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Revised Zoning Ordinance of Bedminster

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**REVISED ZONING ORDINANCE
OF THE
TOWNSHIP OF BEDMINSTER
SOMERSET COUNTY
NEW JERSEY
(1968)**

AN ORDINANCE AMENDING, REVISING, RE-ENACTING AND SUPPLEMENTING AN ORDINANCE ENTITLED "AN ORDINANCE LIMITING AND RESTRICTING TO SPECIFIED DISTRICTS AND REGULATING THEREIN BUILDINGS AND STRUCTURES ACCORDING TO THEIR CONSTRUCTION AND THE VOLUME AND NATURE AND EXTENT OF THEIR USE, REGULATING AND RESTRICTING THE HEIGHT, NUMBER OF STORIES, AND SIZE OF BUILDINGS AND OTHER STRUCTURES, REGULATING AND RESTRICTING THE SIZE OF LOTS, PLOTS AND OF YARDS, COURTS AND OTHER OPEN SPACES AND THE DENSITY OF POPULATION, REGULATING AND RESTRICTING THE LOCATION, USE AND EXTENT OF USE OF BUILDINGS AND STRUCTURES FOR TRADE, INDUSTRY, RESIDENCE AND OTHER PURPOSES, ESTABLISHING A BOARD OF ADJUSTMENT, PROVIDING FOR THE ADMINISTRATION AND ENFORCEMENT OF THE PROVISIONS HEREIN CONTAINED AND FIXING PENALTIES FOR VIOLATION THEREOF IN THE TOWNSHIP OF BEDMINSTER IN THE COUNTY OF SOMERSET," ADOPTED AND APPROVED DECEMBER 30, 1946, AS AMENDED NOVEMBER 17, 1947, DECEMBER 18, 1950, FEBRUARY 20, 1956, JUNE 18, 1956, DECEMBER 2, 1957, MARCH 16, 1959, OCTOBER 17, 1960, MAY 16, 1966 AND DECEMBER 19, 1966, AND KNOWN AS THE ZONING ORDINANCE OF THE TOWNSHIP OF BEDMINSTER.

BE IT ORDAINED AND ENACTED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF BEDMINSTER, IN THE COUNTY OF SOMERSET, that the ordinance entitled "An Ordinance Limiting and Restricting to Specified Districts and Regulating Therein Buildings and Structures According to their Construction and the Volume and Nature and Extent of their Use, Regulating and Restricting the Height, Number of Stories and size of Buildings and Other Structures, Regulating and Restricting the Size of Lots, Plots and of Yards, Courts and Other Open Spaces and the Density of Population, Regulating and Restricting the Location, Use and Extent of Use of Buildings and Structures for Trade, Industry, Residence, and Other Purposes, Establishing a Board of Adjustment, Providing for the Administration and Enforcement of the Provisions Herein contained and fixing Penalties for Violation Thereof in the Township of Bedminster in the County of Somerset," adopted and approved December 30, 1946 as amended November 17, 1947, December 18, 1950, February 20, 1956, June 18, 1956, December 2, 1957, March 16, 1959, October 17, 1960, May 11, 1966 and December 19, 1966, is hereby amended, revised, re-enacted and supplemented so that the same shall read as follows:

ARTICLE I — TITLE AND SHORT TITLE

AN ORDINANCE Limiting and Restricting to Specified Districts and Regulating Therein Buildings and Structures According to their Construction and the Volume and Nature and Extent of Their Use, Regulating and Restricting the Height, Number of Stories and Size of Buildings and Other Structures, Regulating and Restricting the Size of Lots, Plots and of Yards, Courts and Other Open Spaces and the Density of Population, Regulating and Restricting the Location, Use and Extent of Use of Buildings and Structures for Trade, Industry, Residence, and Other Purposes, Establishing a Board of Adjustment, Providing for the Administration and Enforcement of the Provisions Herein contained and Fixing Penalties for Violation Thereof in the Township of Bedminster in the County of Somerset.

The short title of this ordinance shall be "The Zoning Ordinance of the Township of Bedminster."

ARTICLE II — DECLARATION OF PURPOSES AND ESSENTIAL CONSIDERATIONS

This ordinance is designed and enacted for the following purposes: to lessen congestion in the streets; secure safety from fire, panic and other dangers; promote health, morals or the general welfare; provide adequate light and air; prevent the overcrowding of land or buildings; avoid undue concentration of

population; and, the regulations contained herein are made with consideration, among other things, to the character of the Township of Bedminster and its peculiar suitability for particular uses, and with a view of conserving the value of property and encouraging the most appropriate use of land throughout the Township of Bedminster.

ARTICLE III — DEFINITIONS

Unless the context clearly indicates to the contrary:

1. Words used in the present tense include the future; the singular number includes the plural, and the plural the singular; the word "lot" includes the word "plot"; the word "building" includes the word "structure"; the word "zone" includes the word "district"; the word "occupied" includes the term "designed or intended to be occupied"; the word "used" includes the words "arranged, designed or intended to be used".
2. "Accessory use or building" is a use or building subordinate to the main building on the same plot and used for purposes customarily incidental to those of the main building.
3. The "area of the building" is the horizontal area measured around the outside of the foundation wall and of the floors of roofed porches and roofed terraces inclusive, and around the exterior walls of any portions of the building which project beyond the foundation walls, and including the area of accessory buildings, if any. In the case of split-level dwellings, the "first floor area" shall be deemed to include floor areas of two non-overlapping levels, separated by a half-story of height.
4. A "building" is any temporary or permanent structure, built either above or below the ground; including, specifically, but without limitation, a swimming pool and any fence, wall or enclosure over seven feet in height.
5. "Family", as herein set forth, is a group of individuals living and cooking together as a social unit on the premises and as a single housekeeping unit, and the word "family" shall not be construed to permit the operation of a boarding house, tourist home, hospital, nursing home, rest home, club, retreat, camp, facilities for the housing of any sect or order or representatives or employees of any municipal, state, federal or foreign government or agency thereof, or other similar enterprise.
6. A "front yard" is an open unoccupied space bounded by the street line, and the front wall or enclosed porch of the main building, and extending from side lot line to side lot line.
7. The "height of a building" is the vertical distance measured from the mean graded level of the ground immediately adjacent to the front wall of the building to the highest point of the building.
8. A "home business office" is an office of a resident carpenter, electrical contractor, plumbing contractor, insurance agent, real estate agent, sales agent, or similar business or trade occupation; provided that not more than one person is employed who is not a member of the family, and that such office shall be in the main building and shall not occupy more than the equivalent of one-third of the area of one floor of said building. No outdoor storage of materials or supplies shall be included, and no stock-in-trade shall be kept. In no event shall the area devoted to indoor storage exceed the equivalent of one-half the ground floor area of the main building.
9. A "home occupation" is a customary personal service occupation such as custom dressmaking, custom millinery, and home cooking; provided that such occupation shall be conducted solely by members of the resident family and that not more than one person is employed who is not a member of the resident family, that not more than the equivalent of one-third of the area of the main building is used for such purpose, that there be no display of advertising other than a small name plate, that no display of products made shall be visible from the street and that no stock-in-trade shall be kept. Beauty parlors, barber shops and hairdressing and manicuring establishments shall not be deemed to be Home Occupations.
10. A "home professional office" is an office of a resident physician, dentist, lawyer, architect, engineer, or teacher as herein restricted; provided that not more than one person is employed who is not a member of the family, and that such office shall be in the main building and shall not occupy more than the equivalent of one-half of the area of one

floor of said building. The term "Office" as used in this paragraph may include a reception room, library, operating room and studio as the case may be. For the purposes of this paragraph, a "teacher" shall be restricted to a person giving individual instruction in academic or scientific subjects to a single pupil at a time. A "home professional office" shall not include the office of any person professionally engaged in the purchase or sale of economic goods. Dancing instruction, band instrument or voice instruction, tea rooms, tourist homes, beauty parlors, barber shops, hairdressing and manicuring establishments, convalescent homes, mortuary establishments, and stores, trades or businesses of any kind not herein excepted shall not be deemed to be "home professional offices". The home professional office of a physician shall not include a biological or other medical testing laboratory.

