296 Attachment 1

Township of Raritan

Schedule I, Schedule of Area, Yard and Building Requirements
[Amended by Ord. No. 00-4; 02-42; Ord. No. 02-47; Ord. No. 06-21; Ord. No. 08-4; Ord. No. 08-10; Ord. No. 08-11; Ord. No. 08-12; Ord. No. 08-13; Ord. No. 08-17; Ord. No. 12-1; Ord. No. 14-20; Ord. No. 2016-11; Ord. No. 2017-13; Ord. No. 2017-14; 5-4-2021 by Ord. No. 21-10; 5-17-2022 by Ord. No. 22-10; 8-15-2023 by Ord. No. 23-16; 3-19-2024 by Ord. No. 24-4]

This schedule constitutes part of § 296-131 of the Raritan Township Code

Zone	Principal Permitted Uses	Lot Area[2] (square feet)	Lot Width[3] (frontage)		Minimum Yards Principal Structures[4]				Side & Rear Setbacks for Accessory Structures[4]			Maximum Height[6]		Maximum[2] Hard Surface Coverage	Floor Area Ratio	Existing[16] Lot of Record		Residential Cluster Subdivision Permitted
			Inside Lot	Corner Lot	Front[5]	Rear	Side		Housing Animals	Other Farm Structures	Non-Farm Structures	Principal Structures	Accessory Structures			Minimum Area	Minimum Width	
							One	Both										
AR-2	Single family	2 acres	250	250	50	40	20	50	100	50	15[10]	2 1/2 stories or 35 feet	1 1/2 stories or 20 feet	20%[31]	N/A	40,000	150	Yes see § 296-110
AR-5	Single family	217,800	300	300	50	40	20	50	100	50	15[10]	2 1/2 stories or 35 feet	1 1/2 stories or 20 feet	20%[31]	N/A	40,000	150	Yes see § 296-109
R-1	Single family	261,360	350	350	50[2]	50[3]	20[3]	50	100	50	15[10]	2 1/2 stories or 35 feet	1 1/2 stories or 20 feet	20%[31]	N/A	50,000	150	No
R-1A	Residential	100,000	200	200	50[3]	40[3]	20[3]	50	100	50	15[10]	2 1/2 stories or 35 feet	1 1/2 stories or 20 feet	20%	N/A	40,000 (5 acres for farms)	150	Yes
R-2	Single-family residential	75,000	200	200	50[3]	50[3]	20[3]	50	100	50	15[10]	2 1/2 stories or 35 feet	1 1/2 stories or 20 feet	20%	N/A	40,000	150	Yes
	Farm	5 acres[7]														5 acres		
R-3	Single-family residential	50,000[17]	200[17]	200	50[3]	40[3]	20[3]	50	100	50	15[10]	2 1/2 stories or 35 feet	1 1/2 stories or 20 feet	20%[31]	N/A	40,000	150	Yes § 296-132
	Farm	5 acres[7]														5 acres		
R-4	Single-family residential	40,000	175	200	50[3]	40[3]	20[3]	50	100	50	15[10]	2 1/2 stories or 35 feet	1 1/2 stories or 20 feet	20%[31]	N/A	30,000	100	Yes § 296-132
	Farm	5 acres[7]														5 acres		
R-5	Two-family residential	40,000	175	200	35[3, 9]	40[3]	15[3]	35	P	P	10	2 1/2 stories or 35 feet	1 1/2 stories or 20 feet	40%	N/A	N/A	N/A	No
	PRD/senior citizen housing	See § 296-101 for PRD regulations and § 296-102 for senior citizen housing standards																
R-6	Single-family residential	40,000 (20,000)	175 (125)	200 (150)	35[3,9]	40[3]	15[3]	35	100	50	10[10]	2 1/2 stories or 35 feet	1 1/2 stories or 20 feet	40%	N/A	15,000	100	Yes
R-7	Multifamily	5 acres	200	200	30[9]	[11, 12]	[11, 12]	[11, 12]	P	P	[11, 12]	2 1/2 stories or 35 feet	1 1/2 stories or 20 feet	See § 296-101	N/A	5 acres	100	No
R-8	Planned age-restricted adult community	See §§ 296-106 and 296-107 for regulations and standards																
R-9	Planned age-restricted assisted living facility development	See § 296-108 for regulations and standards																
MF	Multifamily; municipal open space	11 acres	150 linear feet	150 linear feet	30[29]	30[29]	30[29]	30[29]	N/A	N/A	40	3 stories or 40 feet[30]	1 story or 18 feet	40%	N/A	N/A	N/A	N/A
GH	Group home residential	100,000 square feet	200	200	50	40	20	35	N/A	N/A	N/A	3 stories or 50 feet	NA	30%	N/A	N/A		
B-1	Neighborhood business	40,000	150	175	50	50	20[13]	40	P	P	[4]	2 1/2 stories	[4]	50%	25%	80,000	150	

