label

**Overlay Zoning Code**

	Overlay Zoning Boundary
	Overlay Zoning Label

**Base Map**

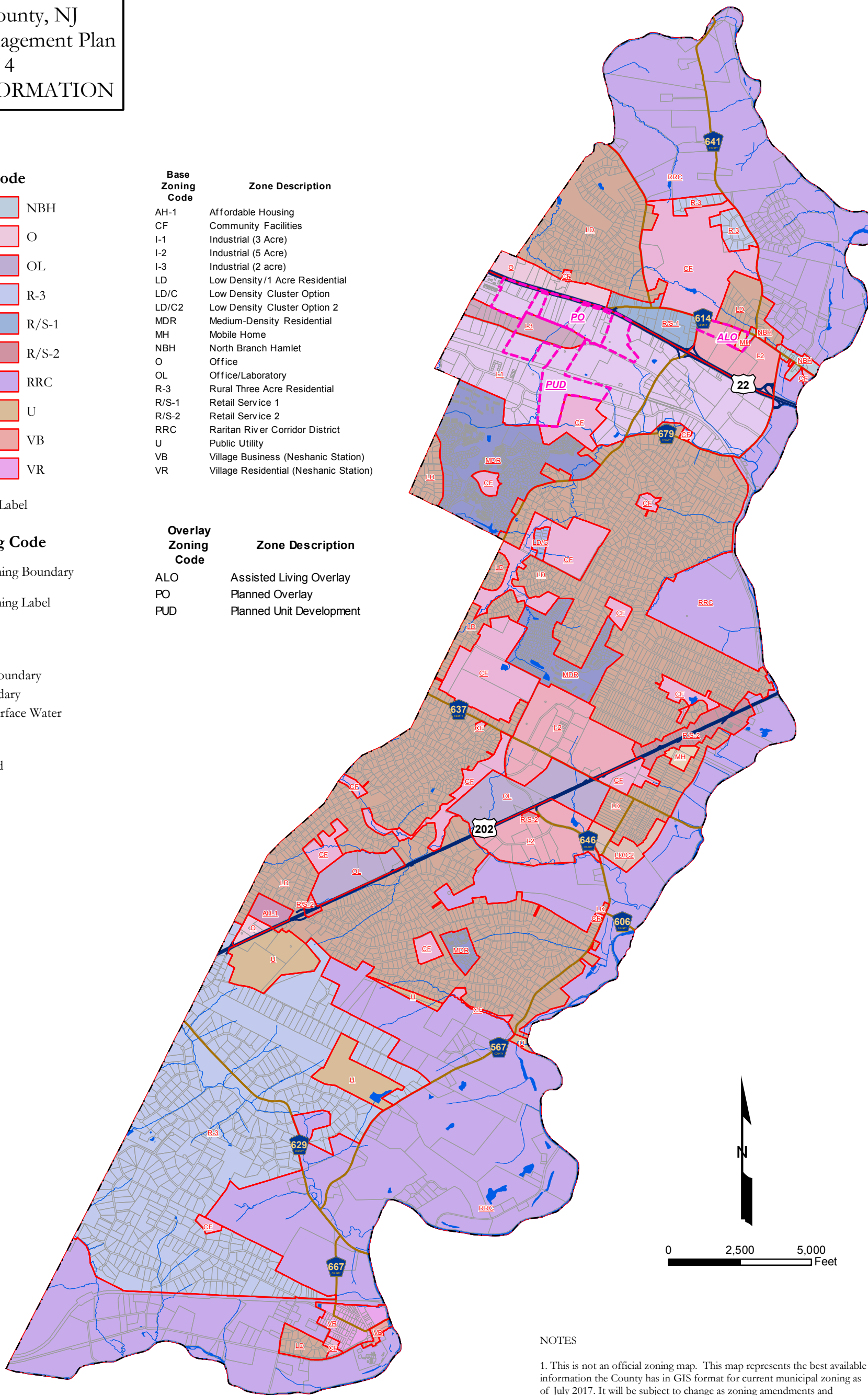
	Municipal Boundary
	Parcel Boundary
	Stream & Surface Water
Major Roads	
	US Highway
	County Road

**Base Zoning Code**

Base Zoning Code	Zone Description
AH-1	Affordable Housing
CF	Community Facilities
I-1	Industrial (3 Acre)
I-2	Industrial (5 Acre)
I-3	Industrial (2 acre)
LD	Low Density/1 Acre Residential
LD/C	Low Density Cluster Option
LD/C2	Low Density Cluster Option 2
MDR	Medium-Density Residential
MH	Mobile Home
NBH	North Branch Hamlet
O	Office
OL	Office/Laboratory
R-3	Rural Three Acre Residential
R/S-1	Retail Service 1
R/S-2	Retail Service 2
RRC	Raritan River Corridor District
U	Public Utility
VB	Village Business (Neshanic Station)
VR	Village Residential (Neshanic Station)

**Overlay Zoning Code**

Overlay Zoning Code	Zone Description
ALO	Assisted Living Overlay
PO	Planned Overlay
PUD	Planned Unit Development



**DATA SOURCES**

NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY  
- Municipal Boundary  
- Major Roads

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
- Streams & Surface Water

SOMERSET COUNTY  
- Parcel Boundary, 2017

BRANCHBURG TOWNSHIP  
- Base and Overlay Zoning Code  
- Adopted Ordinances, Amendments & Associated Information  
Provided by Municipality

Prepared by Somerset County Planning Board  
December, 2017

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**BRIDGEWATER TWP**  
Somerset County, NJ  
Wastewater Management Plan  
Map 4  
**ZONING INFORMATION**

**DATA SOURCES**

**NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY**  
- Municipal Boundary  
- Major Roads

**NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
- Streams & Surface Water

**SOMERSET COUNTY**  
- Parcel Boundary, 2017

**BRIDGEWATER TOWNSHIP**  
- Base Zoning Code  
- Adopted Ordinances, Amendments & Associated Information Provided by Municipality

**Base Zoning Code**

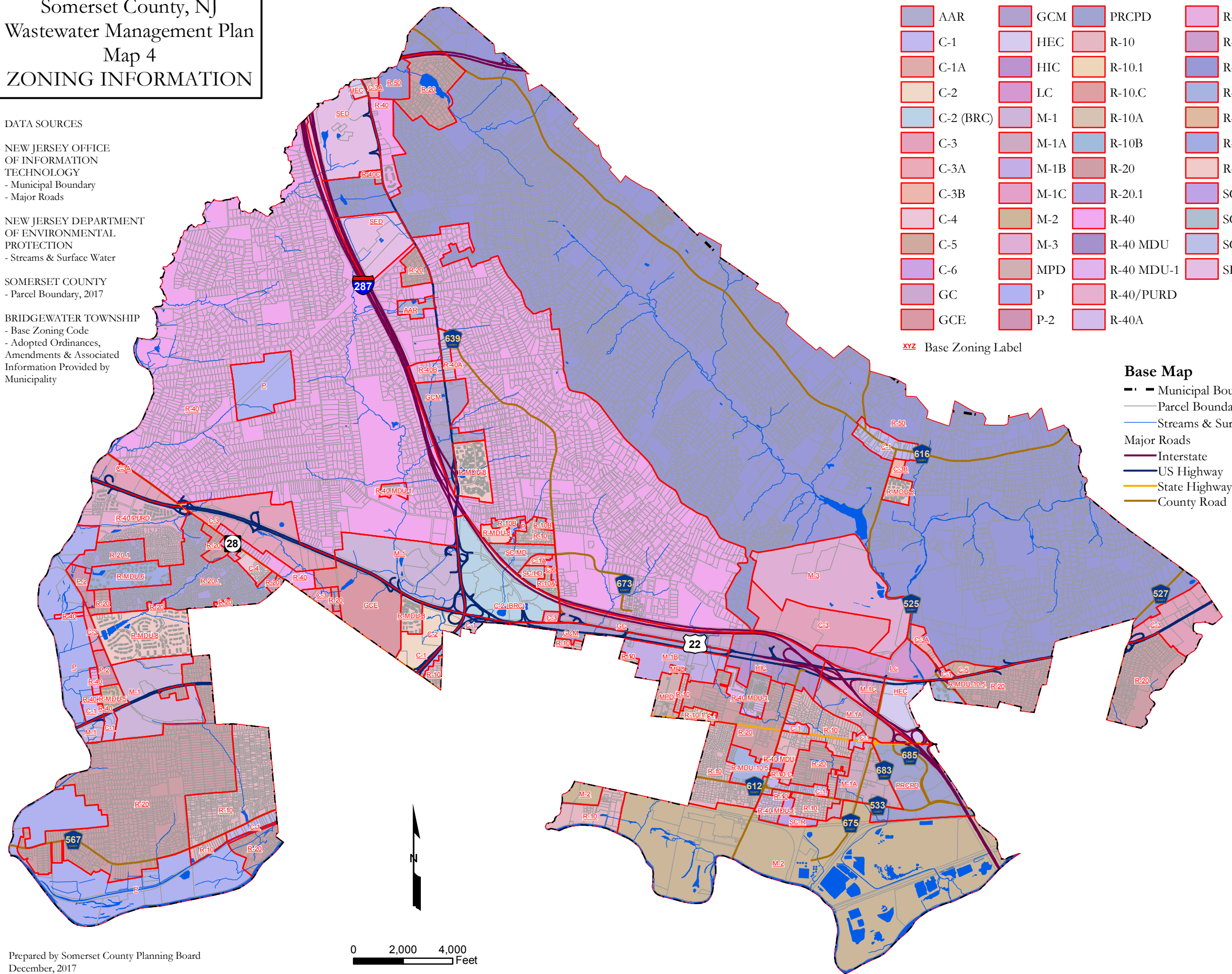
AAR	GCM	PRCPD	R-40B
C-1	HEC	R-10	R-40C
C-1A	HIC	R-10.1	R-50
C-2	LC	R-10.C	R-MDU-10.5
C-2 (BRC)	M-1	R-10A	R-MDU-5
C-3	M-1A	R-10B	R-MDU-6
C-3A	M-1B	R-20	R-MDU-8
C-3B	M-1C	R-20.1	R-MDU-10.5
C-4	M-2	R-40	SC-R
C-5	M-3	R-40 MDU	SC/HD
C-6	MPD	R-40 MDU-1	SC/MD
GC	P	R-40/PURD	SED
GCE	P-2	R-40A	