11. The "lot coverage" is the percentage of the lot area that is occupied by the "area of the building" as defined under 3. above.
12. The "lot depth" is the mean distance between the front street line and the rear lot line. The greater frontage of a corner lot is its depth, and the lesser frontage is its width.
13. A "lot line" is any boundary of a lot. Any lot line not a rear line nor a front line shall be deemed a side line. The "front line" of a lot shall be the "street line" as hereinafter defined in Article III Section 24.
14. The "lot width" is the length of a straight line making equal angles with two side lines at the rear line of the front yard.
15. A "nonconforming structure" is a structure lawfully existing at the effective date of this ordinance or any amendment thereto affecting such structure, which does not conform to the Building Regulations of this ordinance for the District in which it is situated, irrespective of the use to which such structure is put.
16. A "nonconforming use" is any use of a building, structure, lot or land, or part thereof, lawfully existing at the effective date of this ordinance or any amendment thereto affecting such use, which does not conform to the Use Regulations of this ordinance for the District in which it is situated.
17. A "rear yard" is a space bounded by the two side lot lines, the rear lot line and the rear wall or porch of the main building.
18. A "side yard" is an open unoccupied space bounded by the front and rear yards as herein defined, a side lot line of the lot, and an adjacent side wall of the main building upon the lot.
19. A "story" is the space between any finished floor of a building and the next finished floor above, excepting that a cellar or basement shall not be considered as a story. A half-story is a portion of a building between a finished floor and the roof construction above, where the space thus enclosed has an average clear height of not more than 5 feet.
20. A "structure" is anything which is constructed of fabricated or manufactured building materials and placed either above or below the ground, including specifically, but without limitation, a swimming pool; but excluding any fence, wall or enclosure under seven feet in height.
21. A "lot" is a parcel of land occupied or designed to be occupied by one building and the accessory buildings or uses customarily incident to it, including such open spaces as are arranged and designed to be used in connection with such buildings.
22. A "corner lot" is a lot abutting upon two or more streets at their intersection, provided the angle at which the streets intersect does not exceed one hundred thirty-five degrees.
23. The "habitable floor area" of a dwelling is the finished area, roofed and enclosed by the inside surfaces of walls, windows, doors, and balcony railings (provided balcony's area at least six feet wide), and having a headroom of at least six feet six inches including working, living, eating, cooking and sleeping spaces, and related finished household spaces such as circulation, service and storage immediately adjacent to basic elements. Excluded are garages, carports and parking spaces and unfinished attics, basements, and service buildings.

24. The "street line" is a line parallel with and distant 25 feet from the center line of the street unless the street is an existing one having a dedicated right-of-way in excess of 50 feet, or unless it is a street shown on the Bedminster Township Master Plan as having a proposed right-of-way width in excess of 50 feet. In such cases, the "street line" shall be construed as being a line parallel with the center line of the street and distant one-half the distance of the existing right-of-way width, or one-half the distance of the proposed right-of-way width as shown on the said Master Plan, whichever distance is greater. The term "street" shall include any Township, County, State or Federal street, road or highway.
25. "Street frontage" is the distance between points marking the intersection of each side line with the street line.
26. "Floor area, gross" is the plan projection of all roofed areas on a lot, whether fixed or temporary, multiplied by the number of stories under the various roof sections thereon.
27. "Floor area ratio" is the ratio between the gross floor area and the lot area.

ARTICLE IV — APPLICATION OF REGULATIONS

1. Except as hereinafter provided, no building or structure or part thereof and no plot of land or part thereof shall hereafter be used, except in conformity with the Use Regulations herein prescribed. Any lawful use that does not conform to the Use Regulations of this Ordinance shall be deemed a nonconforming use.
2. Except as hereinafter provided, no building or structure or part thereof shall hereafter be erected, structurally altered, enlarged, or rebuilt except in conformity with all of the provisions hereof. Any building or structure that does not conform to such regulations, shall be deemed a nonconforming structure, irrespective of the use to which it is put.
3. This Ordinance shall not affect any building permits issued prior to its adoption providing actual construction, pursuant to such permit, is begun within ninety days from the date the building permit was issued, and the permittee diligently proceeds to the completion of the work.
4. Any building or structure or part thereof and land use not listed as permitted in any residence zone or in a business zone shall be deemed a prohibited use.

ARTICLE V — CLASSES AND BOUNDARIES OF ZONES

1. For the purposes of this Ordinance, the Township of Bedminster is hereby divided into four classes of Zones, as follows:
 - (a) Residence R-5 Zones (5 acres)
 - (b) Residence R-2 Zones (2 acres)
 - (c) Residence R-1 Zones (1 acre)
 - (d) Business Zones
 - (e) Research — Office Zones
2. Zone locations and boundaries are hereby established as shown on the Revised Zoning Map of the Township of Bedminster, County of Somerset, State of New Jersey, 1968, which accompanies this ordinance and is hereby declared to be a part hereof.
3. Zone boundaries are to be construed, except where obviously shown otherwise, as either following or being measured with reference to street or highway lines, existing property lines, or streams. Where a boundary line does not follow such a line, its position is indicated by means of figures expressing distances in feet from a parallel street or highway line.

ARTICLE VI — USE REGULATIONS CONTROLLING RESIDENCE R-5 ZONES

In a Residence R-5 Zone, no building or structure, plot or land shall be used and no building or structure shall be erected or altered which is arranged, intended or designed to be used, except for one or more of the following uses, with usual accessories:

1. One-family detached dwelling.
2. Home business office.
3. Home professional office.

4. Home occupation.
5. Agriculture, horticulture, sheep raising, horse raising, cattle raising and buildings or structures for such uses.
6. Parks or playgrounds when and where established by the Township Committee or established by the Township Planning Board as a part of a subdivision approval.
7. Chartered membership golf club having a regulation size golf course with a duly organized membership, excepting a club and course in which a chief activity is a gainful service or activity usually conducted as a business.
8. An airport existing at the time of the adoption of the Ordinance which is amended by this ordinance, viz: December 30, 1946, with buildings and appurtenances, provided: (a) the length of landing area shall not exceed 3,000 feet and (b) the airport use, buildings and appurtenances are confined within the boundaries of the tract so used on December 30, 1946.

**ARTICLE VII — USE REGULATIONS CONTROLLING
RESIDENCE R-2 ZONES**

In a Residence R-2 Zone, no building or structure, plot or land shall be used and no building or structure shall be erected or altered which is arranged, intended or designed to be used, except for one or more of the following uses, with usual accessories:

1. Any use permitted in the Residence R-5 Zone, provided the premises upon which such use is conducted conforms with the minimum area requirements of the Residence R-5 Zone. An airport, however, is prohibited.
2. One-family detached dwelling.
3. Church, parish house, and Sunday School.
4. Public Library.
5. Public schools, and State approved private schools having curricula similar to that given in public schools.
6. Home business office.
7. Home occupation.
8. Home professional office.
9. Parks or playgrounds when and where established by the the Township Committee or established by the Township Planning Board as a part of a subdivision approval.

