A	B	C	D	E	F	G

ZONING MAP

OF

WEST WINDSOR TOWNSHIP

MERCER COUNTY, N.J.

FRANCIS A. GUZIK - Township Engineer
JOHN B. TAYLOR - Assistant Township Engineer

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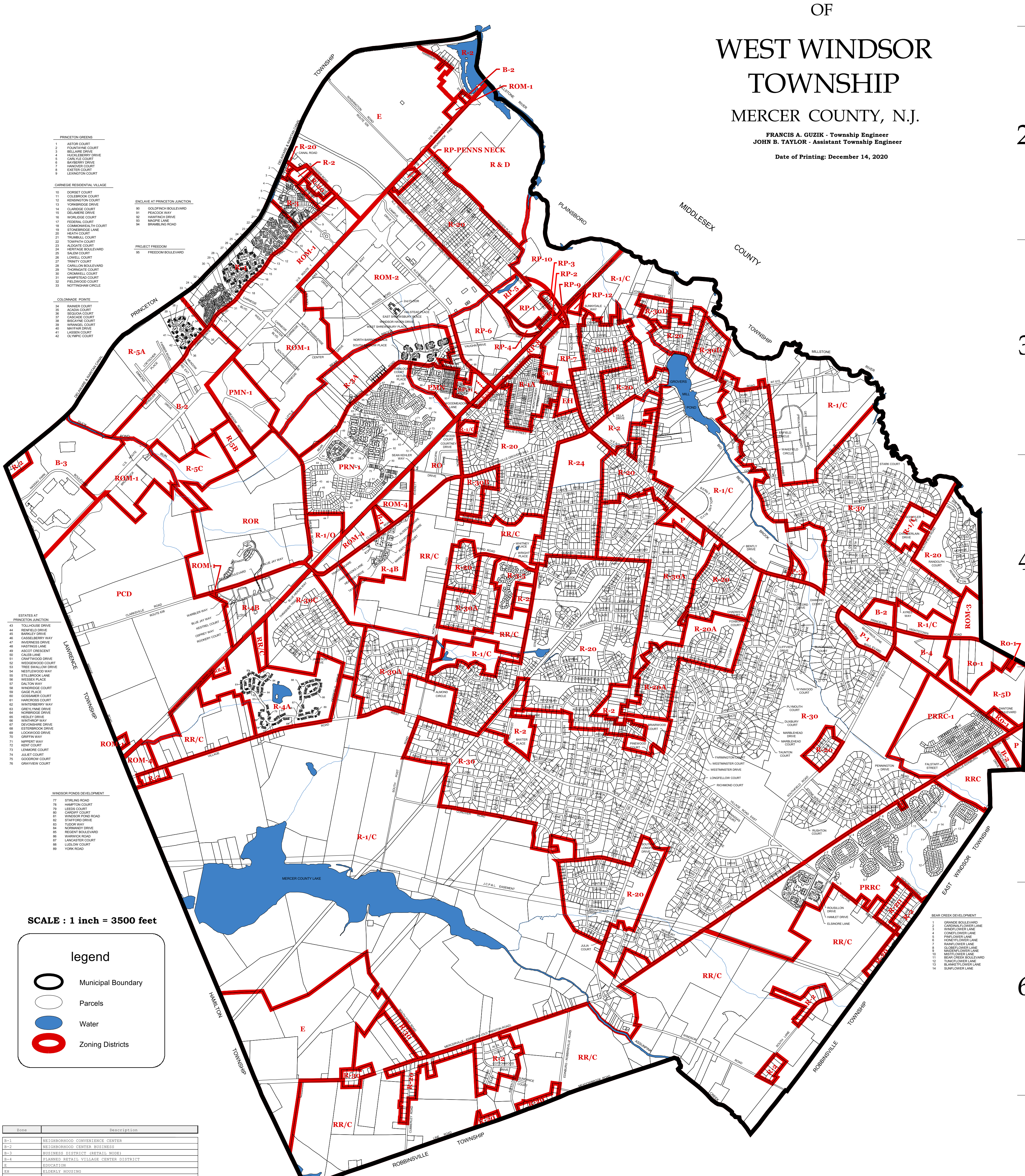