Base Zoning Code	Zone Description
AAR	Active Adult Residential
C-1	Neighborhood Business
C-1A	Neighborhood Business
C-2	Regional Retail Business
C-2 (BRC)	Bridgewater Regional Center
C-3	Office and Service
C-3A	Limited Office
C-3B	Professional Office
C-4	Office Lodging
C-5	Commercial/Nursing Home
C-6	Limited Service Commercial
GC	General Commercial
GCE	Golf Course Enterprise
GCM	General Commercial and Manufacturing
HEC	Highway Enterprise Center
HIC	Highway Interchange Commercial
LC	Limited Commercial
M-1	Limited Manufacturing
M-1A	Manufacturing
M-1B	Limited Manufacturing (Small Lot)
M-1C	Manufacturing
M-2	General Manufacturing
M-3	Quarrying
MPD	Medical Park District
P	Public and Institutional
P-2	Public/Community Service
PRCPD	Planned Retail Commercial and Public Developme
R-10	Single-Family Residential
R-10.1	Single-Family Residential
R-10.C	Professional Office/Residential
R-10A	Single-Family Residential
R-10B	Single-Family Residential
R-20	Single-Family Residential
R-20.1	Single-Family Affordable Residential
R-40	Single-Family Residential
R-40 MDU	Multiple-Dwelling Unit
R-40 MDU-1	Single-Family and Multiple Dwelling Residential
R-40/PURD	Planned Unit Residential Development
R-40A	Single-Family Residential/Office Option
R-40B	Single-Family Residential/Res. Conversion Option
R-40C	Single-Family Residential/Res. Conversion Option
R-50	Single-Family Residential
R-MDU-10.5	Multi-Family Residential
R-MDU-5	Multi-Family Residential
R-MDU-6	Multi-Family Residential
R-MDU-8	Multi-Family Residential
SC-R	Senior Citizen Residential + "COAH"
SC/HD	Senior Citizen High Density Residential
SC/MD	Senior Citizen Medium Density Residential
SED	Special Economic Development

XYZ Base Zoning Label

**Base Map**

- Municipal Boundary
- Parcel Boundary
- Streams & Surface Water
- Major Roads
  - Interstate
  - US Highway
  - State Highway
  - County Road



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**FAR HILLS BOROUGH**  
Somerset County, NJ  
Wastewater Management Plan  
Map 4  
**ZONING INFORMATION**

Base Zoning Code	Zone Description
NO	Neighborhood Office
R-10	Low-Density Residential
R-10A	Low-Density Residential, Special Residential Development Option
R-3	Intermediate Residential
R-5	Village Residential
R-6	Moderate-Density Residential
R-9	Suburban Residential
TH-6.5	Townhouse Residential
VC	Village Commercial

Base Zoning Code	
	NO
	R-10
	R-10A
	R-3
	R-5
	R-6
	R-9
	TH-6.5
	VC

**xyz** Base Zoning Label

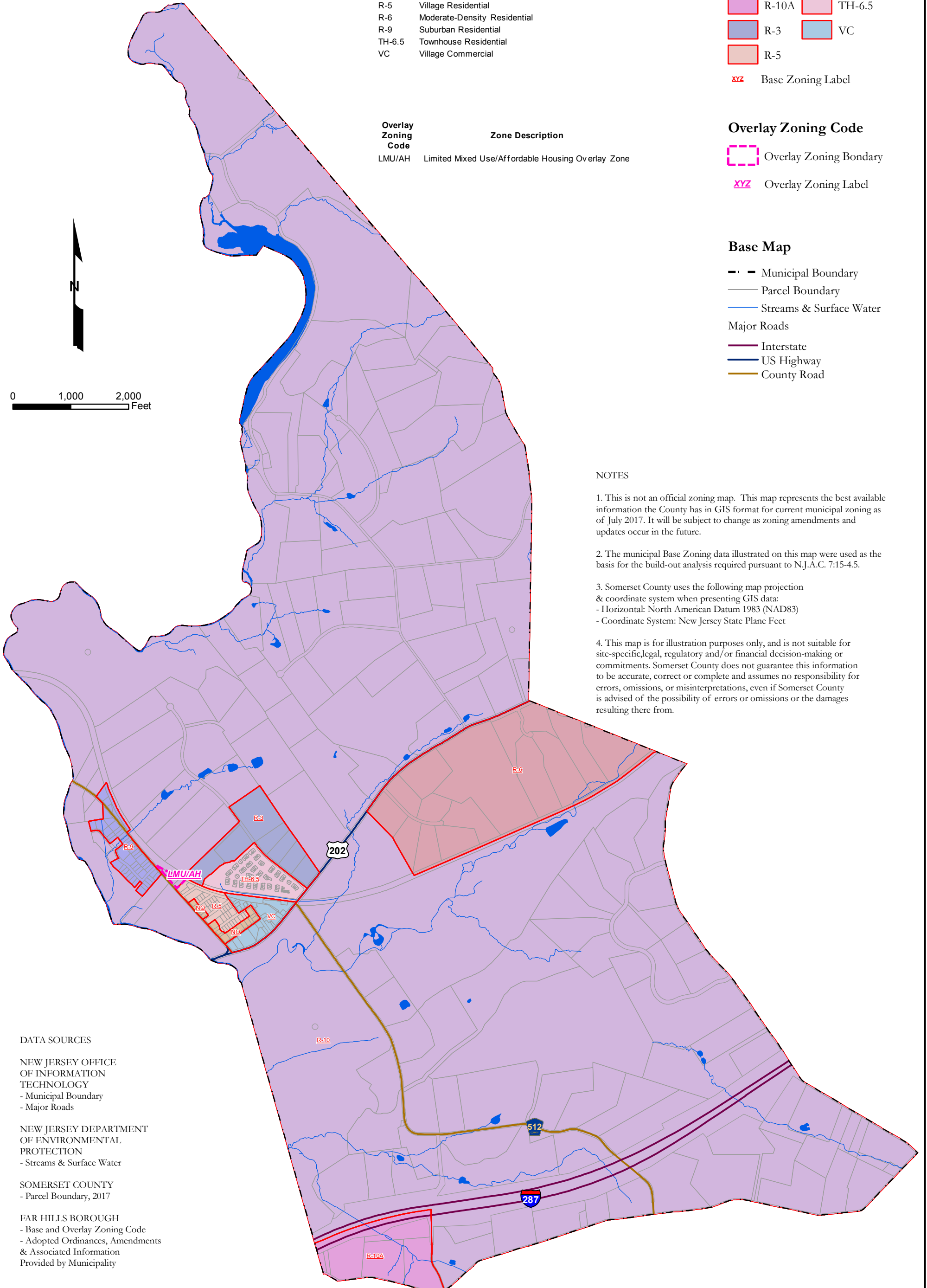
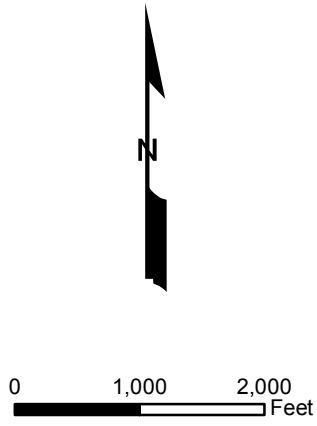
Overlay Zoning Code	Zone Description
LMU/AH	Limited Mixed Use/Affordable Housing Overlay Zone

Overlay Zoning Code	
	LMU/AH

**xyz** Overlay Zoning Label

**Base Map**

- Municipal Boundary
- Parcel Boundary
- Streams & Surface Water
- Major Roads**
- Interstate
- US Highway
- County Road



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**DATA SOURCES**

- NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY
  - Municipal Boundary
  - Major Roads
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
  - Streams & Surface Water
- SOMERSET COUNTY
  - Parcel Boundary, 2017
- FAR HILLS BOROUGH
  - Base and Overlay Zoning Code
  - Adopted Ordinances, Amendments & Associated Information Provided by Municipality



**FRANKLIN TWP**  
Somerset County, NJ  
**Wastewater Management Plan**  
Map 4  
**ZONING INFORMATION**

Base Zoning Code	Zone Description	Overlay Zoning Code	Zone Description
A	Agricultural	AC	Agricultural Cluster Option
C-B	Corporate Business	C-R-NH	Cluster Residential (Nob Hill)
C-R	Cluster Residential	H	Local Historic District
CMMU	Churchill-Millstone Mixed Use (Renaissance Redevelopment Area)	NBR	Neighborhood Business-Residential
CMR	Churchill-Millstone Residential (Renaissance Redevelopment Area)	NRPC	Natural Resources Protection Cluster Option
CP	Canal Preservation	NRPC (R-40)	Natural Resources Protection Cluster (R-40 option)
F-I	Franklin Inn District (D&R Canal Redevelopment Area)	RC	Residential Cluster Option
G-B	General Business	RDO	Retail District Overlay
HBD	Hamilton Street Business District		
I-P	Institutional/Public (Renaissance Redevelopment Area)		
ISL	Independent Senior Living		
M-1	Light Manufacturing		
M-2	Light Manufacturing		
M-3	Mining and Manufacturing		
M-S	Market Street District (D&R Canal Redevelopment Area)		
MFR	Multi-Family Residential (Renaissance Redevelopment Area)		
MR	Multi-Family Residential		
N-B	Neighborhood Business		
NBR	Neighborhood Business/Residential (Renaissance Redevelopment Area)		
O-B	Onka Bus District (D&R Canal Redevelopment Area)		
O-G	Old Georgetown District (D&R Canal Redevelopment Area)		
O-P	Office-Professional		
PAC	Planned Adult Community		
PRC	Planned Residential Community		
R-10	Single-Family Residential		
R-10A	Single-Family Development		
R-10B	Single-Family Development		
R-15	Single-Family Residential		
R-20	Single-Family Residential		
R-40	Single-Family Residential		
R-7	Residential		
R-C	Renaissance Commercial (Renaissance Redevelopment Area)		
R-F	Residential Infill (Renaissance Redevelopment Area)		
R-O-L	Research-Office-Laboratory		
RR-3	Rural Residential		
RR-5	Rural Residential		
S-C-V	Senior Citizen Village		