**ARTICLE VIII — USE REGULATIONS CONTROLLING
RESIDENCE R-1 ZONES**

In a Residence R-1 Zone, no building or structure, plot or land shall be used and no building or structure shall be erected or altered which is arranged, intended or designed to be used, except for one or more of the following uses, with usual accessories:

1. Any use permitted in the Residence R-2 Zone.
2. An existing two-family dwelling use may continue as such.
3. A one-family dwelling existing at the time of the adoption of the ordinance to which this ordinance is an amendment, namely, December 30, 1946, may be altered for two-family use, provided each family facility shall have the same area requirements herein provided for a single-family dwelling and provided further that such conversion or alteration will not require a size expansion of any exterior wall.
4. Boarding or lodging house in which there shall be not more than three boarders or lodgers, whether or not table board is furnished to boarders or lodgers, and in which no transients are accommodated and no public restaurant is maintained.

**ARTICLE IX — USE REGULATIONS CONTROLLING
BUSINESS ZONES**

In a Business Zone, no building or structure, plot or land shall be used and no building or structure shall be erected or altered which is arranged, intended or designed to be used, except for one or more of the following uses:

1. Any use permitted in the Residence R-1 and Residence R-2 Zones, subject, however, to all of the provisions of this Ordinance pertaining to such Zones.

2. Office, office building, bank.
3. Personal service establishment, including, but not limited to, tailor shop, barber shop and beauty parlor.
4. Retail store or group thereof, excluding all open front stores and outdoor retail sales, display and storage of merchandise.
5. Restaurant to which a duly licensed bar may be accessory, excluding lunchwagons, diners, roadside stands, refreshment stands and outside vending machines.
6. Interior decorating shop. upholstering shop.
7. Bake shop for sale at retail on the premises only.
8. Telephone exchange or other public utility building or structure without shop, storeroom or outside storage.
9. Hand laundry with not more than two employees.
10. Retail cleaning shop with not more than two employees, and provided that no inflammable products are used.
11. Household appliance repair shop.
12. Salesrooms or showrooms provided, however, that there shall be no outdoor storage of products or articles offered for sale.
13. Accessory buildings and uses customarily incident to the above uses, when located upon the same lot, with the building or use to which it is accessory, including garages and private parking areas.
14. An automobile service station, subject, however, to the following restrictions:
 - 14-(a) Since automobile service stations, while sometimes necessary, may be inimical to the public safety and general welfare if located without the due consideration of conditions and surroundings, no permit therefore shall be issued except upon application first made to the Board of Adjustment, which is directed to hear the same in the same manner and under the same procedure as the Board of Adjustment is empowered by law and ordinance to hear cases and make exceptions to the provisions of a zoning ordinance, and empowered to recommend in writing to the Township Committee that a permit for such use be granted, if, in its judgment, it will not be detrimental to the health, safety and general welfare of the community, and is reasonably necessary for the convenience of the community.
 - 14-(b) An automobile service station shall not be erected, enlarged or established within 500 feet from a school, a church, a parish house, a Sunday school or a public library.
 - 14-(c) No automobile service station shall be built on a lot having an area of less than 1 acre.
 - 14-(d) Pump islands shall not be less than 30 feet from any street line.
 - 14-(e) Outside pits, racks or lifts are prohibited.
 - 14-(f) A suitable barricade of shrubbery substantially opaque and not less than four feet high shall be planted and maintained along the side and rear property lines of a lot upon which is situated an automobile service station.
 - 14-(g) Driveways must be at least 100 feet from the intersections of street lines.
 - 14-(h) An automobile service station shall have a raised concrete curb at least six inches high and six inches wide at the top, constructed and maintained in a good and safe condition along all street property lines, except at driveways.
 - 14-(i) The entire area of an automobile service station traversed by motor vehicles shall be hard surfaced.
15. An animal hospital for the diagnosis, care and treatment of small animals, subject, however, to the following restrictions:
 - 15-(a) No permit for an animal hospital shall be issued except upon application first made to the Board of Adjustment, which is directed to hear the same in the same manner and the same procedure as the Board of Adjustment is empowered by law or ordinance to hear cases and make ex-

ceptions to the provisions of a zoning ordinance and empowered to recommend in writing to the Township Committee that a permit for such use be granted, if, in its judgment, it will not be detrimental to the health, safety and general welfare of the community and is reasonably necessary for the convenience of the community.

- 15-(b) An animal hospital shall be limited to a single veterinarian's office, with no more than two associate veterinarians practicing thereat.
- 15-(c) An animal hospital shall have no more than three attendants employed at any one time.
- 15-(d) An animal hospital shall be of fire resistant construction and air-conditioned for all seasons, with no outside runs or cages, and shall be accoustically treated and sound-proofed to safeguard against noise.
- 15-(e) An animal hospital shall have a maximum capacity for the diagnosis and treatment of no more than forty animals for an extended period of time.

ARTICLE IX-A. — REGULATIONS CONTROLLING RESEARCH — OFFICE ZONES

- 1. In a Research — Office Zone, no building or structure, plot or land shall be used and no building or structure shall be erected or altered which is arranged, intended or designed to be used, except for one or more of the following uses:
 - (a) Research laboratory.
 - (b) Product development laboratory.
 - (c) Administrative and other "white collar" office.
 - (d) Publishing house.
 - (e) Eating facilities incidental to the above and not open to the public.
- 2. No use shall be permitted in a Research — Office Zone if it involves or is accompanied by the sale or shipping of manufactured products or merchandise, except those products or merchandise which are manufactured as a necessary by-product of a use being carried on in accordance with the provisions of Section 1 of this Article.
- 3. Every building, structure or use in a Research — Office Zone shall be free of any Nuisance Factor as hereinafter defined.

"Nuisance Factor" is an offensive, annoying, unpleasant, or obnoxious thing or practice, a cause or source of annoyance, especially a continuing or repeating invasion or disturbance of another's right, including the actual or potential emanation of any physical characteristics of activity or use across a property line which can be perceived by or affects a human being, or the generation of an excessive or concentrated movement of people or things, or any other characteristic detrimental to the value or use of an adjacent property, such as:

- (a) Noise.
- (b) Dust.
- (c) Smoke.
- (d) Fumes.
- (e) Odor.
- (f) Glare.
- (g) Flashes.
- (h) Vibration.
- (i) Shock Waves.
- (j) Heat.
- (k) Electronic or Atomic Radiation.
- (l) Objectionable effluent
- (m) Noise of congregation of people, particularly at night.
- (n) Invasion of non-abutting street frontage by parking.
- (o) The obscuring or masking of adjacent or nearby property by projecting signs, marquises, or canopies.
- (p) Any adverse effect on value or desirability of nearby property caused by such matters as incongruous appearance, exposed storage of inoperable automobiles, junk, objects, materials, and neglect or dilapidation of land or buildings.
- (q) Unusual risks of fire or explosion, such as storage of wood fuel, or explosives.
- (r) Parking of motor vehicles in required front yards, on other than established driveways.