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			Inside Lot	Corner Lot	Front[5]	Rear	Side		Housing Animals	Other Farm Structures	Non-Farm Structures	Principal Structures	Accessory Structures			Minimum Area	Minimum Width	
							One	Both										
		(30,000)										or 35 feet						
B-2	Commercial	100,000	250	250	75	50	20[13]	40	P	P	[4]	2 1/2 stories or 35 feet	[4]	55%	25%[18]	75,000	200	
B-3	Community commercial	60,000	200	200	75	50	20[13]	40	P	P	[4]	2 1/2 stories or 35 feet	[4]	55%	25%[18]	40,000	150	
B-4	Highway business	150,000	250	250	100	50	20	40	P	P	[4]	2 1/2 stories or 35 feet	[4]	55%	25%	75,000	200	
B-5	Low-intensity highway commercial	80,000	200	200	75	50	20	40	P	P	[4]	2 1/2 stories or 35 feet	[4]	35%	15%	40,000	150	
I-1	Industrial	10 acres[14]	500[14]	500[14]	100[14]	100	75[14]	150[14]	100	50	[4]	3 stories or 50 feet[15]	[4]	40%	50%	3 acres	200	
I-2	Industrial	5 acres[14]	250[14]	250[14]	100[14]	100	50[14]	100[14]	100	50	[4]	3 stories or 50 feet[15]	[4]	40%	75%	2 acres	200	
O-1	Professional office	40,000	175	200	50	50	20	40	P	P	[4]	2 1/2 stories or 35 feet	[4]	55%	50%	30,000	150	N/A
O-2	Office and research	3 acres	250	250	100	100	100	200	100	50	[4]	3 stories or 50 feet	[4]	40%	50%	2 acres	200	
P	Public institution	3 acres	200	200	75	50	35	80	P	P	[4]	2 1/2 stories or 35 feet	[4]	50%	100%	2 acres	150	
H	Hospital	See § 296-130 for regulations and standards																
PCOS	Retail; office; service	5 acres	300	300	100/50 [19]	40	50[21]	100[21]	N/A	N/A	N/A	4 stories or 50 feet	N/A	55%	20%[20]	N/A	N/A	N/A
C-R-R	Retail; office; recreation-residential	60,000	200[23]	200	50	40	20[22]	40[22]	N/A	N/A	N/A	4 stories or 60 feet	N/A	50%	25%[24]			
O-R	Outdoor recreation	20 acres	300	50	50	50	25	50	N/A	N/A	N/A	3 stories or 50 feet	N/A	55%	5%	N/A	N/A	
RJR	Retail; office; service; assisted living; multifamily with affordable housing	3 acres	300[25]	300[25]	100/50 [8, 19, 26] 50/35 for residential[26] Also includes private drives	40[27]	50; 25 residential	100 N/A for multifamily residential	N/A	N/A	40	3 stories or 50 feet	30 feet	65% commercial uses; 55% residential uses	25%[28]	N/A	N/A	N/A

SCHEDULE I NOTES:
Figures in parentheses ( ) are reduced requirements if public sewer and water are available (see Schedule II).
P means "prohibited."
N/A means "not applicable."