**Overlay Zoning Code**

- Overlay Zoning Boundary
- XYZ Overlay Zoning Label

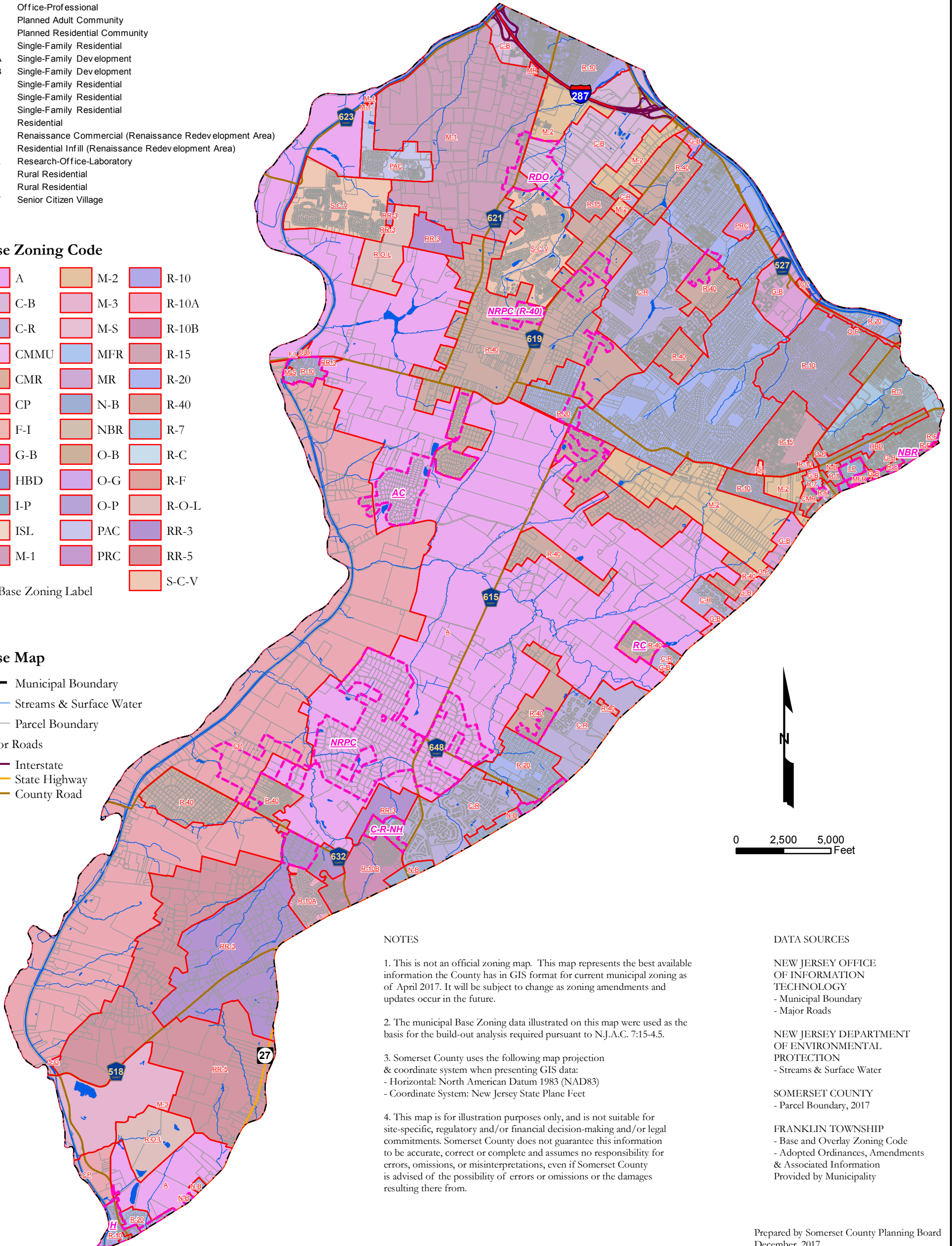
**Base Zoning Code**

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<span style="background-color: #FFB6C1; border: 1px solid red; width: 20px; height: 10px; display: inline-block;"></span> HBD	<span style="background-color: #FFB6C1; border: 1px solid red; width: 20px; height: 10px; display: inline-block;"></span> O-G	<span style="background-color: #FFB6C1; border: 1px solid red; width: 20px; height: 10px; display: inline-block;"></span> R-F
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<span style="background-color: #FFB6C1; border: 1px solid red; width: 20px; height: 10px; display: inline-block;"></span> ISL	<span style="background-color: #FFB6C1; border: 1px solid red; width: 20px; height: 10px; display: inline-block;"></span> PAC	<span style="background-color: #FFB6C1; border: 1px solid red; width: 20px; height: 10px; display: inline-block;"></span> RR-3
<span style="background-color: #FFB6C1; border: 1px solid red; width: 20px; height: 10px; display: inline-block;"></span> M-1	<span style="background-color: #FFB6C1; border: 1px solid red; width: 20px; height: 10px; display: inline-block;"></span> PRC	<span style="background-color: #FFB6C1; border: 1px solid red; width: 20px; height: 10px; display: inline-block;"></span> RR-5
		<span style="background-color: #FFB6C1; border: 1px solid red; width: 20px; height: 10px; display: inline-block;"></span> S-C-V

XYZ Base Zoning Label

**Base Map**

- Municipal Boundary
  - Streams & Surface Water
  - Parcel Boundary
- Major Roads
- Interstate
  - State Highway
  - County Road



**NOTES**

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**DATA SOURCES**


- NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY
  - Municipal Boundary
  - Major Roads
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
  - Streams & Surface Water
- SOMERSET COUNTY
  - Parcel Boundary, 2017
- FRANKLIN TOWNSHIP
  - Base and Overlay Zoning Code
  - Adopted Ordinances, Amendments & Associated Information
  - Provided by Municipality



**GREEN BROOK BOROUGH**  
Somerset County, NJ  
Wastewater Management Plan  
Map 4  
**ZONING INFORMATION**

**Base Zoning Code**


 AHD	 MHD
 HD	 MP
 I	 PR
 LD-1	 RHC
 LD-3	 SMD
 MD	 VC


 Base Zoning Label

**Base Zoning Code**

Base Zoning Code	Zone Description
AHD	Affordable Housing District
HD	High Density Single Family Residential
I	Industrial
LD-1	Low Density Single Family Residential (1 Acre Minimum)
LD-3	Low Density Single Family Residential (3 Acre Minimum)
MD	Medium Density Single Family Residential
MHD	Medium-High Density Single Family Residential
MP	Mountain Preservation
PR	Public Recreation
RHC	Regional Highway Commercial
SMD	Special Mountainside District
VC	Village Commercial

**Overlay Zoning Code**


 Overlay Zoning Boundary


 Overlay Zoning Label


**Overlay Zoning Code**

Overlay Zoning Code	Zone Description
CA	Conservation Area


**Base Map**


 Municipal Boundary

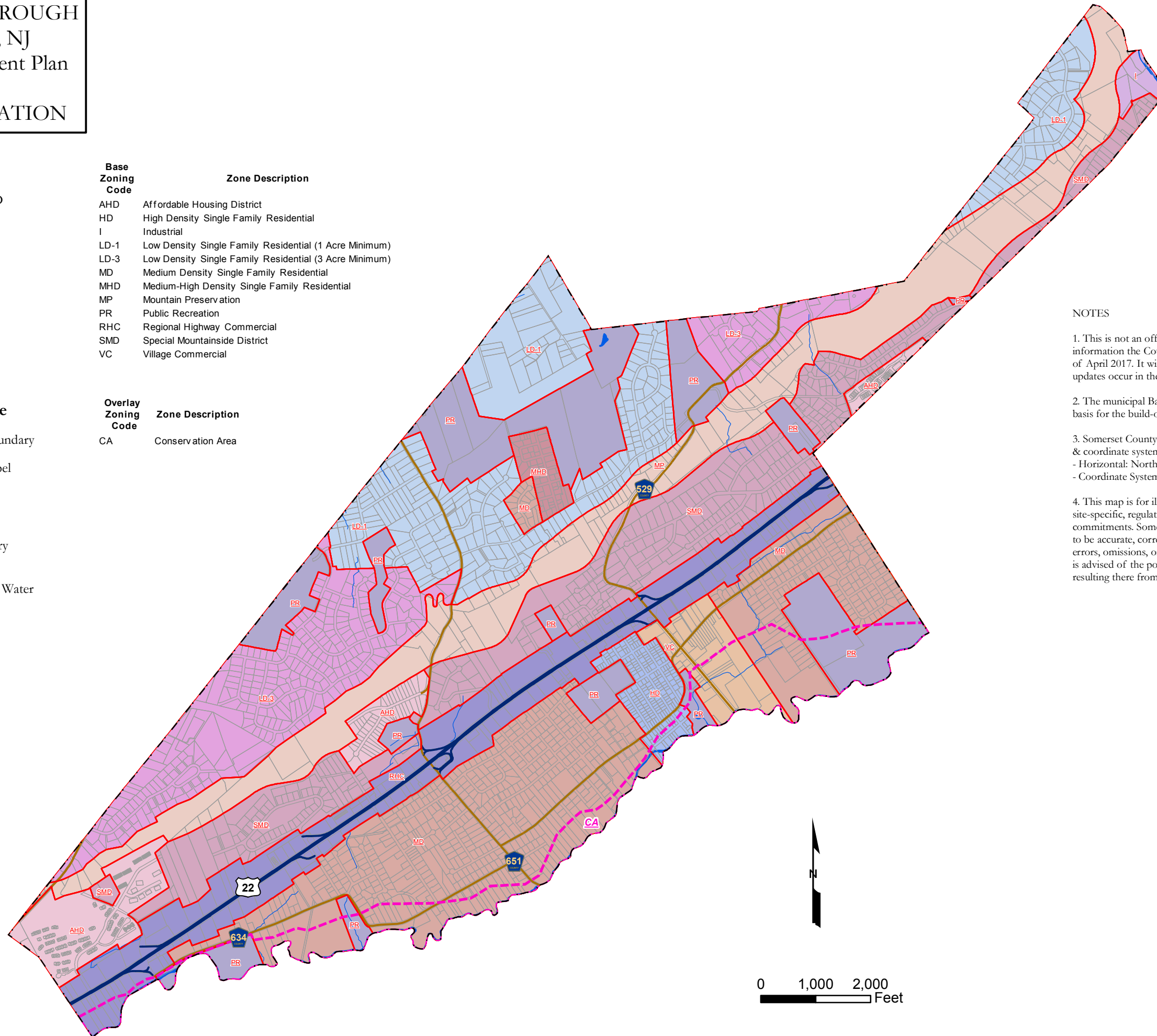
 Parcel Boundary

 Streams & Surface Water

Major Roads

 US Highway

 County Road



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**DATA SOURCES**

- NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY
  - Municipal Boundary
  - Major Roads
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
  - Streams & Surface Water
- SOMERSET COUNTY
  - Parcel Boundary, 2017
- GREEN BROOK BOROUGH
  - Base and Overlay Zoning Code
  - Adopted Ordinances, Amendments & Associated Information
  - Provided by Municipality



Base Zoning Code	Zone Description
AG	Agricultural
AH	Affordable Housing
ARPDG	Age Restricted Planned Development Gateway
C1	Neighborhood Shopping Center
CDZ	Corporate Development
CR	Central Residential
ED	Economic Development
GA	Gateway A
GB	Gateway B
GC	Gateway C
GI	General Industrial
GV	Green Village
HOO	Home Occupation/Office
HS	Highway Service
I1	Light Industrial
I2	Light Industrial
I3	Light Industrial
LI	Light Industrial
M	Mining
MVH	Millstone Valley Historic
MZ	Mountain Conservation
NARA	New Amwell Redevelopment Area
O2	Office
O5	Office/Research
OLC	Office Light Commercial
OS-CL	Open Space - Cultural Landscape
PD	Planned Development
PR	Professional/Retail
Q	Quarry
R	Residential
R1	Residential 1
R2	Residential 2
RA	Residential/Agricultural
RC	Retirement Community
RCA	Regional Contribution Area
RD	Research & Development Redevelopment Area
RS	Rural/Suburban
TC	Town Center
TECD	Transitional Economic Development

Base Zoning Code		
AG	HS	PD
AH	I1	PR
ARPDG	I2	Q
C1	I3	R
CDZ	LI	R1
CR	M	R2
ED	MVH	RA
GA	MZ	RC
GB	NARA	RCA
GC	O2	RD
GI	O5	RS
GV	OLC	TC
HOO	OS-CL	TECD

