

§ LDO3-26. RRC RARITAN RIVER CORRIDOR DISTRICT.

§ LDO3-26.1. Purpose. [Ord. No. 2008-1093 § 6]

To encourage land use patterns and development practices that enhance Township, County and State efforts to protect dwindling wildlife habitat, retain farmland and protect and preserve opportunities for agricultural activity within the Township;

To protect the substantial public investments in farmland and open space preservation by limiting the extent of residential development in the Raritan River Corridor District;

To promote the continuation of farming in the Raritan River Corridor District as a valuable component of the local economy;

To protect prime soils, soils of State-wide importance and soils of local importance for their long-term value as an essential natural resource in any agricultural or horticultural pursuit;

To permit limited non-farm residential development in a manner and at locations that will be consistent with the continuation of farming;

To support the preservation of existing farm operations and limit conflicts between agricultural and nonagricultural uses by encouraging the separation of residential development from active farms;

To advance the goals of the Master Plan for the Raritan River Corridor District by protecting agricultural lands and promoting agriculture as a valuable component of the local economy;

To retain flood plains and other open lands to perform their natural functions and to advance the State's Wildlife Action Plan by retaining a diversity of wildlife habitat to the greatest extent practicable.

§ LDO3-26.2. Permitted Uses. [Ord. No. 2008-1093 § 6; Ord. No. 2014-1244 § 8]

A. Principal uses.

1. Single family residences.
2. Commercial agriculture as regulated in Section 4-6.
3. Public parks.
4. Churches, nursery schools, and child care centers.
5. Volunteer fire companies and first-aid or rescue squads.
6. Family day care homes.
7. Community residences.

B. Accessory uses.

1. Accessory uses customarily incidental and ancillary to a permitted use.

2. Garages, storage sheds, tennis courts and swimming pools for single family homes, and uses customarily associated with the above uses, provided that such accessory uses are subordinate to the principal use, do not change the character of the principal use and serve only the principal use.
 3. A single farm stand, conforming to either of the following:
 - (a) A seasonal farm stand accessory to a single-family residence. The farm stand shall not exceed 300 square feet in floor area; shall not exceed one story or 20 feet; and shall be set back a minimum of 20 feet from the public right-of-way. All other bulk standards in the zone shall apply. The farm stand shall not be open for more than 150 days in any year. Hours of operation are limited to daylight hours.
 - (b) On lots assessed in accordance with the "Farmland Assessment Act of 1964," N.J.S. 54:4- 23.1 et seq., a permanent farm stand. The farm stand shall not exceed 300 square feet without site plan approval or 1,000 square feet with site plan approval; shall not exceed one story or 20 feet; and shall be set back a minimum of 20 feet from the public right-of-way. Where site plan approval is required, the Board may require a buffer or screening between the farm stand and adjacent lots. All other bulk standards in the zone shall apply. Hours of operation are limited to daylight hours. Off-street parking shall be provided at a ratio of one space per 100 square feet of roofed area.
 4. On lots assessed in accordance with the "Farmland Assessment Act of 1964," N.J.S. 54:4- 23.1 et seq., accessory uses and structures customarily incidental to commercial agriculture, pursuant to Section 4-6.
 5. Horse boarding stables.
 6. Home occupations in accordance with Section 3-24.
 7. Off-street parking and loading accessory to a permitted use.
- C. Conditional uses.
1. Governmental uses and public utility facilities as regulated in subsection 3-23.1.
 2. Houses of worship as regulated in subsection 3-23.3.

§ LDO3-26.3. Area and Bulk Requirements. [Ord. No. 2008-1093 § 6]

- A. If the principal use is single family residence:
1. Minimum lot area:
 - (a) Six acres; or
 - (b) One and one-half acres with a lot size-averaging subdivision in accordance with subsection 3-26.4.
 - (c) Existing lots six acres or smaller and lots subdivided prior to June 1, 2008 shall be deemed to be conforming lots, but shall not be further subdivided.

2. Minimum lot frontage: 250 feet.
 3. Minimum front yard: 75 feet.
 4. Minimum side yard: 50 feet for each yard, except 100 feet for riding arenas and horse boarding stables.
 5. Minimum rear yard: 50 feet, except 100 feet for riding arenas and horse boarding stables.
 6. Maximum height: 2 1/2 stories or 35 feet, whichever is less.
 7. Lot suitability. No lot may be created that contains less than 10,000 square feet of contiguous unconstrained lot area within the building envelope.
 8. Lot circle. Every lot shall be arranged in such a manner that a circle with a diameter of at least 140 feet can be inscribed within the building envelope and tangent to the front yard setback line.
 9. Maximum impervious coverage: 15%.
- B. If the principal use is other than single family residence:
1. Minimum lot area: two acres.
 2. Minimum lot width: 250 feet.
 3. Minimum lot depth: 250 feet.
 4. Minimum front yard: 75 feet.
 5. Minimum side yard: 50 feet for each yard, except 100 feet for riding arenas and horse boarding stables.
 6. Minimum rear yard: 50 feet, except 100 feet for riding arenas and horse boarding stables.
 7. Maximum height: 35 feet.
 8. Maximum impervious coverage: 12%.

§ LDO3-26.4. Subdivision Standards. [Ord. No. 2008-1093 § 6]

- A. Lot-size averaging subdivision. To promote the retention of larger parcels for agricultural uses and/or conservation of woodlands or other environmentally sensitive lands, and to encourage and promote flexibility, economy and environmental soundness in subdivision layout and design, the following subdivision standards shall apply:
1. Minimum tract size for subdivision shall be 12 acres. Minimum residential lot area shall be 1.5 acres.
 2. Maximum dwelling unit density shall be 1/6 per acre.

3. For tracts greater than 24 acres, at least 80% of the lots created in a lot-size averaging subdivision shall be no larger than two acres in area. For tracts between 12 and 24 acres, at least 50% of the lots shall be no larger than two acres.
4. All subdivided lots shall be deed-restricted against further subdivision in a manner approved by the Township Engineer and the Township Attorney.
5. The overall site design shall foster the following objectives: retention of large contiguous farmland and woodland areas; stream corridor and wetlands preservation; steep slope protection; reduction of impervious coverage; efficient traffic circulation; and sensitivity to the site's natural features, topography and relationship to open lands on neighboring parcels.