SCHEDULE I
SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS
THIS SCHEDULE CONSTITUTES PART OF SECTION 16.64.010 OF THE RARITAN TOWNSHIP CODE[1]

one	Principal Permitted Uses	Lot Area[2] (sq. ft.)	Lot Width[3] (frontage)		Minimum Yards Principal Structures[4]				Side & Rear Setbacks for Accessory Structures[4]			Maximum Height		Maximum[2] Hard Surface Coverage (Percent)	Floor Area Ratio (Percent)	Existing[16] Lot of Record		Residential Cluster Subdivision Permitted
					Front[5]	Rear	Side											
			Inside Lot	Corner Lot			One	Both	Housing Animals	Other Farm Structures	Non-Farm Structures	Principal Structures	Accessory Structures			Minimum Area	Minimum Width	
AR-2	Single Family	2 acres	250	250	50	40	20	50	100	50	15[10]	2½ stories or 35 feet	1½ stories or 20 feet	20	N/A	40,000	150	YES – See Section 16.24.M
AR-5	Single Family	217,800	300	300	50	40	20	50	100	50	15[10]	2½ stories or 35 feet	1½ stories or 20 feet	20	N/A	40,000	150	YES – See Section 16.24.L
R-1	Single Family	261,360	350	350	50[2]	50[3]	20[3]	50	100	50	15[10]	2½ stories or 35 feet	1½ stories or 20 feet	20	N/A	50,000	150	NO
R-1A	Residential	100,000	200	200	50[3]	40[3]	20[3]	50	100	50	15[10]	2½ stories or 35 feet	1½ stories or 20 feet	40	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]	2½ stories or 35 feet	1½ 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]	2½ stories or 35 feet	1½ stories or 20 feet	20	N/A	40,000	150	YES 16.64.020
	Farm	5 acres[7]														5 acres		

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Zone	Principal Permitted Uses	Lot Area[2] (sq. ft.)	Lot Width[3] (frontage)		Minimum Yards Principal Structures[4]				Side & Rear Setbacks for Accessory Structures[4]			Maximum Height		Maximum[2] Hard Surface Coverage (Percent)	Floor Area Ratio (Percent)	Existing[16] Lot of Record		Residential Cluster Subdivision Permitted
			Inside Lot	Corner Lot	Front[5]	Rear	Side: One	Side: Both	Housing Animals	Other Farm Structures	Non-Farm Structures	Principal Structures	Accessory Structures			Minimum Area	Minimum Width	
R-4	Single Family Residential	40,000	175	200	50[3]	40[3]	20[3]	50	100	50	15[10]	2½ stories or 35 feet	1½ stories or 20 feet	20	N/A	30,000	100	YES 16.64.020
	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	2½ stories or 35 feet	1½ stories or 20 feet	40	N/A	N/A	N/A	NO
	.PRD/ Senior Citizen Housing	.See Section 16.34.060 for PRD regulations and Section 16.34.070 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]	2½ stories or 35 feet	1½ stories or 20 feet	40	N/A	15,000	100	YES
R-7	Multi-Family	5 acres	200	200	30[9]	11,12	11,12	11,12	P	P	11, 12	2½ stories or 35 feet	1½ stories or 20 feet	See 16.34.060	N/A	5 acres	100	NO
R-8	Planned Age Restricted Adult Community	See Chapter 16.42 for regulations and standards																

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Zone	Principal Permitted Uses	Lot Area[2] (sq. ft.)	Lot Width[3] (frontage)		Minimum Yards Principal Structures[4]				Side & Rear Setbacks for Accessory Structures[4]			Maximum Height		Maximum[2] Hard Surface Coverage (Percent)	Floor Area Ratio (Percent)	Existing[16] Lot of Record		Residential Cluster Subdivision Permitted
			Inside Lot	Corner Lot	Front[5]	Rear	Side: One	Side: Both	Housing Animals	Other Farm Structures	Non-Farm Structures	Principal Structures	Accessory Structures			Minimum Area	Minimum Width	
R-9	Planned Age Restricted Assisted Living Facility Development	See chapter 16.43 for regulations and standards																
R-10	100% Affordable Residential	11 acres	100	125	30	30	30	60	N/A	N/A		3 stories or 40 feet	N/A	40	N/A	N/A	N/A	
GH	Group Home Residential	100,000 sq. ft.	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 (30,000)	150	175	50	50	20[13]	40	P	P	4	2½ stories or 35 feet	4	50	25	80,000	150	
B-2	Commercial	100,000	250	250	75	50	20[13]	40	P	P	4	2½ 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	2½ stories or 35 feet	4	55	25[18]	40,000	150	