ARTICLE X — SITE PLAN APPROVAL IN BUSINESS AND RESEARCH-OFFICE ZONES

In any Business or Research-Office Zone, no non-residential building or structure shall be erected, and no building or structure shall be altered or converted for non-residential purposes until a

site plan for the same shall have been approved by the Planning Board. Every application for a building permit for such new construction or such alteration shall be accompanied by a fee of \$25.00 and shall be submitted by the Building Inspector to the Planning Board. The application shall include, in addition to the requirements of any other laws or regulations, site, building, sign and lighting plans and specifications, together with a description of the intended use of the structure to be erected or altered. No building permit shall issue until such time as the Planning Board issues a site plan approval. The Planning Board shall either approve or disapprove the building permit application and in acting upon the same shall consider:

1. The layout of the site with respect to the arrangement and widths of driveways on the site and giving access thereto.
2. The amount of space required for automobile parking and for the loading and unloading of goods and materials, the location of such space, and access thereto.
3. The improvement of roadways, automobile parking areas, sidewalks, curbing and loading and unloading areas, by grading, surfacing, and the installation of drainage structures; and the installation of water lines and facilities for sanitary sewerage; all to such extent and in such manner as the Planning Board may deem to be required by the circumstances of the particular case; provided, however, that final approval of the Planning Board shall not be given until water supply, drainage, sanitary and waste disposal facilities shall be approved by the Board of Health.
4. The display of signs.
5. The necessity or appropriateness of fencing or shrubbery barricades.
6. Because of the special historic significance of many structures located within the Business Zone herein established in the Village of Pluckemin surrounding the intersections of New Jersey Route 202-206, Burnt Mills Road and Washington Valley Road, the Township Committee finds that excessive dissimilarity or inappropriateness in the design of structures to be constructed or altered within such zone in relation to the other structures therein, would prevent the preservation of the area as a location of historic interest and meaning. Therefore, in respect to any application for a permit to erect or alter for non-residential purposes a structure within the Pluckemin Business Zone only, the Planning Board shall also consider and find whether or not the construction or alteration for which the permit is being sought, would, if completed, be excessively dissimilar or inappropriate in relation to any other structure existing or for which a permit has been issued, or to any other structure included in the same permit application, in respect to the size and shape of the building, the height of the building, the height of the roof or other significant design features such as material, or quality of architectural design; provided that a finding of excessive dissimilarity or inappropriateness shall state not only that such dissimilarity or inappropriateness exists but further that it is of such a nature as to be expected to provoke one or more of the harmful effects hereinabove set forth, and that the finding is not based on preference as to taste or choice of architectural style.

ARTICLE XI — REGULATIONS CONTROLLING LOT AREA, BUILDING HEIGHT, LOT COVERAGE, LOT WIDTH, YARD DIMENSIONS AND STREET FRONTAGE

1. The maximum building height and lot coverage requirements and the minimum area and yard dimensions for each Zone shall be as set forth in the table which is designated Schedule A, and which is hereto attached and made a part hereof.
2. All plots shall have frontage upon a street approved by the Township Committee as suitable for the issuance of building permits.
3. In the case of a corner lot, the size of the side yard on the side street frontage shall equal the front yard requirement for such side street.
4. Notwithstanding the minimum width requirement herein set forth in Schedule A, the minimum width of any lot in a Business Zone which was on January 1, 1963, in existence and in separate ownership from any adjoining lot, shall be the width of such lot as it then existed.
5. Notwithstanding the height and yard requirement herein set forth in Schedule A, in any case where the Research — Office Zone abuts any Residence Zone, the maximum

SCHEDULE A

ZONE	R-5	R-2	R-1	Business	R-O
Lot Area	5 Acres	2 Acres	1 Acre	—	5 Acres
Maximum Building floors	2½ floors	2½ floors	2½ floors	2½ floors	2½ floors
Height feet	35 feet	35 feet	35 feet	35 feet	35 feet
Maximum Floor Area Ratio	.15	.20	.20	.20	.15
Minimum Lot Width (feet) at rear line of the front yard	350 feet	200 feet	150 feet	350 feet	350 feet
Minimum Yards					
Front	100 feet	35 feet	35 feet	50 feet	100 feet
Side	50 feet	25 feet	25 feet	10 feet	50 feet
Rear	50 feet	35 feet	30 feet	50 feet	50 feet
Min. frontage	50 feet	50 feet	50 feet	50 feet	350 feet
Accessory Bldg. Min. distance to property line	50 feet	25 feet	15 feet	10 feet	50 feet

height of any part of a building or structure in the Research — Office Zone shall be one-third of the distance of such part from the boundary of the Residence Zone; and no part of any building, structure peripheral road or parking area may be erected or installed in the Research — Office Zone within 125 feet of the boundary of the Residence Zone. Within this buffer of 125 feet or more between the Research — Office Zone and any Residence Zone, positive screening shall be planted, consisting of three staggered rows of Norway spruce or other equivalent evergreen trees planted and maintained at not more than 18 feet on centers.

ARTICLE XII — GARAGES, PARKING AREAS, AND TRUCK-LOADING SPACES

Offstreet parking spaces for the storage or parking of passenger vehicles of occupants, employees and patrons of main buildings and structures hereafter erected and enlarged shall be provided and kept available in accessory private garages or in accessory parking areas in amounts as specified in this Article.

In all Districts, the minimum required number of parking spaces to be provided in private garages or parking areas accessory to main buildings or structures or uses of land permitted in any given District shall be in accordance with the following regulations:

1. Business, public utility, or professional office — one parking space for each 100 square feet of aggregate floor area.
2. Church — one parking space for each four seats.
3. Filling station or service station — sufficient parking spaces for all vehicles of customers and employees.
4. Restaurant, with or without bar — five parking spaces minimum, plus one additional parking space for each 100 square feet of floor area available to patrons in excess of the first 1,000 square feet.
5. Retail store, personal service shop, or other permitted uses except as otherwise provided — one parking space for each employee, plus one parking space for each 100 square feet of floor area available to patrons of every building or group of semi-detached buildings.
6. School — one parking space for each employee, plus one parking space for each four fixed seats of capacity of assembly hall, or one parking space for each 60 square feet of floor area available to patrons using assembly hall in cases where there are no fixed seats in assembly hall.
7. Other uses not specifically listed — the same requirement as for the most similar listed use.
8. Mixed Uses — Total requirement shall be the sum of the requirements of the component uses computed separately in accordance with the provisions of this Article.
9. Every building or structure containing 5000 square feet or more of ground floor area which may hereafter be put into use for mercantile business purposes, shall be provided with a minimum of one adequate offstreet truck loading space at the side or rear of the building.
10. In all Districts, an accessory garage shall be subject to the regulations for accessory buildings prescribed in this Ordinance.
11. In all Districts, an access drive to an accessory garage, parking area or truck loading space may be located within a required side yard.
12. In any Residence District, a private garage or parking area may be utilized only as an accessory to the main use, except that one parking space in a private garage accessory to a dwelling may be rented to a person who is not a resident of the main building.
13. In any Residence District, not more than one commercial vehicle, with a capacity weight limited to 1½ tons, may be housed on any plot, and then only in a private garage, except that motorized equipment properly accessory to agriculture, horticulture, sheep raising, horse raising and cattle raising uses may be housed in a barn or roofed enclosure.
14. In all Districts, required parking areas and truck loading spaces shall have safe and adequate access to a public street either by a driveway on the same plot, or by means of a permanent easement across an adjoining plot.

15. Parking areas and offstreet truck loading spaces shall be suitably paved, drained, and lighted, and appropriately planted and fenced for the protection of adjacent properties, and shall be arranged for convenient access, egress, and safety of vehicles and pedestrians. Such facilities shall be maintained in good condition by the owner.
16. The parking spaces required for one structure or use shall not be included in the computation of required parking spaces for a second structure or use.
17. A parking space for one passenger automobile shall have a minimum width of ten feet and a minimum length of twenty feet, exclusive of access drive.
18. An offstreet truck loading space shall have a minimum width of twelve feet, a minimum length of forty feet, and a minimum clear height of fourteen feet including its access from the street.
19. All garages and parking areas shall be so arranged that vehicles need not back onto any street.
20. In any Research — Office Zone, any parking area shall be screened from view from any public right-of-way by a chain link fence 6 to 7 feet in height, either covered with vines or supplemented by planting specified by the Building Inspector; such planting to be at least five feet in height and to be planted not more than three feet on centers.