XYZ Base Zoning Label

Overlay Zoning Code	Zone Description
AHA	Airport Hazard Area
GA	Gateway A
GB	Gateway B
GC	Gateway C
H	Historical
HS	Highway Service District
TC	Town Center

Overlay Zoning Code	
	Overlay Zoning Boundary
XYZ	Overlay Zoning Label

**DATA SOURCES**

NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY  
 - Municipal Boundary  
 - WMP Area / Somerset County Boundary  
 - Major Roads

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 - Streams & Surface Water

SOMERSET COUNTY  
 - Parcel Boundary, 2017

HILLSBOROUGH TOWNSHIP  
 - Base and Overlay Zoning Code  
 - Adopted Ordinances, Amendments & Associated Information  
 Provided by Municipality

Base Map	
	Municipal Boundary
	Major Roads
	US Highway
	County Road
	Streams & Surface Water
	Parcel Boundary

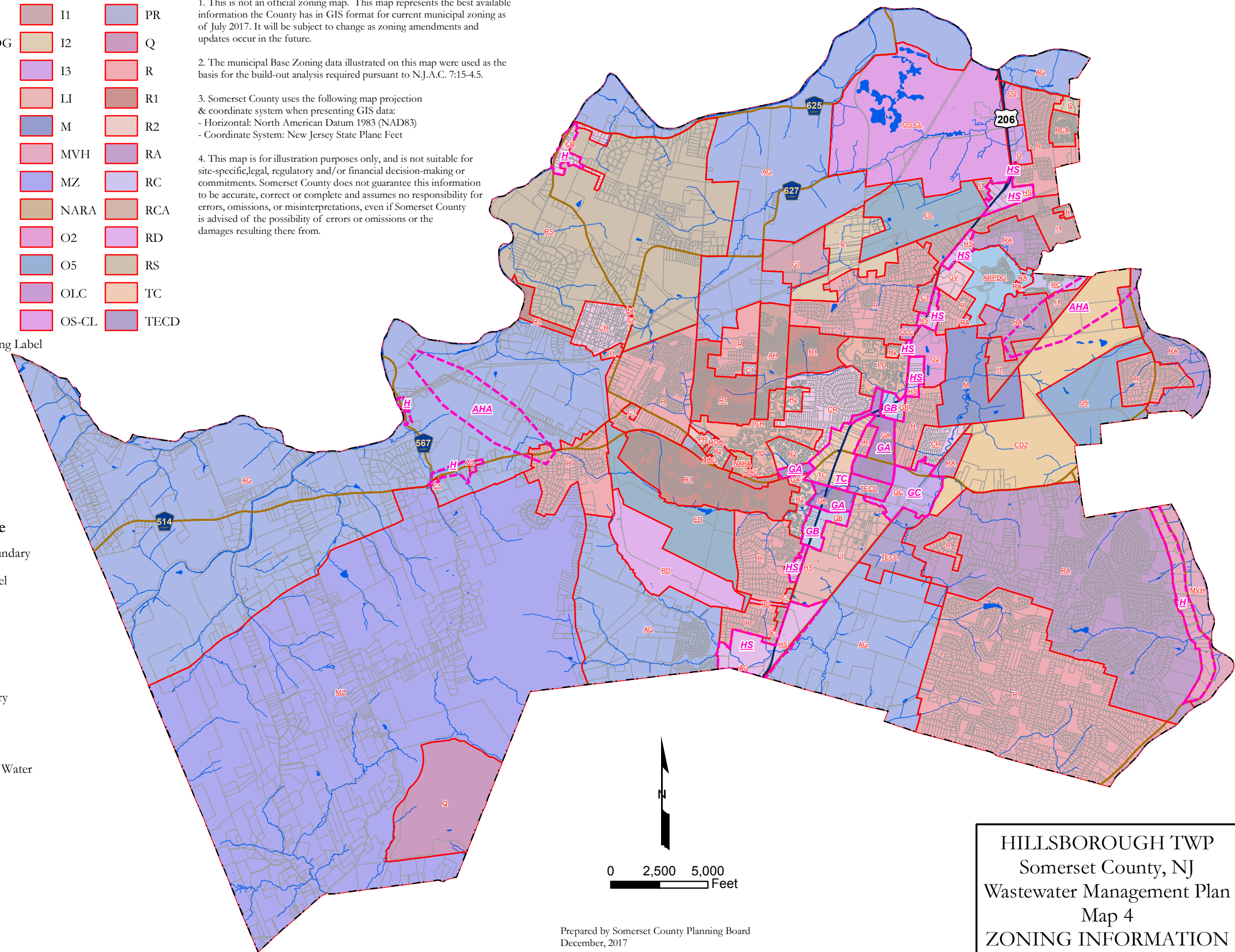
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Prepared by Somerset County Planning Board  
 December, 2017

**HILLSBOROUGH TWP**  
 Somerset County, NJ  
 Wastewater Management Plan  
 Map 4  
**ZONING INFORMATION**







MANVILLE BOROUGH  
Somerset County, NJ  
Wastewater Management Plan  
Map 4  
ZONING INFORMATION

**Base Zoning Code**

 AH-10	 S-50
 C	 S-60
 EDD	 S-75
 I	 S-80
 S-100	

 Base Zoning Label

**Base Map**

-  Municipal Boundary
-  Parcel Boundary
-  Streams & Surface Water
- Major Roads**
-  County Road

**Base Zoning Code**

Base Zoning Code	Zone Description
AH-10	Affordable Housing-10 District
C	Commercial/Townhouse
EDD	Economic Development District
I	Industrial
S-100	Single Family Residential
S-50	Single Family Residential/Townhouse
S-60	Single Family Residential/Townhouse
S-75	Single Family Residential
S-80	Two Family Residential/Townhouse

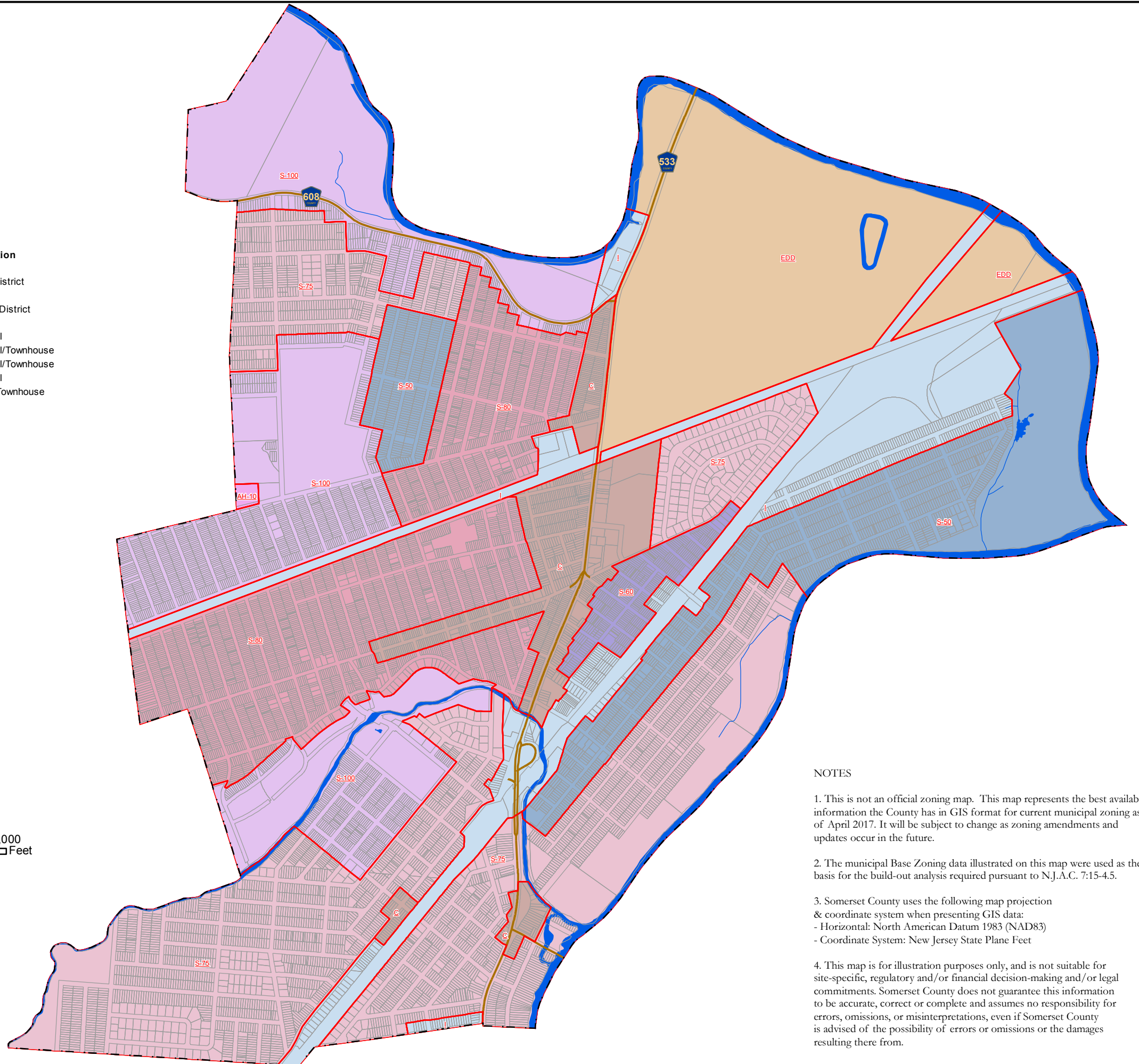
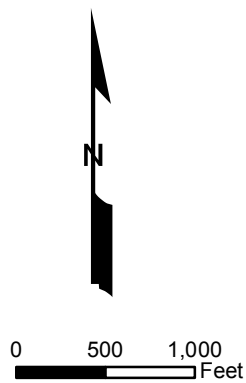
DATA SOURCES

NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY  
- Municipal Boundary  
- Major Roads

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
- Streams & Surface Water

SOMERSET COUNTY  
- Parcel Boundary, 2017

MANVILLE BOROUGH  
- Base Zoning Code  
- Adopted Ordinances, Amendments & Associated Information  
Provided by Municipality

