

Legend

BASE ZONE CODES

BASE ZONE BOUNDARIES

BASE ZONE LABELS

OVERLAY ZONE BOUNDARIES

OVERLAY ZONE LABELS

MUNICIPAL BOUNDARIES

MAJOR ROADS

US Hwys 202 & 206

State Hwy 28

County Roads

LOCAL ROADS

RAILROADS

OVERLAY ZONE CODE	ZONE DESCRIPTION
IRD-2	Inclusionary Residential Overlay District
PACD	Pland Adult Community District
PDRD	Planned Downtown Residential Development Overlay

BASE ZONE CODE	ZONE DESCRIPTION
B-1	Central Business District
B-2	Shopping Center District
B-3	Highway Business District
B-4	Neighborhood Business
B-5	Transit Center Business
G-1	Governmental Uses District
IRD-1	Inclusionary Residential District
OM-2	Industrial Park District
OM-3	Limited Industrial District
OMR	Light Manufacturing District
OS/P	Open Space/Park
P-1	Office Building District
P-2	Office Building District
R-1	Low Density Residential District
R-2	Medium Low Density Residential District
R-3	Medium Density Residential District
R-4	Medium High Density Residential District
R-5	Townhouse/Garden Apt. Density District
RR	Railroad

NOTES

- This is not an official zoning map. It represents the best available information on current Municipal Zoning in GIS format. This GIS zoning dataset was used in Wastewater Management Plan (WMP) Build-out and Capacity Analysis along with separate "look-up" table containing the land use and density factors.
- Somerset County uses the following map projection & coordinate system when presenting GIS data:
 - Horizontal: North American Datum 1983 (NAD83)
 - Vertical: North American Vertical Datum 1987 (NAVD87)
 - Coordinate System: New Jersey State Plane Feet

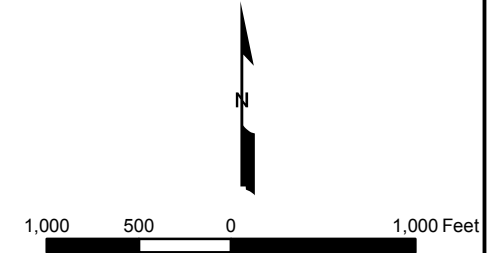
DATA SOURCES

SOMERSET COUNTY ENTERPRISE DATA

- Zoning Datasets
- Municipal Boundaries
- Highways, County and Local Roads
- Railroads

MUNICIPAL DATA

- Adopted Ordinances, Amendments & Associated Information
- Provided by Municipality



RARITAN BOROUGH
Somerset County, NJ

Map IV

MUNICIPAL ZONING