ARTICLE XIII — SIGNS

1. A professional, vocational or announcement sign of a home professional office, home business office or home occupation if on the residence building shall be fixed flat on the main wall of such building. If along the side of the street or road, it may not extend over the sidewalk or other public way. A sign of a physician or dentist may be illuminated. Only one sign shall be permitted at each location and such sign shall not exceed two square feet in area.
2. A name or announcement sign, not over six square feet in area, of a church, parish house, club, school, or public or semi-public building shall be permitted. Such sign may be lighted. Not more than three such signs shall be permitted at one location.
3. Directional, identification, no trespass or private property signs not exceeding two square feet in area, and not more than two feet high, shall be permitted on the same premises to which they refer.
4. Temporary notice signs of matters of public interest, not exceeding twelve square feet, may be permitted upon application to the Township Committee for periods not exceeding thirty days.
5. Business signs shall be permitted subject to the following:
 - 5-(a) Sign shall refer only to the business conducted on the premises, upon which the sign is located.
 - 5-(b) Sign may be attached to a part of a wall of the main building within which the business is conducted, or in lieu of such attached sign a post sign may be used.
 - 5-(c) Attached wall signs shall not exceed two in number and a total combined area of forty square feet.
 - 5-(d) A post sign shall not exceed twelve square feet in size confined to a maximum length of four feet.
 - 5-(e) An attached wall sign shall not project above the top of the building, or project more than twelve inches from the facade of the building to which it is attached. The top of any part of a "post sign" shall be no higher than ten feet, and every part of such a sign shall be set back from the street line of the lot for a distance of not less than ten feet.
6. A real estate "for sale" or "for rent" sign shall apply only to the property upon which it is placed. It shall not exceed six square feet and shall be located behind the prevailing front building line of the block. Not more than one such sign shall be permitted for each street upon which the property for sale or rent abuts.
7. A business or other sign may be illuminated by indirect or interior lights, but only during such times as the business, professional, or other use to which such sign refers is open

to the public. Neon, colored, or flash forms of illumination, as well as any moving, fluttering or pennant type of sign, are prohibited.

8. Signs must be removed if not kept in good condition and repair.
9. Business signs, sign boards and advertising signs other than those specifically allowed herein, shall not otherwise be permitted.
10. The area of all signs upon any one lot, including window and temporary signs, may not exceed one square foot for each lineal foot of the building frontage and no letter, device or character may exceed 30 inches in any dimension.

ARTICLE XIV — SPECIAL REGULATIONS

1. In all Zones, crude oil, kerosene and similar products shall not be stored above ground in quantities greater than 550 gallons; and highly inflammable or explosive liquids or gasses shall not be stored above ground in quantities greater than 50 gallons or 15 cubic feet.
2. In all Zones, any use not listed as a permitted use shall be deemed a prohibited use.
3. No accessory building in a Residence Zone shall be hereafter used or erected or altered for use, either in whole or in part, for dwelling purposes (except such accessory buildings or such parts thereof as are presently being used for dwelling purposes), unless the owner thereof shall have first filed with the Building Inspector a map designating the area surrounding such accessory building which is to be thereafter considered as the "lot" pertaining to such building. Any such accessory building or the part thereof to be used for dwelling purposes, as well as the "lot" pertaining thereto, shall comply in all respects with the requirements of this ordinance for a principal building in the Zone in which such building is located, except that there shall be no required minimum street frontage. In addition such "lot" shall be laid out and arranged so as to provide for such minimum street frontage in the future for such "lot" upon a street having a width sufficient to comply with the applicable local, county or state regulations, and so as to provide sufficient space between the proposed building and any other existing building for compliance by each building with the provisions of this ordinance and of the Land Subdivision Ordinance of the Township of Bedminster as the same shall be in effect at the time of the erection of such building; it being the intention of this Section, in cases where subdivision approval has not been sought from the Bedminster Township Planning Board, to provide for adequate spacing between buildings upon the same premises so that each of such buildings may in the future comply with the provisions of this ordinance and of the Land Subdivision Ordinance of the Township of Bedminster, should the premises be proposed for subdivision. A copy of any map filed pursuant to this Section shall be filed by the Building Inspector with the Secretary of the Planning Board. In the event that the Building Inspector is not completely satisfied that the owner has in all respects complied with the provisions of this Section, he shall withhold the issuance of a Building Permit and shall refer the matter to the Planning Board and shall not issue a Building Permit until such time as the Planning Board reports to him that the owner has complied with all of the requirements of this Section.
4. No accessory building in a Business Zone shall be used for residential purposes and any such building shall be permitted in the rear yard only.
5. In any existing building in a Business Zone, dwelling accommodation for not more than two families may be provided within the same building that houses a business use; provided that each such dwelling accommodation shall have no more than one bedroom and shall comply with the provisions of Section 7 of this Article. No such existing building may be enlarged for such a dwelling use and no building hereafter erected in a Business Zone shall be used at the same time both as a dwelling and a business. For the purposes of this paragraph, home business offices, home occupations and home professional offices shall not be construed as a business use. No dwelling use shall be permitted within the same building that houses a garage, automobile service station, or public garage.
6. Special regulations relative to agriculture, horticulture and keeping of farm animals:

- 6-(a) Buildings or accessory buildings and structures used for the housing of any kind of animal or fowl, other than dogs, cats or household pets, hereafter shall not be erected within 100 feet of any abutting property line, nor within 100 feet of any residence building.
 - 6-(b) Accessory uses to agricultural, horticultural, or to a cattle, sheep or horse raising use may include first handling and customary processing of produce of the premises, but shall not include slaughtering other than for family consumption, or processing conversion of refuse animal matter, or manufacture of finished products except incidentally.
 - 6-(c) The sale of animals, vegetables, and other farm products produced on the premises shall be deemed a permitted accessory use.
7. **Minimum Dwelling Area Related to Sleeping Space**

The total minimum habitable floor area required in a dwelling unit shall depend upon the number of bedrooms therein, in accordance with the following table:

No. of Bedrooms	Minimum Habitable Floor Area
0 (Efficiency Apt.)	340 sq. ft.
1	600 sq. ft.
2	900 sq. ft.
3	1200 sq. ft.
4	1600 sq. ft.
5	2000 sq. ft.

In all dwelling units except efficiency apartments, there shall be at least one bedroom containing at least 150 square feet of habitable floor area. Other full bedrooms shall contain at least 120 square feet of habitable floor area.

There shall also be required additional floor area in the amount of 25% of the total amount required as hereinabove set forth for such purposes as (but not limited to) dead storage, utilities, service, recreation, or other, except parking. This related space must be located either in direct relation to habitable floor areas or in basements, attics, and accessory buildings adequately equipped for the intended purpose, and within 500 feet of the dwelling unit served.

- 8. Any lot which is not of the required minimum area or width may be used for any purpose permitted in the Zone in which it is located if such lot was included in a subdivision plat which was finally approved prior to the effective date of this Ordinance by the Bedminster Township Planning Board pursuant to the provisions of the Municipal Planning Act of 1953; provided that the final subdivision plat including such lot shall have been duly recorded in the Office of the Clerk of Somerset County, that the dimensions of the lot remain intact as shown upon such subdivision plat, and that all other regulations or provisions of this Ordinance prescribed for the Zone in which such lot is situated, are not violated.