Zone	Description
B-1	NEIGHBORHOOD CONVENIENCE CENTER
B-2	NEIGHBORHOOD CENTER BUSINESS
B-3	BUSINESS DISTRICT (RETAIL NODE)
B-4	PLANNED RETAIL VILLAGE CENTER DISTRICT
E	EDUCATION
EH	ELDERLY HOUSING
P	PROFESSIONAL OFFICE
P-1	PLANNED VILLAGE CENTER DISTRICT
PRN-1	PLANNED RESIDENTIAL NEIGHBORHOOD (AFFORDABLE HOUSING)
PRRC	RETIREMENT COMMUNITY (AFFORDABLE HOUSING)
PRRC-1	RETIREMENT COMMUNITY (AFFORDABLE HOUSING)
R & D	RESEARCH AND DEVELOPMENT
R-1	RURAL DENSITY RESIDENTIAL
R-1 / O	RESIDENTIAL / OFFICE
R-1A	LOW DENSITY RESIDENTIAL
R-2	LOW DENSITY RESIDENTIAL
R-3	LOW - MEDIUM DENSITY RESIDENTIAL
R-3A	AFFORDABLE HOUSING
R-4	MEDIUM DENSITY RESIDENTIAL
R-4A	AFFORDABLE HOUSING
R-4B	AFFORDABLE HOUSING
R-5A	HIGH DENSITY RESIDENTIAL
R-5B	AFFORDABLE HOUSING
RO	RESEARCH / OFFICE
ROM-1	RESEARCH / OFFICE / LIMITED MANUFACTURING
ROM-2	RESEARCH / OFFICE / LIMITED MANUFACTURING
RO-1	RESEARCH / OFFICE
P-3	PROFESSIONAL OFFICE / RESIDENTIAL
R-1/C	LOW DENSITY RESIDENTIAL / CONSERVATION
R-30	LOW DENSITY RESIDENTIAL
R-30A	LOW DENSITY RESIDENTIAL
R-30B	LOW DENSITY RESIDENTIAL
R-30C	LOW DENSITY RESIDENTIAL
R-30D	LOW DENSITY RESIDENTIAL
R-24	LOW / MEDIUM DENSITY RESIDENTIAL
R-20	LOW / MEDIUM DENSITY RESIDENTIAL
R-20B	LOW / MEDIUM DENSITY RESIDENTIAL
R-3.5	MEDIUM DENSITY RESIDENTIAL
PMN	PLANNED MIXED USE NEIGHBORHOOD / AFFORDABLE HOUSING

Zone	Description
RP-1	RP-1 OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN
RP-2	RP-2 OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN
RP-3	RP-3 OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN
RP-4	RP-4 OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN
RP-5	RP-5 OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN
RP-6	RP-6 OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN
RP-7	RP-7 OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN
RP-8	RP-8 OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN
RP-9	RP-9 OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN
RP-10	RP-10 OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN
R-20A	LOW / MEDIUM DENSITY RESIDENTIAL
ROM-3	RESEARCH / OFFICE / LIMITED MANUFACTURING
ROM-4	RESEARCH / OFFICE / LIMITED MANUFACTURING
ROR	RESEARCH / OFFICE / RECREATION
RR/C	RURAL RESIDENTIAL / CONSERVATION
RP-11	RP-11 OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN
R-5C	AFFORDABLE HOUSING
R-5D	AFFORDABLE HOUSING
PMN-1	PLANNED MIXED USE NEIGHBORHOOD / AFFORDABLE HOUSING
RP-12	RP-12 OF THE PRINCETON JCT. REDEVELOPMENT PLAN(AFF. HOUSING)
RP Penns Neck	RP-PENNS NECK REDEVELOPMENT PLAN
RRC	RESIDENTIAL RETIREMENT COMMUNITY
PCD	PLANNED COMMERCIAL DISTRICT

Rev. No.	Ord. No.	Adopted	Effective	
1	ORD 80-40	11-24-80	11-24-80	Revise to comply with new Master Plan
2	ORD 80-41	12-22-80	12-22-80	Various misc. items includ. Zoning, Subdivision, & Site Plan
3	ORD 85-03	2-25-85	2-25-85	Rev. certain districts for Low/Moderate Income Housing
4	ORD 85-13	7-15-85	7-15-85	B-2/ROW-1 Changes at Meadow Rd & Rte 1
5	ORD 85-26	10-7-85	10-7-85	Affordable Housing 2 - Related District changes
6	ORD 86-35	12-15-86	12-15-86	Del. B-1 Scores - Added B-2 - Expand R-1 - Change R-2
7	ORD 88-04	4-4-88	4-4-88	Revise TID area
8	ORD 89-53	11-27-89	11-27-89	Add B-1 between railroad and Clarksville Rd
9	ORD 89-55	12-27-89	12-27-89	Modify R-4A Zone
10	ORD 90-12	4-30-90	4-30-90	Add P-1 Zone
11	ORD 91-01	2-11-91	2-11-91	Remove B-3 Zone
12	ORD 91-36	12-16-91	12-16-91	Add TID area
13	ORD 94-01	4-11-94	2-23-95	Add Timed Growth Zoning Districts
14	ORD 94-48	10-11-94	11-3-94	Add R4-B Zone
15	ORD 94-53	10-24-94	11-15-94	Add R5-B Zone
16	ORD 94-54	10-24-94	11-15-94	Add PRRC Zone
17	ORD 94-55	10-24-94	11-15-94	Add R2-A Zone *
18				* Remove R2-A Zone per Court Decision-Friends of Dinky Woods
				* Et. Al. vs. WWT, Et. Al. Docket Mer-L-5000-94
19	ORD 95-49	11-13-95	12-4-95	Add B-3 Zone
20	ORD 96-01	2-6-96	2-26-96	Add B-3 Zone
21	ORD 97-09	4-28-97	5-20-97	Add ROM-5 Zone
22	ORD 97-10	4-28-97	5-20-97	Add ROM-5 Zone and R-1 Zone
23	ORD 98-10	5-4-98	6-8-98	Add R-1A Zone
24	ORD 98-19	7-27-98	8-27-98	Add R-1/O Zone
25	ORD 02-09	4-22-02	5-13-02	Add R & D Zone
26	ORD 03-01	3-3-03	3-24-03	Add B-4 Zone
27	ORD 03-16	6-2-03	6-24-03	Add ROR Zone
28	ORD 03-22	9-8-03	9-29-03	Add PRRC-1 Zone
29	ORD 04-17	6-28-04	7-20-04	Add P Zone
30	ORD 04-26	10-18-04	11-8-04	Modify and Expand ROR Zone