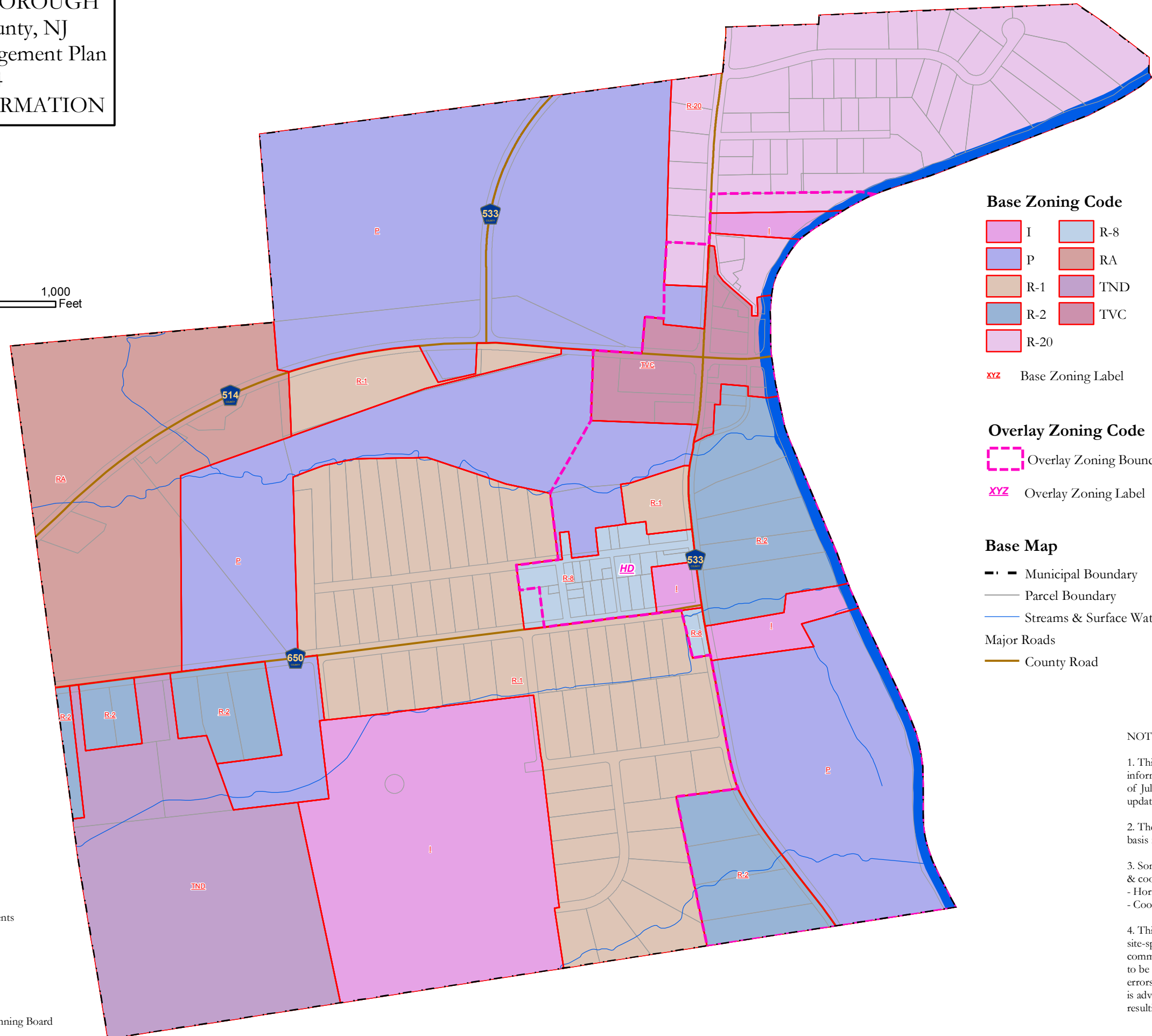
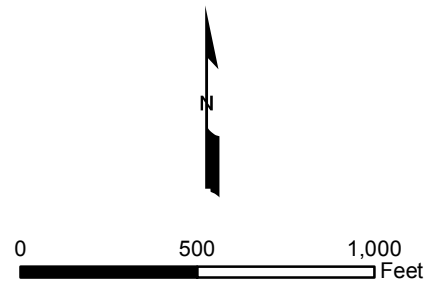


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MILLSTONE BOROUGH  
Somerset County, NJ  
Wastewater Management Plan  
Map 4  
ZONING INFORMATION



**Base Zoning Code**

I	R-8
P	RA
R-1	TND
R-2	TVC
R-20	

Base Zoning Label

**Overlay Zoning Code**

Overlay Zoning Boundary
Overlay Zoning Label

**Base Map**

Municipal Boundary
Parcel Boundary
Streams & Surface Water
<b>Major Roads</b>
County Road

Base Zoning Code	Zone Description
I	Institutional
P	Park District
R-1	Residential
R-2	Residential
R-20	Residential
R-8	Residential
RA	Rural Agricultural
TND	Traditional Neighborhood Development
TVC	Traditional Village Commercial

Overlay Zoning Code	Zone Description
HD	Historic District

**DATA SOURCES**


















- NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY
  - Municipal Boundary
  - Major Roads
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
  - Streams & Surface Water
- SOMERSET COUNTY
  - Parcel Boundary, 2017
- MILLSTONE BOROUGH
  - Base and Overlay Zoning Code
  - Adopted Ordinances, Amendments & Associated Information
  - Provided by Municipality

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**NORTH PLAINFIELD BOROUGH**  
 Somerset County, NJ  
 Wastewater Management Plan  
 Map 4  
**ZONING INFORMATION**


**Base Zoning Code**

 B	 R-2
 B-1	 R-3
 B-2	 R-4
 B-2A	 R-5
 B-3	 R-6
 B-4	 R-7
 B-5	 R-8
 B-6	 R-9
 R-1	


 Base Zoning Label

**Overlay Zoning Code**

 Overlay Zoning Boundary

 Overlay Zoning Label

**Base Map**

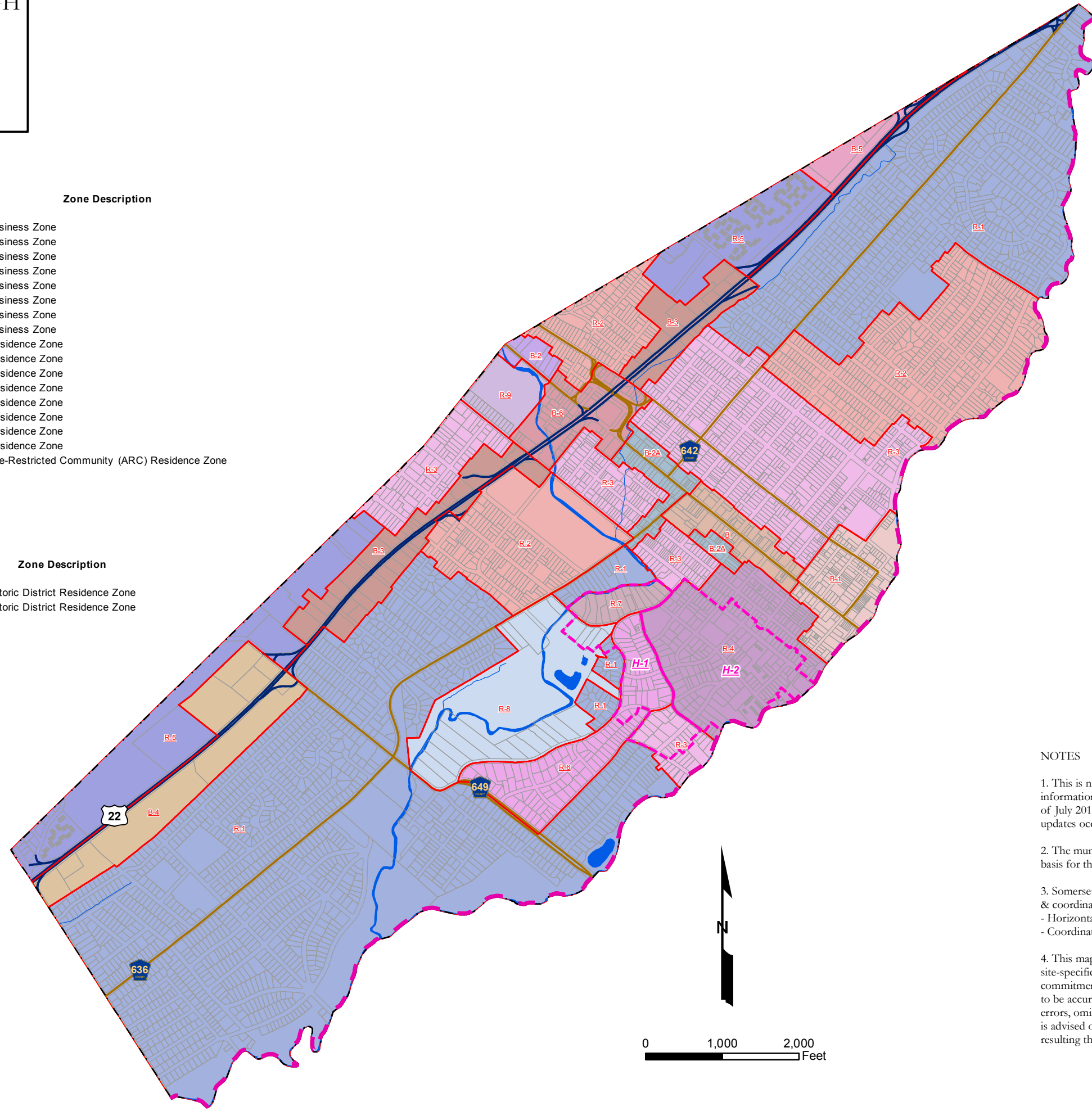
-  Municipal Boundary
-  Parcel Boundary
-  Streams & Surface Water
- Major Roads
-  US Highway
-  County Road

**Base Zoning Code**

B	Business Zone
B-1	Business Zone
B-2	Business Zone
B-2A	Business Zone
B-3	Business Zone
B-4	Business Zone
B-5	Business Zone
B-6	Business Zone
R-1	Residence Zone
R-2	Residence Zone
R-3	Residence Zone
R-4	Residence Zone
R-5	Residence Zone
R-6	Residence Zone
R-7	Residence Zone
R-8	Residence Zone
R-9	Residence Zone
R-9	Age-Restricted Community (ARC) Residence Zone

**Overlay Zoning Code**

H-1	Historic District Residence Zone
H-2	Historic District Residence Zone



**DATA SOURCES**

NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY  
 - Municipal Boundary  
 - Major Roads

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 - Streams & Surface Water

SOMERSET COUNTY  
 - Parcel Boundary, 2017

NORTH PLAINFIELD BORO  
 - Base and Overlay Zoning Code  
 - Adopted Ordinances, Amendments & Associated Information Provided by Municipality

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# PEAPACK GLADSTONE BOROUGH

## Somerset County, NJ Wastewater Management Plan Map 4 ZONING INFORMATION

### Base Zoning Code

L-I	RR-1
ORL	RR-2
R-11	RR-3
R-18	RR-5
RE	VN

XYZ Base Zoning Label

### Base Zoning Code

Base Zoning Code	Zone Description
L-I	Office Research/Light Industry
ORL	Office Research Laboratory
R-11	Residential 11,000 Sq Ft Minimum Lot Size
R-18	Residential 18,000 Sq Ft Minimum Lot Size
RE	Rural Estate 5 Ac Minimum Lot Size & 0.1 Unit/Ac Density
RR-1	Rural Residential 1 Ac Minimum Lot Size
RR-2	Rural Residential 2 Ac Minimum Lot Size
RR-3	Rural Residential 3 Ac Minimum Lot Size
RR-5	Rural Residential 3 Ac Minimum Lot Size & 0.2 Unit/Ac Density
VN	Village Neighborhood