ARTICLE XV — NONCONFORMING USES AND NONCONFORMING STRUCTURES

- 1. Any lawful nonconforming use which existed at the time of the passage of this Ordinance may be continued and any existing structure devoted to a nonconforming use may be structurally altered subject to the following regulations:
 - (a) A nonconforming use shall not be enlarged unless the use is changed to a conforming use; provided, however, that where a building meets the use requirements of this Ordinance but is nonconforming because of height, area or yard requirements, said use may be enlarged providing the height, area or yard regulations are not further violated.
 - (b) A nonconforming use changed to a conforming use shall not thereafter be changed back to a nonconforming use.
 - (c) A nonconforming use in existence at the time of the passage of this Ordinance shall not be permitted to be changed to another nonconforming use.
- 2. Nothing in this Ordinance shall require any change in plans, construction or designated use of a structure for which a building permit was issued prior to the effective date of this Ordinance when construction has been diligently prosecuted within six months of the date of such permit.

3. Nothing in this Ordinance shall prevent the restoration of a nonconforming building partially destroyed by fire, explosion, act of God, or act of public enemy, provided that any nonconforming building that is partially destroyed in the manner aforesaid may be reconstructed and thereafter used only in such manner as to not further violate the reasons for nonconformity. Any building that is nonconforming because of use, that is totally destroyed in the manner aforesaid, may be rebuilt only as a conforming use. Any building that is nonconforming because of height, area or yard requirements that is totally destroyed, may be rebuilt only if the height, area or yard requirements of this Ordinance are met. In the event that it is physically impossible to meet the height and area or yard requirements of this Ordinance, said building may be rebuilt providing the nonconforming height and area or yard requirements are not further violated. Any nonconforming use that is partially destroyed must be the subject of an application for a building permit to rebuild the nonconforming use within 12 months from the time of destruction. If the application to rebuild the nonconforming use is filed after the last mentioned 12-month period, a building permit will be issued for a conforming use only. Nothing in this Ordinance shall prevent the restoration of a wall declared unsafe by the Building Inspector.
4. Nothing in this Ordinance shall be intercepted as authorization for or approval of the continuance of the use of a structure or premises in violation of zoning regulations heretofore in effect.
5. The foregoing provisions of this Article shall also apply to building structures, land or uses which hereafter become nonconforming due to any reclassification of zone districts under this Ordinance, or any subsequent change in the regulations of this Ordinance.
6. No nonconforming use shall be extended to displace a conforming use.
7. Whenever a nonconforming use has been discontinued for a period of one year or more, such use shall be deemed abandoned with a right however to the owners to give proof before the Board of Adjustment that there was no intention to abandon such nonconforming use.

ARTICLE XVI — THE BOARD OF ADJUSTMENT

There is hereby continued the Board of Adjustment heretofore established consisting of five regular members and two alternate members. Both the regular members and the alternate members shall be appointed by the Township Committee of the Township of Bedminster and shall serve for a term of three years each, or until their successors shall be appointed and qualify, except that the present appointees shall continue until the expiration of their respective terms. All appointments to fill vacancies shall be for the unexpired terms. The said Board and its regular and alternate members shall exercise the power and authority conferred upon them by the Laws of the State of New Jersey.

ARTICLE XVII — CERTIFICATES OF OCCUPANCY

1. It shall be unlawful to use, or permit the use of any building or part thereof, hereafter created, erected, changed, converted or enlarged, wholly or partly in its use or structure until a certificate of occupancy to the effect that the building, or part thereof, so created, erected, changed, converted, or enlarged and the proposed use thereof conform to the provisions of this Ordinance, shall have been issued by the Building Inspector and Zoning Officer. In the case of such building, it shall be the duty of the Building Inspector and Zoning Officer to issue a certificate of occupancy within ten days after the request for the same shall be filed in his office by any owner of a building, or the part thereof so created, erected, changed, converted or enlarged and if the proposed use thereof conforms to the requirements herein set forth.
2. A temporary certificate of occupancy for a part of a building may be issued by the Building Inspector and Zoning Officer. Upon application from the owner, the Building Inspector and Zoning Officer shall issue a certificate of occupancy for any building existing at the time of passage of this Ordinance, certifying, after inspection, the use of the building and whether such use conforms to the provisions of this Ordinance.

ARTICLE XVIII — AMENDMENTS

This Ordinance and the Zoning Map which forms a part hereof may from time to time be amended, changed or repealed by the Township Committee as provided by law.

ARTICLE XIX — ENFORCEMENT AND PENALTIES

1. This Ordinance shall be enforced by the Building Inspector of the Township of Bedminster, who shall act as Zoning Officer.
2. For any and every violation of the provisions of this Ordinance the owner, general agent, or contractor of a building or land where such violation has been committed or which exists, and the lessee or tenant of an entire building or entire plot of land where such violation has been committed or which exists, and the owner, general agent, contractor, lessee or tenant of any part of a building or land in which such violation has been committed or which exists, and the general agent, architect, builder, contractor or any other person who commits, takes part, or assists in such violation or who maintains any building or land in which any such violation shall exist, is, for each and every violation, and for each and every day that such violation continues, subject to a fine of not more than \$200.00 or by imprisonment in the County Jail for a term not exceeding ninety days, or both.

ARTICLE XX — VALIDITY OF ORDINANCE

If any article, section, paragraph, subdivision, clause or provision of this Ordinance, or the location of any Zone boundary shown on the Zoning Map that forms a part hereof shall be adjudged invalid, or held unconstitutional, such adjudication shall apply only to the article, section, paragraph, subdivision, clause or provision or Zone boundary location so adjudged, and the rest of this Ordinance shall remain valid and effective.

ARTICLE XXI — REPEALER OF INCONSISTENT ORDINANCES

All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

This Ordinance shall take effect upon final adoption and publication as by law required.

HISTORY

Adopted December 30, 1946 and amended November 17, 1947, December 18, 1950 and February 20, 1956.

First Revision adopted June 18, 1956.

there is no § 4 (1) → Article III, Section 2 amended, Article III, Section 22 and 23 added, Article V, Section 2 amended, and Article XIII, Section 4 (1) added by Ordinance adopted December 2, 1957.

Article V, Section 2 further amended by Ordinance adopted March 16, 1959.

there is no § 18 in Art IX 1960 → Article IX, Section 18 added by Ordinance adopted October 17, 1960. ← there is no § 4 in Art 5

Article V, Section 4 added May 16, 1966.

