

Raritan Township General Ordinances

**SCHEDULE II  
MINIMUM UTILITY REQUIREMENTS**

Zone District	Private		Public		Minimum Lot Area For Permitted Uses (square feet)
	Well	Septic	Water	Sewer	
R-1	X	X			261,360 (6 acres)
AR	X	X			217,800
AR	X	X			50,000 (Cluster)
R-1A	X	X			80,000
R-2	X	X			75,000 (50,000 lot aver.)
R-3	X	X			50,000 (40,000 lot aver.)
R-3	X	X			35,000 (cluster)
R-3			X	X	25,000 (cluster)
R-3				X	40,000
R-4	X	X			40,000
R-4	X	X			20,000 (cluster)
R-5	X	X			40,000
R-5			X	X	20,000
R-5			X	X	15,000 (cluster)
R-5			X	X	15,000 (PRD)
R-5			X	X	40,000 (two-family)
R-6	X	X			40,000 (single-family)
R-6			X	X	40,000 (two-family)
R-6			X	X	20,000
R-6			X	X	15,000 (cluster)
R-7			X	X	5 acres
B-1	X	X			40,000
B-1			X	X	30,000
B-2	X	X			100,000
B-2			X	X	100,000
B-3	X	X			60,000
B-3			X	X	60,000
B-4	X	X			150,000
B-4			X	X	150,000

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Zone District	Private		Public		Minimum Lot Area For Permitted Uses (square feet)
	Well	Septic	Water	Sewer	
I-1	X	X			8 acres
I-1			X	X	2 acres (industrial park)
I-2	X	X			5 acres
I-2			X	X	2 acres (industrial park)
O-1	X	X			40,000
O-1			X	X	30,000
O-2	X	X			3 acres
O-2			X	X	3 acres
P	X	X			3 acres
P			X	X	3 acres

Notes:

- a. All percolation tests shall be witnessed by the designated township official.
- b. Where public sewer is available or utilized, public water shall also be required, and the converse. Minor subdivisions, nonresidential site plans, and conventional major subdivisions with only one public utility shall not be required to tie into the other public utility unless it can reasonably be made available or is required for the health, safety or general welfare. Except in the R-3 zone, when only one utility, either sanitary sewers or public surface water, is available or utilized by a property, the minimum lot area and frontage shall be as if wells and septic systems are utilized.

(Ord. 98-31 § 2(b); Ord. 98-1 § 7, Ord. 93-24 § 3 (part) Ord. 02-42)

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**SCHEDULE III  
CLUSTER REQUIREMENTS**

Minimum Tract Size (Acres)		Minimum Lot Size in Cluster (square feet)	Minimum Lot Width (feet)	Minimum Setback	Minimum Utility Requirements			
					Private		Public	
Zone					Water	Septic	Water	Sewer
R-1A	15	35,000	100/ 125 (corner lot)	Same as conventional development in R-6 district with both utilities	X	X		
AR	30/40 See Section 16.29.060	50,000	200/200 Corner	Same as Conventional development in AR district	X	X		
R-2	15	40,000	100/ 125 (corner lot)	Same as conventional R-2 development	X	X		
R-3	15	35,000	100/ 125 (corner lot)	Same as conventional development in R-6 district with both utilities	X	X		
R-3	15	25,000	100/ 125 (corner lot)				X	X
R-4	15	20,000	100/ 125 (corner lot)				X	X
R-5	15	25,000	100/ 125 (corner lot)		X	X		
R-5	15	15,000	100/ 125 (corner lot)				X	X
R-6	15	25,000	100/ 125 (corner lot)		X	X		
R-6	15	15,000	100/				X	X

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			125 (corner lot)					
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All other requirements for the zone where located shall apply.

(Ord. 98-31 § 2 (part); Ord. 92-4 § 3; Ord. 91-38 § 1; Ord. 01-39 § 3; Ord. 02-42)