Rev. No.	Ord. No.	Adopted	Effective	
31	ORD 06-04	04-10-06	05-04-06	Expand R4-B Zone
32	ORD 07-03	03-19-07	04-09-07	Add Princeton Junction Overlay District
33	ORD 07-19	11-13-07	12-06-07	Add RO-1 Zone
34	ORD 07-20	11-13-07	12-06-07	Add P-3 Zone
35	ORD 07-26	12-17-07	01-07-08	Add R-1/C Zone
36	ORD 07-27	01-07-08	01-27-08	Expand R-2 and Add RR/C Zone
37	ORD 08-03	04-07-08	04-28-08	Expand R-2 Zone
38	ORD 0804	04-07-08	04-28-08	Expand E Zone
39	ORD 08-29	10-27-08	11-17-08	Expand RR/C Zone
40	ORD 08-30	10-27-08	11-17-08	Expand R-2 Zone
41	ORD 08-31	10-27-08	11-17-08	Expand R-1/C Zone
42	ORD 08-32	10-27-08	11-17-08	Add R-30 Zone
43	ORD 08-33	10-27-08	11-17-08	Add R-30A Zone
44	ORD 08-34	10-27-08	11-17-08	Add R-30B Zone
45	ORD 08-35	10-27-08	11-17-08	Add R-30C Zone
46	ORD 08-36	10-27-08	11-17-08	Add R-30D Zone
47	ORD 08-37	10-27-08	11-17-08	Add R-24 Zone
48	ORD 08-38	10-27-08	11-17-08	Add R-20 Zone
49	ORD 08-40	10-27-08	11-17-08	Add R-20B Zone
50	ORD 08-41	10-27-08	11-17-08	Add R-3.5 Zone
51	ORD 09-07	03-16-09	04-06-09	Add R-20A Zone
52	ORD 09-04	03-23-09	04-13-09	Add Redevlopment Zones / Delete PJ Overlay District
53	ORD 09-22	11-23-09	12-14-09	Add PMN Zone
54	ORD 17-06	2-27-17	3-20-17	Add RP-11 Zone and RP-11 Overlay Zones
55	ORD 17-07	2-27-17	3-20-17	Revise R-20B and RP-7 Zones
56	ORD 18-17	06-11-18	07-02-18	Modifies RP-1 and RP-3 Zones
57	ORD 19-04	03-18-19	04-08-19	Add R-5C Zone
58	ORD 19-05	03-18-19	04-08-19	Add R-5D Zone
59	ORD 19-06	03-18-19	04-08-19	Add PMN-1 Zone / Delete Rom-5 Zone
60	ORD 19-07R	04-01-19	04-22-19	Add RP-12 Zone
61	ORD 20-04	01-27-20	02-17-20	Modify RP-1 Zone
62	ORD 20-06	02-24-20	03-16-20	Add RP-Penns Neck Zone
63	ORD 20-13	06-22-20	07-13-20	Modify RP-1 Zone
64	ORD 20-17	07-27-20	08-17-20	Expand B-2 Zone
65	ORD 20-18	08-17-20	09-07-20	Modify ROM-2 District Standards
66	ORD 20-19	08-17-20	09-07-20	Modify ROM-2 District Standards
67	ORD 20-20	08-17-20	09-07-20	Modify ROM-1/ROM-2 District Boundary
68	ORD 20-22	11-09-20	12-03-20	Add RRC Zone
69	ORD 20-25	12-14-20	01-07-21	Add PCD Zone