### Overlay Zoning Code

Overlay Zoning Boundary

XYZ Overlay Zoning Label

### Base Zoning Code

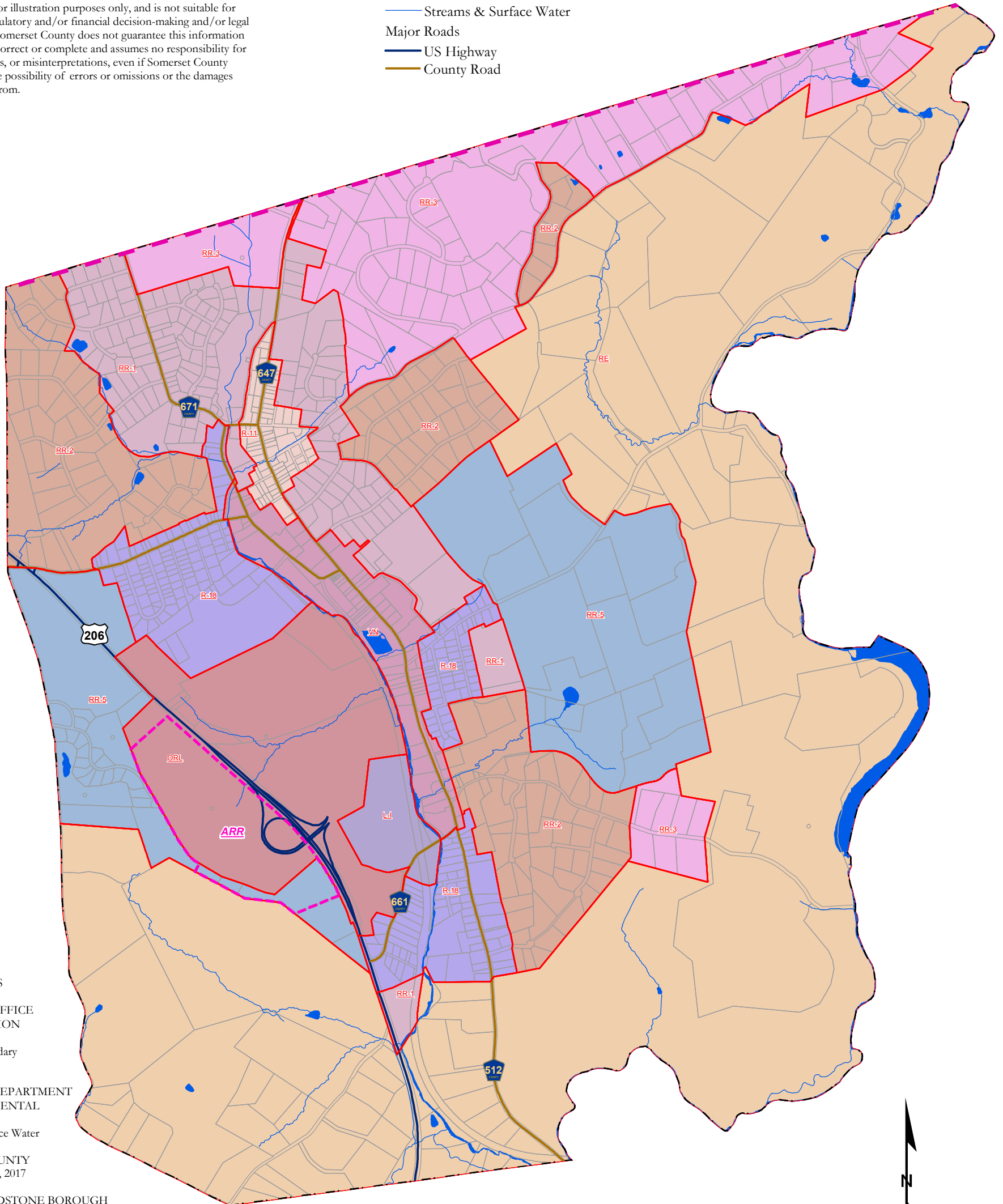
ARR Age-Restricted Residential Housing Communities

### Base Map

- Municipal Boundary
- Parcel Boundary
- Streams & Surface Water
- Major Roads
- US Highway
- County Road

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### DATA SOURCES

NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY  
- Municipal Boundary  
- Major Roads

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
- Streams & Surface Water

SOMERSET COUNTY  
- Parcel Boundary, 2017

PEAPACK GLADSTONE BOROUGH  
- Base and Overlay Zoning Code  
- Adopted Ordinances, Amendments & Associated Information Provided by Municipality

RARITAN BOROUGH  
Somerset County, NJ  
Wastewater Management Plan  
Map 4  
ZONING INFORMATION

Base Zoning Code

	B-1		OS/P
	B-2		P-1
	B-3		P-2
	B-4		R-1
	B-5		R-2
	G-1		R-3
	IRD-1		R-4
	OM-2		R-5
	OM-3		RR
	OMR		

XYZ Base Zoning Label

Overlay Zoning Code

	Overlay Zoning Boundary
XYZ	Overlay Zoning Label

Base Map

	Municipal Boundary
	Streams & Surface Water
	Parcel Boundary
Major Roads	
	State Highway
	US Highway
	County Road

Base Zoning Code

Base Zoning Code	Zone Description
B-1	Central Business District
B-2	Shopping Center District
B-3	Highway Business District
B-4	Neighborhood Business
B-5	Transit Business Center
G-1	Governmental Uses District
IRD-1	Inclusionary Residential District
OM-2	Industrial Park District
OM-3	Limited Industrial District
OMR	Light Manufacturing District
OS/P	Open Space/Park
P-1	Office Building District
P-2	Office Building District
R-1	Low Density Residential District
R-2	Medium Low Density Residential District
R-3	Medium Density Residential District
R-4	Medium High Density Residential District
R-5	Townhouse/Garden Apartment Density District
RR	Railroad

Overlay Zoning Code

Overlay Zoning Code	Zone Code
IRD-2	Inclusionary Residential Overlay District
PACD	Planned Adult Community District
PDRD	Planned Downtown Residential Development Overlay

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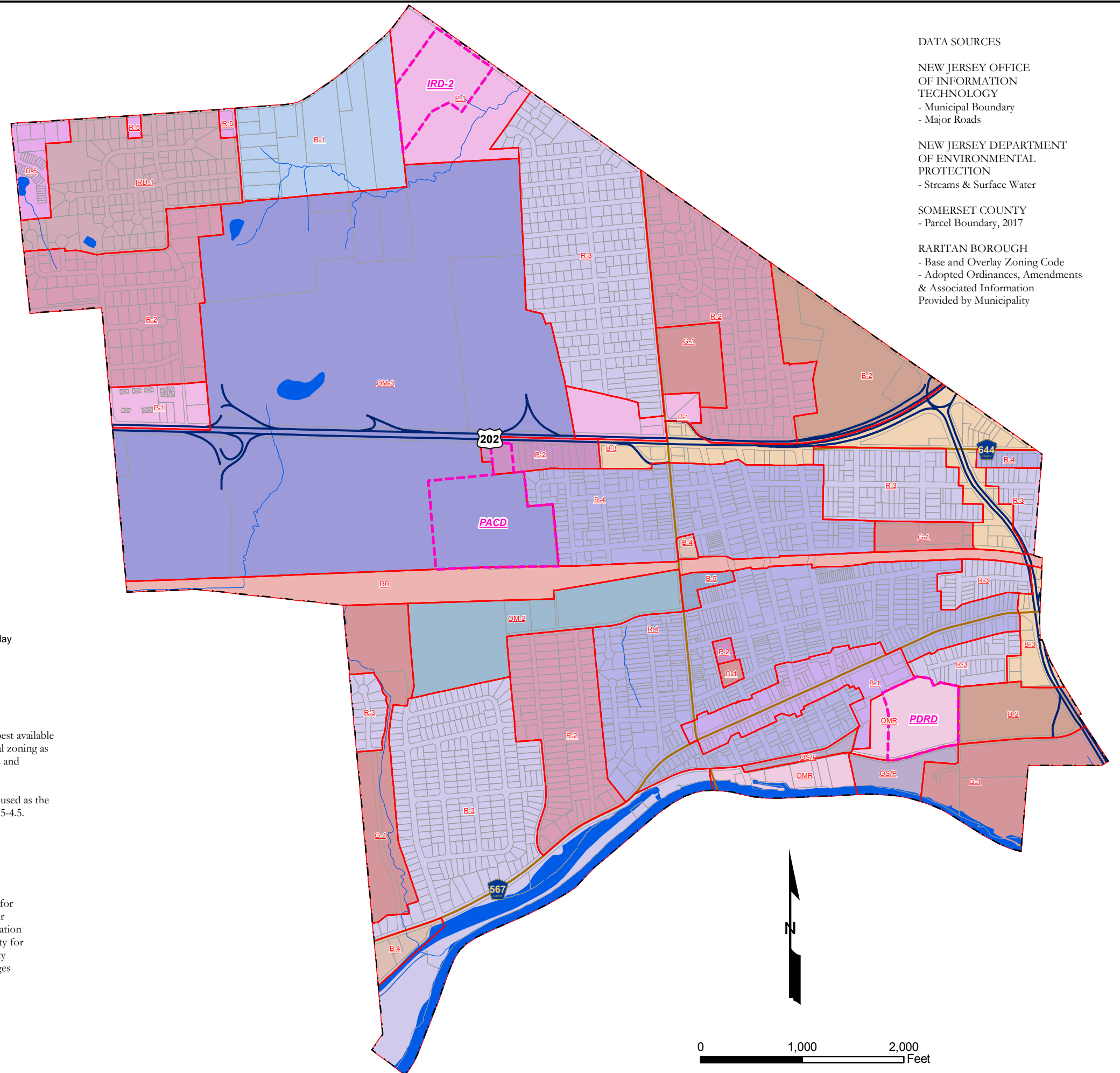
DATA SOURCES

NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY  
- Municipal Boundary  
- Major Roads

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
- Streams & Surface Water

SOMERSET COUNTY  
- Parcel Boundary, 2017

RARITAN BOROUGH  
- Base and Overlay Zoning Code  
- Adopted Ordinances, Amendments & Associated Information  
- Provided by Municipality