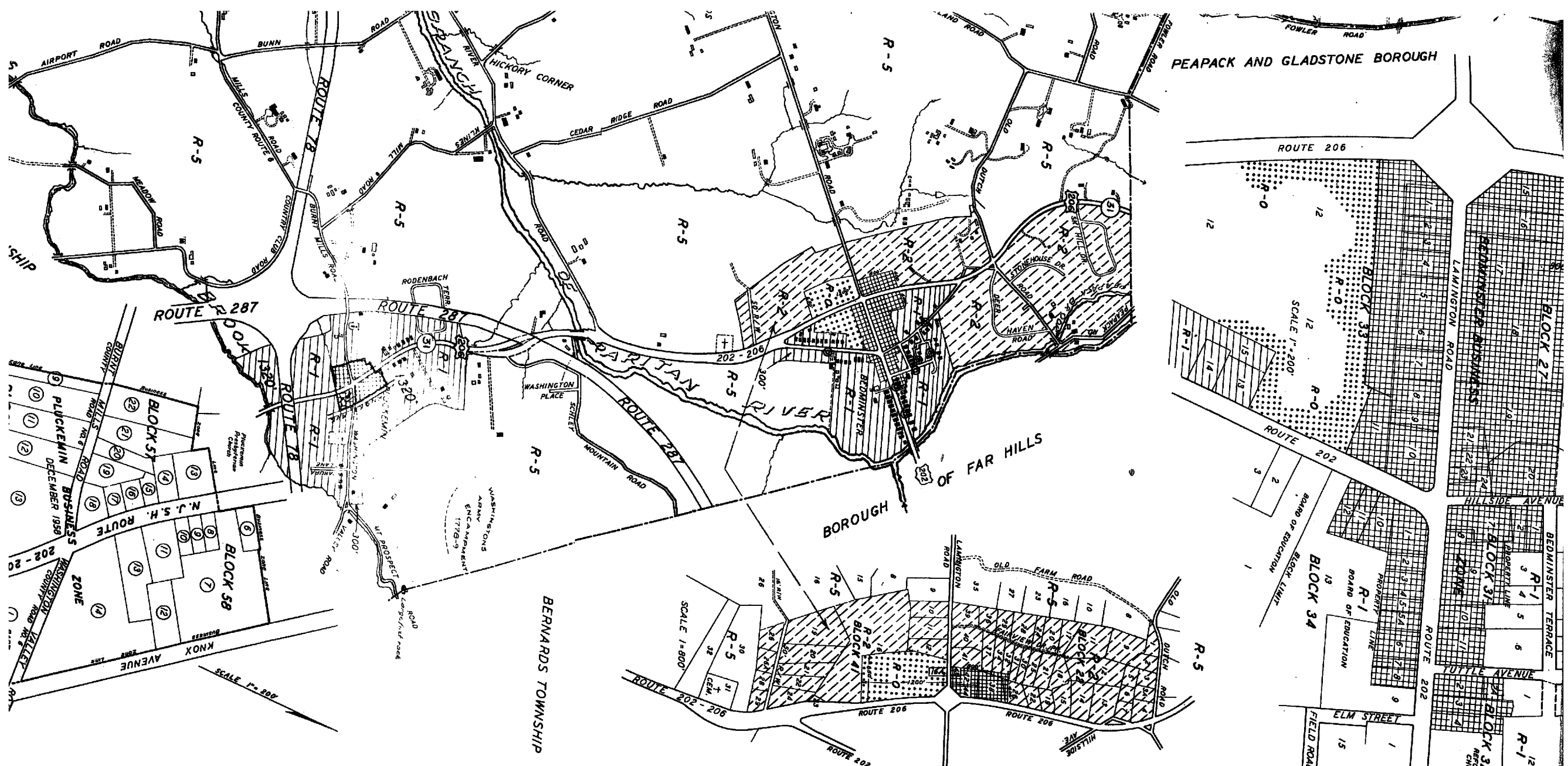
Article IX-A added and Article XVI amended by Ordinance adopted December 19, 1966.

Second Revision adopted October 21, 1968.

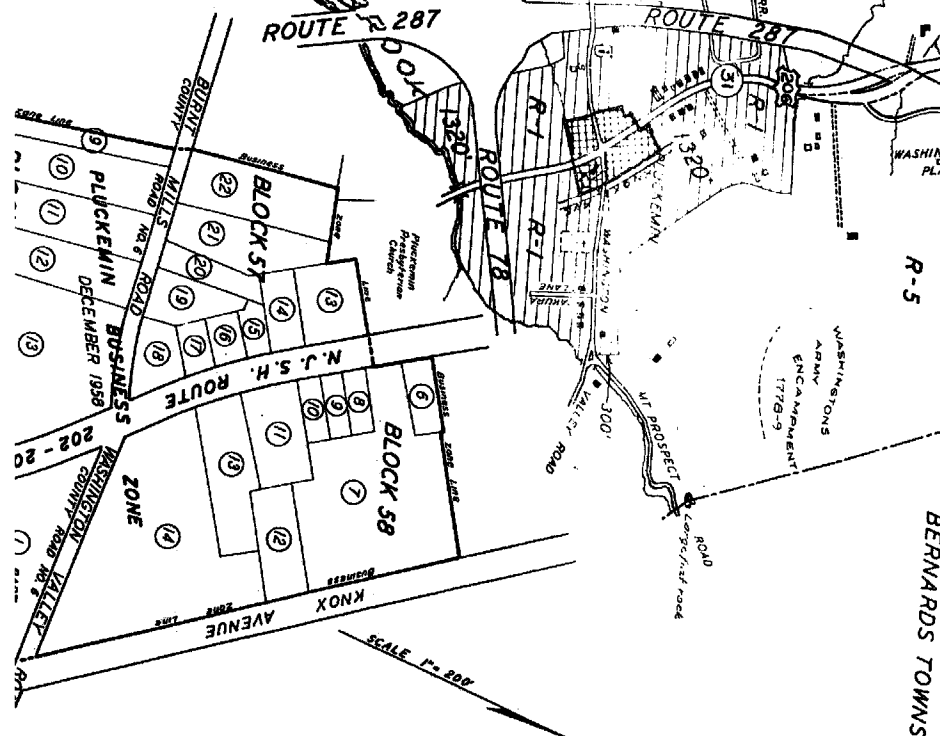
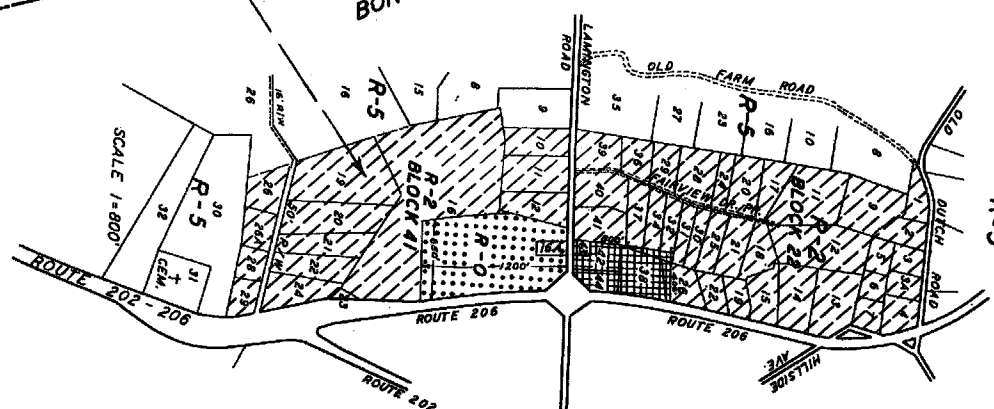
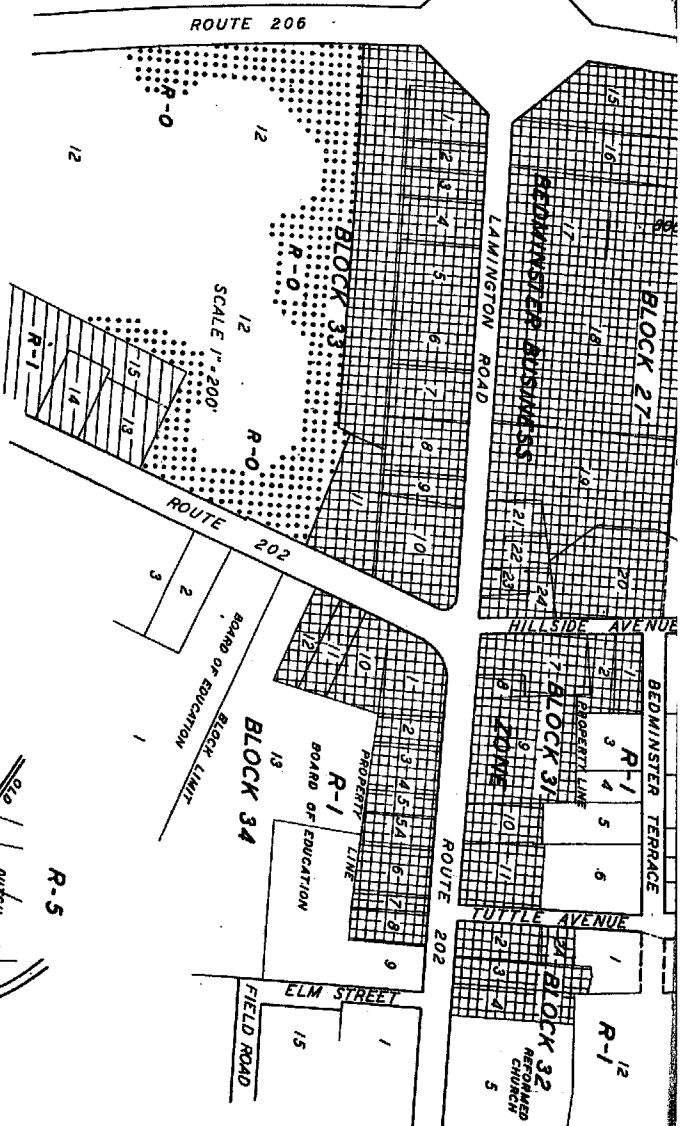
Article V, Section 1, Article X, Article XI, Article XII, and Article XV amended by Ordinance adopted November 18, 1968.