1 See Schedule II for minimum utility requirements.
2 See § 296-143 for steep slope modifications.
3 See § 296-139 for where measured, exceptions and lot circle requirements.
4 See exemptions § 296-134. All farm structures are considered accessory structures, whether or not a principal structure exists. All nonresidential, non-farm-related structures are principal structures.
5 Setback for all structures. No accessory structure, other than a permitted garage on a residential lot or those identified in § 296-140A and E, shall be located in front of a principal structure, regardless of the location of said principal structure. In the case of a through lot, accessory structures may be placed behind a principal residential structure provided the accessory structure meets the required front setback for principal structures in the underlying zone, but no less than 50 feet. In the case of a residential corner lots, accessory structures, such as air-conditioning units and generators, may be permitted in the nondominant front yard subject to the terms and limitations set forth in § 296-139C.
6 See § 296-133 for exemptions.

7 Plus one acre for each residential unit located on a farm.
8 One hundred feet if abutting a state highway.
9 Fifty feet if lot fronts on an arterial, connector or feeder road as indicated on the Township's Circulation Plan of the Master Plan. No exceptions permitted under § 296-134.
10 May be reduced to five feet for certain accessory uses (see § 296-134B).
11 See § 296-103F for single-family attached dwelling standards.
12 See § 296-105F for multifamily standards.
13 Twenty feet, except when adjacent to a residential zone, then 25 feet on the residential side(s).
14 For industrial parks of at least 20 acres in total area and not adjacent to residential uses or zones, individual lots may be reduced to two acres in area and 200 feet in lot width, provided that public water and sewer are available and that such lots front on an internal road of the park. One side yard of such lot having a reduced area and width may be reduced to 35 feet and the total of both side yards may be reduced to 85 feet. The front yard of such lot having a reduced area and width may be reduced to 75 feet. When a lot in the I-1 or I-2 District abuts a controlled access highway and no access is provided from such controlled access highway to such lot, such yard abutting such controlled access highway need not meet the required front yard setback but may instead meet the required side or rear yard setback as the case may be.
15 Seventy feet for storage tanks if they are at least 200 feet from all property lines and street right-of-way.
16 Refer to § 296-136 for an explanation.
17 (Reserved)
18 Lots devoted exclusively to a hotel or motel or primarily devoted to wholesale and wholesale distribution shall be 40.
19 Front setback requirement is 100 feet from a state highway and 50 feet from a county or Township road. See Article XIV for additional setback and buffer requirements.
20 See § 296-118F for additional floor area requirements.
21 There shall be no side setback requirements where interior lot lines within the zone abut.
22 The side setback requirement may be reduced to 15 feet where interior lot lines within the zone abut.
23 The lot width (frontage) and the provisions of § 296-136 shall not apply to lots in the C-R-R Zone with access to public streets via a dedicated private right-of-way open to the public.
24 For purposes of the C-R-R Zone, floor area ratio (FAR) shall only apply to retail. The maximum FAR in the C-R-R Zone for retail uses is 12%.
25 Lots with two or more street frontages are required to meet the frontage requirement along only one street frontage. Notwithstanding any other ordinance provision to the contrary, a canopy associated with the dispensing of gasoline may be located in front of a principal structure. Except that assisted living facilities may be four stories or 60 feet. Not applicable to assisted living facilities and permitted multifamily which are controlled by density requirements instead.
26 For permitted multifamily residential see § 296-124C.
27 No rear yard for lot containing three or more front yards in the district.
28 Not applicable to assisted living facilities which are controlled by density requirements instead.
29 This limitation shall not preclude the ability for attached balconies, decks or patios to encroach into the perimeter setback, provided that the encroachment is no greater than six feet and the surface area of the balcony, deck or patio is no greater than 80 square feet.
30 The maximum height for the community center building, however, shall be 1.5 stories or 28 feet.
31 The maximum hard surface coverage may exceed the 20% maximum, up to a maximum of 27%, for cluster residential developments pursuant to § 296-132; provided a stormwater management plan/report and grading plan for the subject property is submitted and approved by the Township Engineer demonstrating that the proposed improvements perform as if there is only 20% impervious coverage with regard to stormwater. The stormwater management plan/report must demonstrate through hydraulic and hydrologic analysis that the site and its stormwater management measures maintain 100% of the average annual pre-construction groundwater recharge volume for the site based on 20% impervious coverage, or demonstrate that the increase of stormwater runoff volume from pre-construction to post-construction for the two-year storm is infiltrated, which shall also include soil percolation test results, or a certification from a licensed professional engineer that the subject soil adequately percolates. All such submissions require the applicable fee as stated in Schedule IV, Schedule of Fees.