**SOUTH BOUND BROOK BOROUGH**  
 Somerset County, NJ  
 Wastewater Management Plan  
 Map 4  
**ZONING INFORMATION**

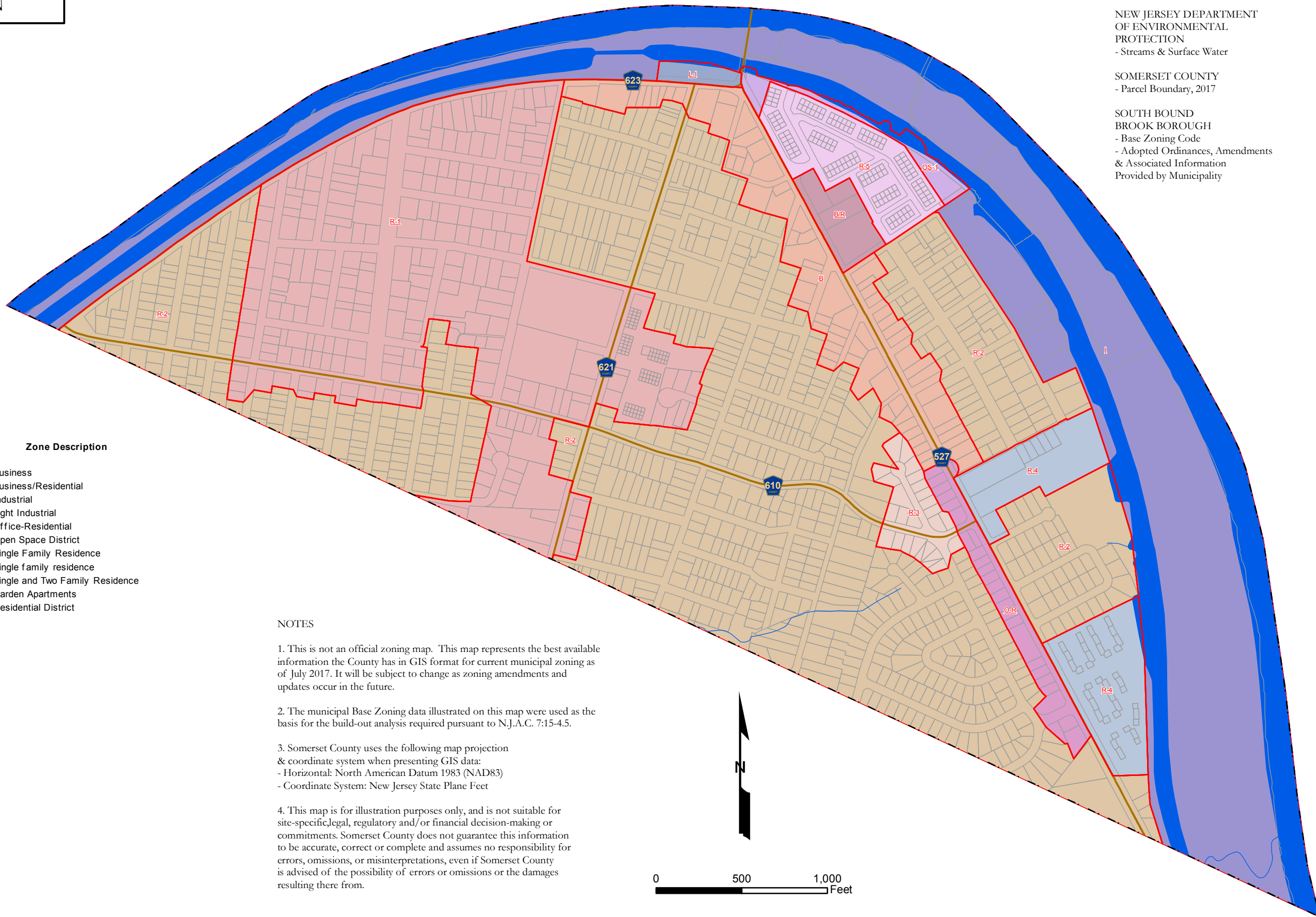
**DATA SOURCES**

NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY  
 - Municipal Boundary  
 - Major Roads












NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 - Streams & Surface Water

SOMERSET COUNTY  
 - Parcel Boundary, 2017

SOUTH BOUND BROOK BOROUGH  
 - Base Zoning Code  
 - Adopted Ordinances, Amendments & Associated Information  
 Provided by Municipality








**Base Zoning Code**

 B	 R-1
 B/R	 R-2
 I	 R-3
 L-I	 R-4
 O-R	 R-5
 OS-1	

Base Zoning Code	Zone Description
B	Business
B/R	Business/Residential
I	Industrial
L-I	Light Industrial
O-R	Office-Residential
OS-1	Open Space District
R-1	Single Family Residence
R-2	Single family residence
R-3	Single and Two Family Residence
R-4	Garden Apartments
R-5	Residential District

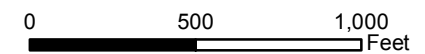
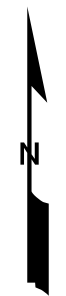
 Base Zoning Label

**Base Map**

-  Municipal Boundary
-  Parcel Boundary
-  Streams & Surface Water
-  Major Roads
-  County Road

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SOMERVILLE BOROUGH  
Somerset County, NJ  
Wastewater Management Plan  
Map 4  
ZONING INFORMATION

**Base Zoning Code**

B-1	H
B-2	I-1
B-3	I-2
B-4	PO-R
B-5	R-1
B-6	R-2
CG	R-3
G	SC

XYZ Base Zoning Label

**Overlay Zoning Code**

Overlay Zoning Boundary
XYZ Overlay Zoning Label

**Base Map**

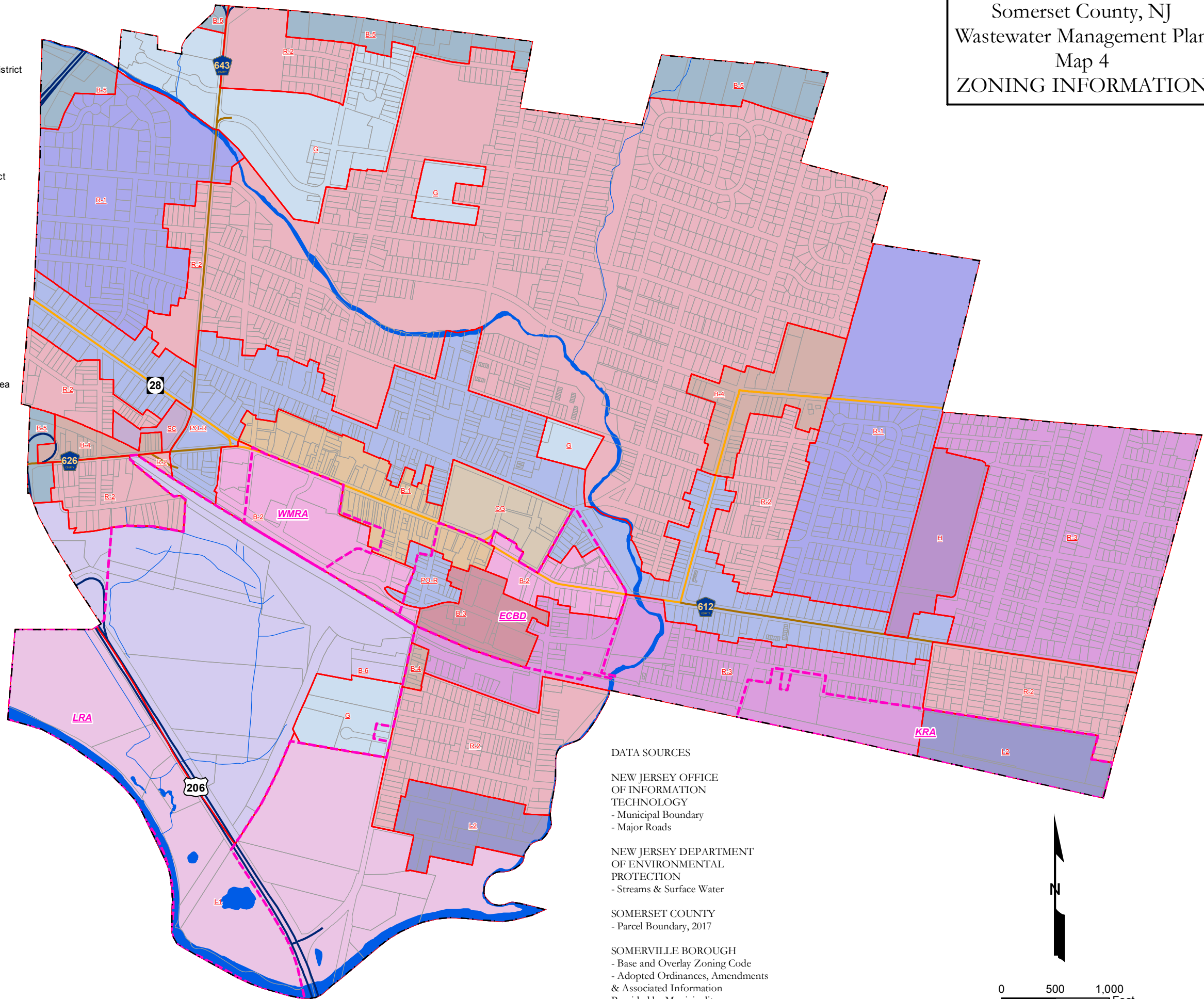
- Municipal Boundary
- Parcel Boundary
- Streams & Surface Water
- Major Roads
  - State Highway
  - US Highway
  - County Road

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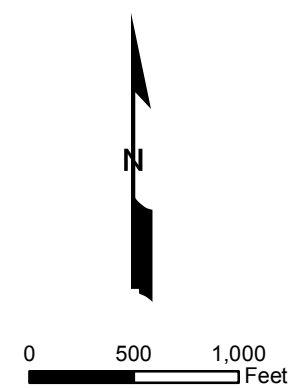
Base Zoning Code	Zone Description
B-1	Central Business District
B-2	Central Business District
B-3	Business Service District
B-4	Neighborhood Business-Residential District
B-5	Highway Business District
B-6	Shopping Central District
CG	County Government District
G	Garden Apartment District
H	Hospital District
I-1	Industrial District
I-2	Industrial District
PO-R	Professional Office-Residential District
R-1	Single Family Residence District
R-2	Single Family Residence District
R-3	Single Family Residence District
SC	Senior Citizens Housing District

Overlay Zoning Code	Zone Description
ECBD	Eastern Center Business District
KRA	Kirby Avenue Redevelopment Area
LRA	Landfill Redevelopment Area
WMRA	West Main Street Redevelopment Area



**DATA SOURCES**

















- NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY
  - Municipal Boundary
  - Major Roads
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
  - Streams & Surface Water
- SOMERSET COUNTY
  - Parcel Boundary, 2017
- SOMERVILLE BOROUGH
  - Base and Overlay Zoning Code
  - Adopted Ordinances, Amendments & Associated Information
  - Provided by Municipality