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Zone	Principal Permitted Uses	Lot Area[2] (sq. ft.)	Lot Width[3] (frontage)		Minimum Yards Principal Structures[4]				Side & Rear Setbacks for Accessory Structures[4]			Maximum Height		Maximum[2] Hard Surface Coverage (Percent)	Floor Area Ratio (Percent)	Existing[16] Lot of Record		Residential Cluster Subdivision Permitted
			Inside Lot	Corner Lot	Front[5]	Rear	Side: One	Side: Both	Housing Animals	Other Farm Structures	Non-Farm Structures	Principal Structures	Accessory Structures			Minimum Area	Minimum Width	
B-4	Highway Business	150,000	250	250	100	50	20	40	P	P	[4]	2½ 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]	2½ stories or 35 feet	[4]	35	15	40,000	150	
I-1	Industrial	8 acres[14]	300[14]	300[14]	100[14]	75	50[14]	100[14]	100	50	[4]	4 stories or 50 feet[15]	[4]	55	50	3 acres	200	
I-2	Industrial	5 acres[14]	250[14]	250[14]	100[14]	75	50[14]	100[14]	100	50	[4]	4 stories or 60 feet[15]	[4]	55	100	2 acres	200	.
O-1	Professional Office	40,000	175	200	50	50	20	40	P	P	[4]	2½ stories or 35 feet	[4]	55	50	30,000	150	A
P	Public Institution.	3 acres	200	200	75	50	35	80	P	P	[4]	2½ stories or 35 feet	[4]	50	100	2 acres	150	
H	Hospital	See Chapter 16.62 for regulations and standards																

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Zone	Principal Permitted Uses	Lot Area[2] (sq. ft.)	Lot Width[3] (frontage)		Minimum Yards Principal Structures[4]				Side & Rear Setbacks for Accessory Structures[4]			Maximum Height		Maximum[2] Hard Surface Coverage (Percent)	Floor Area Ratio (Percent)	Existing[16] Lot of Record		Residential Cluster Subdivision Permitted
					Front[5]	Rear	Side											
			Inside Lot	Corner Lot			One	Both	Housing Animals	Other Farm Structures	Non-Farm Structures	Principal Structures	Accessory Structures			Minimum Area	Minimum Width	
PCOS	Retail, Office, Service	5 acres	300	300	100/ 50[19]	40	50[21]	100[21]	N/A	N/A	N/A	3 stories or 50 feet	N/A	45	20[20]	N/A	N/A	
C-R	Retail, Office, Recreational	60,000	200	200	75/ 50[23]	40	20[22]	40[22]	N/A	N/A	N/A	3 stories or 50 feet	N/A	50	25[24]			
OR	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	

NOTES: Figures in parentheses ( ) are reduced requirements if public sewer and water are available (see Schedule II).

1 See Schedule II for minimum utility requirements.
2 See Section 16.64.130 for steep slope modifications.
3 See Section 16.64.090 for where measured, exceptions and lot circle requirements.
4 See exemptions Section 16.64.040. All farm structures are considered accessory structures, whether or not a principal structure exists. All nonresidential, nonfarm related structures are principal structures.
5 Setback for all structures. No accessory structure, other than a permitted garage on a residential lot, 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. (Ord. 00-4)
6 See Section 16.64.030 for exemptions.
7 Plus one acre for each residential unit located on a farm.
8 100 feet if abutting a state highway.
9 50 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 Section 16.64.040.
10 May be reduced to five feet for certain accessory uses (see Section 16.64.040B).

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11 See Section 16.36.060 for single-family attached dwelling standards.

12 See Section 16.40.060 for multifamily standards.

13 20 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, 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 yeard 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 70 feet for storage tanks if they are at least 200 feet from all property lines and street right-of-way.

16 Refer to Section 16.64.060 for an explanation.
P means "prohibited."
N/A means "not applicable."

17 deleted (Ord. 08-4).

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 ft. from a state highway and 50 feet from a county or township road. See Section 16.63 for additional setback and buffer requirements.

20 See section 16.63.050 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 ft. where interior lot lines within the zone abut.

23 Front setback may be reduced to 50 ft. when no parking is provided within the setback area. See Section 16.63 for additional setback and buffer requirements.

24 Maximum FAR for retail uses is 7% (section 16.49)

(Amended during 6/2003 supplement; Ord. 98-31 §§ 2 (part), 3; Ord. 96-16 § 1; Ord. 93-24 § 3 (part); Ord. 91-22 § 2; Ord. 89-16 § 1; Ord. 02-42; Ord. 02-47; Ord. 06-21; Ord. 08-11 & 08-12) (Ord. #08-17)