**WATCHUNG BOROUGH**  
Somerset County, NJ  
Wastewater Management Plan  
Map 4  
**ZONING INFORMATION**

**Base Zoning Code**


 B-A	 R-B
 B-B	 R-M-L I
 B-C	 R-M-L II
 CE	 R-M-L III
 EDRD	 R-M-L IV
 H-D	 R-M-L V
 QU	 R-M-L VI
 R-A	 R-R

*XYZ* Base Zoning Label

**Base Zoning Code**

Base Zoning Code	Zone Description
B-A	Neighborhood Commercial
B-B	Professional Office
B-C	Highway Commercial
CE	Cemetery
EDRD	East Drive Redevelopment District
H-D	Highway Development
QU	Quarry
R-A	Single-Family Residential
R-B	Single-Family Residential
R-M-L I	Multi-Family Affordable
R-M-L II	One-Family Residential
R-M-L III	One-Family Residential
R-M-L IV	One-Family Residential
R-M-L V	Multi-Family Housing
R-M-L VI	Senior Citizen Affordable
R-R	Rural Single-Family Residential







**Overlay Zoning Code**

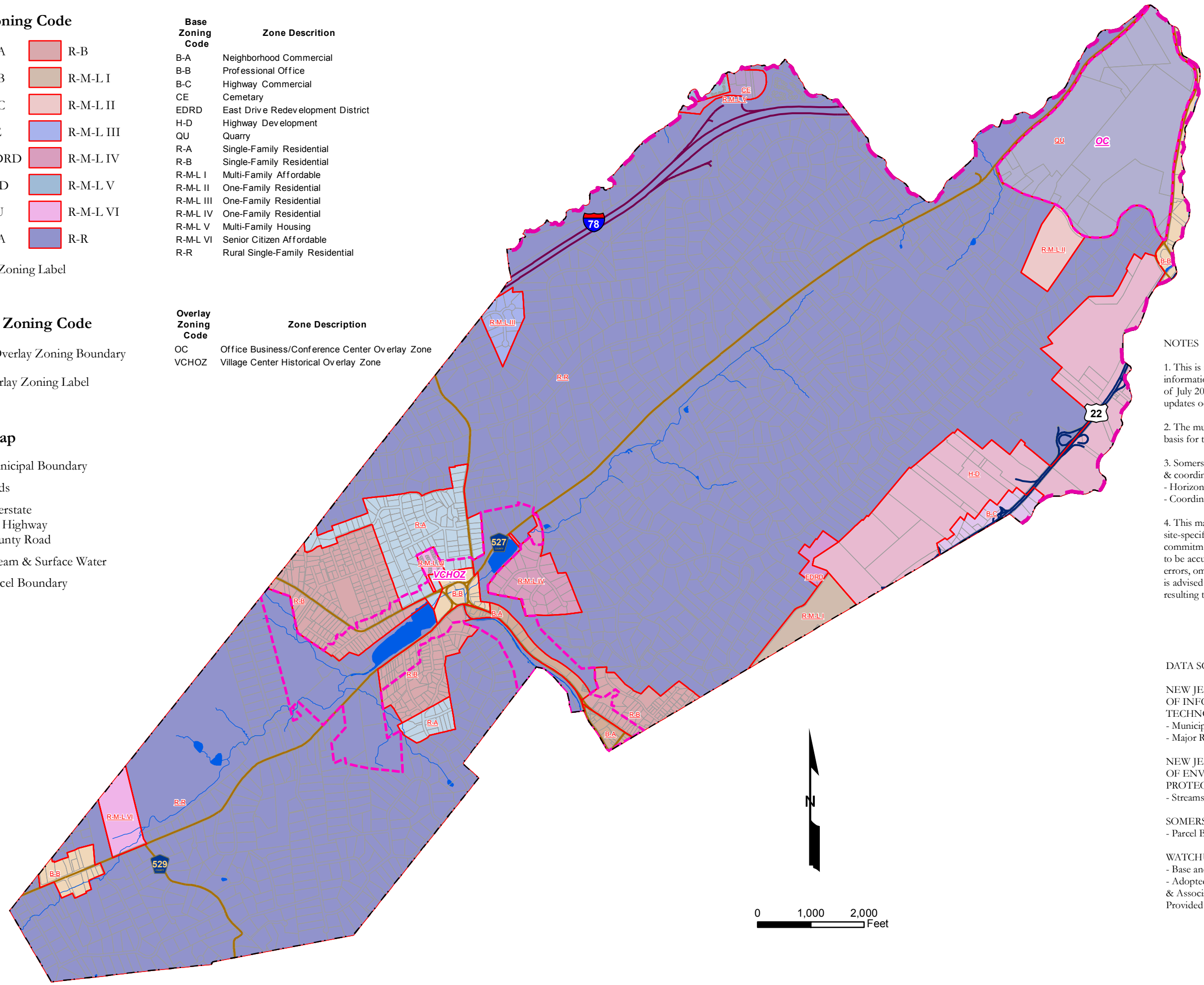
	Overlay Zoning Boundary
<i>XYZ</i>	Overlay Zoning Label

**Overlay Zoning Code**

Overlay Zoning Code	Zone Description
OC	Office Business/Conference Center Overlay Zone
VCHOZ	Village Center Historical Overlay Zone

**Base Map**

	Municipal Boundary
<b>Major Roads</b>	
	Interstate
	US Highway
	County Road
	Stream & Surface Water
	Parcel Boundary

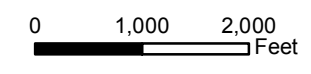


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**DATA SOURCES**

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  - Municipal Boundary
  - Major Roads
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
  - Streams & Surface Water
- SOMERSET COUNTY
  - Parcel Boundary, 2017
- WATCHUNG BOROUGH
  - Base and Overlay Zoning Code
  - Adopted Ordinances, Amendments & Associated Information
  - Provided by Municipality





**WARREN TWP**  
Somerset County, NJ  
Wastewater Management Plan  
Map 4  
**ZONING INFORMATION**

Base Zoning Code	Zone Description
BR-40	Business Residential (1 Acre)
BR-80	Business Residential (2 Acre)
CB	Community Business
CR-130/65	3 - 1 1/2 Acre Environmental Critical Rural Residential District
ECR	Environmental Critical Rural Residential District
EP-250	6 Acre Residential Environmental Protection
G-1	General Industrial
NB	Neighborhood Business
OR	Office Research
R-10 AH	Affordable Housing
R-10 AH/MF	Affordable Housing
R-20	1/2 Acre Residential
R-20(V)	1/2 Acre Residential
R-40	Rural Residential District
R-40 AH/MF	Affordable Housing
R-65	1 1/2 Acre Residential
R-MF	Affordable Housing
R-RAH	Affordable Housing
RBLR	Residential Business Limited Retail

Base Zoning Code			
	BR-40		EP-250
	R-10 AH/MF		R-65
	BR-80		G-1
	R-20		R-MF
	CB		R-20(V)
	R-RAH		R-40
	CR-130/65		R-40 AH/MF
	OR		RBLR
	ECR		R-10 AH

Base Zoning Label

Overlay Zoning Code	Zone Description
PAC	Planned Adult Community
SC	Senior Citizen/Community Business

**Overlay Zoning Code**

Overlay Zoning Boundary

Overlay Zoning Label

**Base Map**

Municipal Boundary

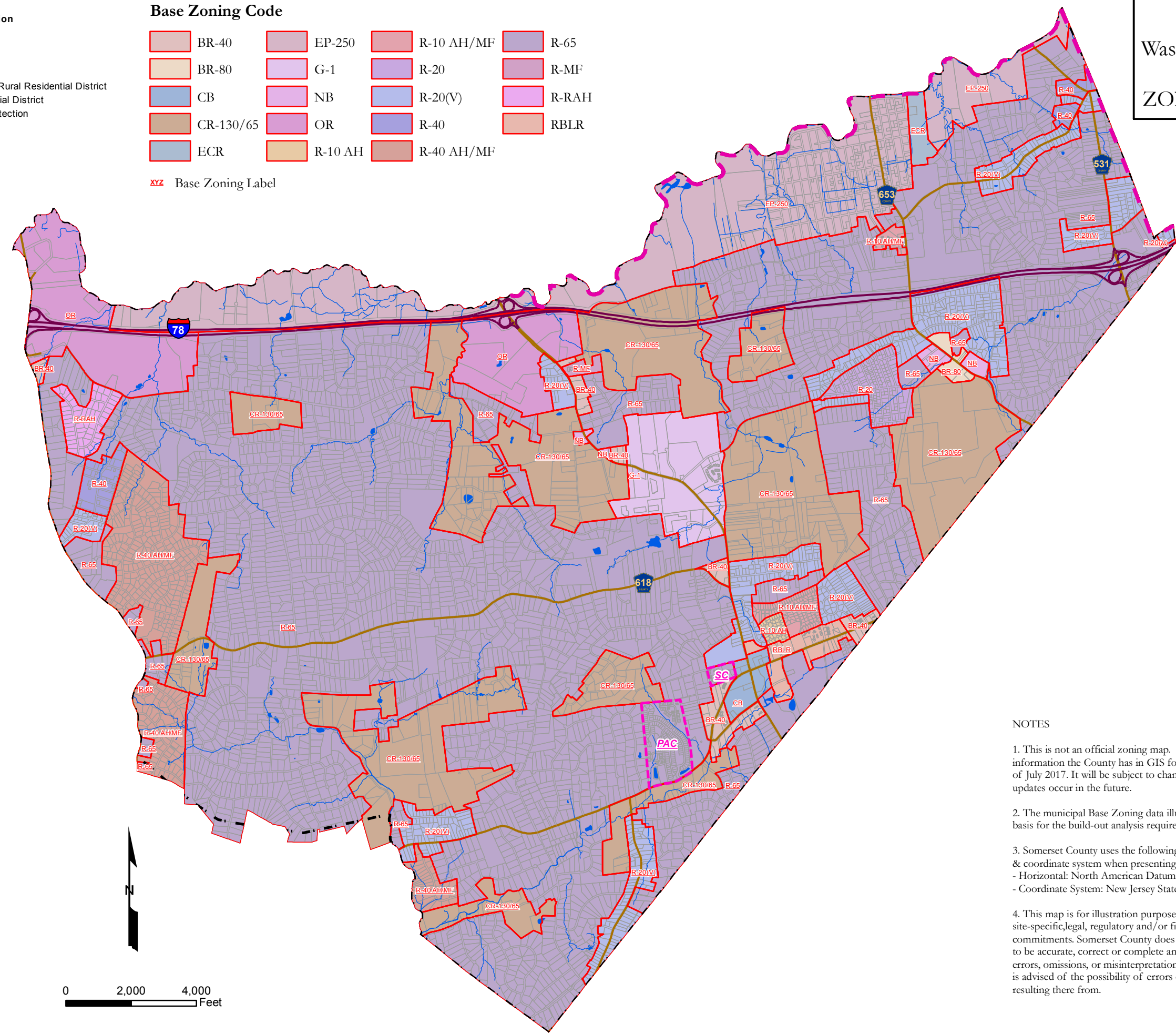
Parcel Boundary

Streams & Surface Water

**Major Roads**

Interstate

County Road



**DATA SOURCES**

NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY  
- Municipal Boundary  
- Major Roads

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
- Streams & Surface Water

SOMERSET COUNTY  
- Parcel Boundary

WARREN TOWNSHIP  
- Base and Overlay Zoning Code  
- Adopted Ordinances, Amendments & Associated Information  
Provided by Municipality

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