* Article IX-A added by Ordinance adopted November 18, 1968.

* Schedule A of Article XI, Section 4 amended by Ordinance adopted October 5, 1970.



PEAPACK AND GLADSTONE BOROUGH



BERNARDS TOWNSHIP

BOROUGH OF FAR HILLS

ROUTE 287

PLUCKEMIN DECEMBER 1938 BUSINESS ZONE

KNOX AVENUE

SCALE 1"=800'

SCALE 1"=800'

BOARD OF EDUCATION

BOARD OF EDUCATION

BOARD OF EDUCATION

FIELD ROAD

ELM STREET

ROUTE 202

ROUTE 206

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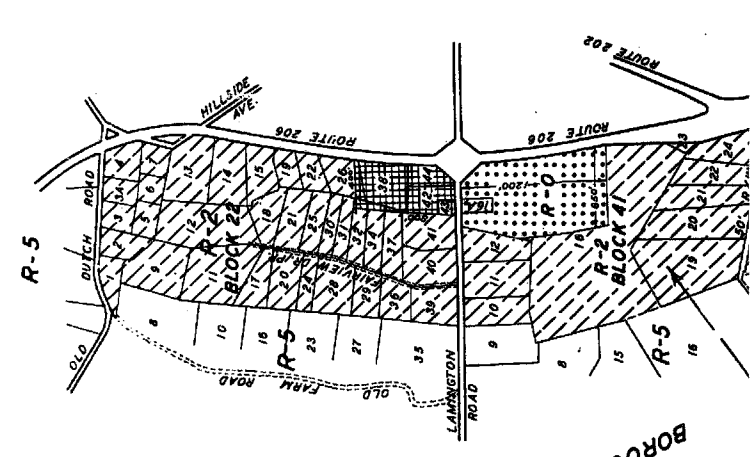
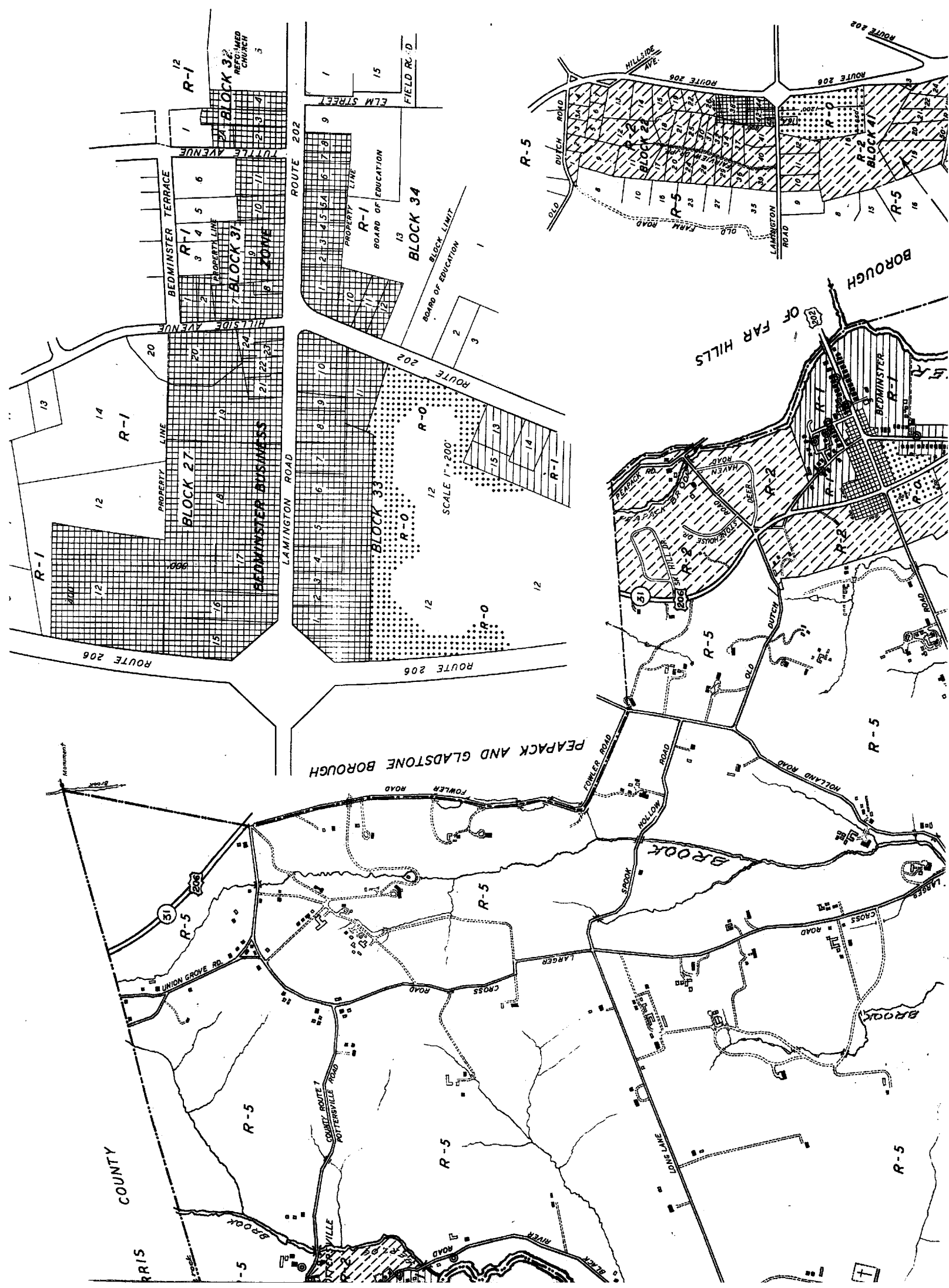
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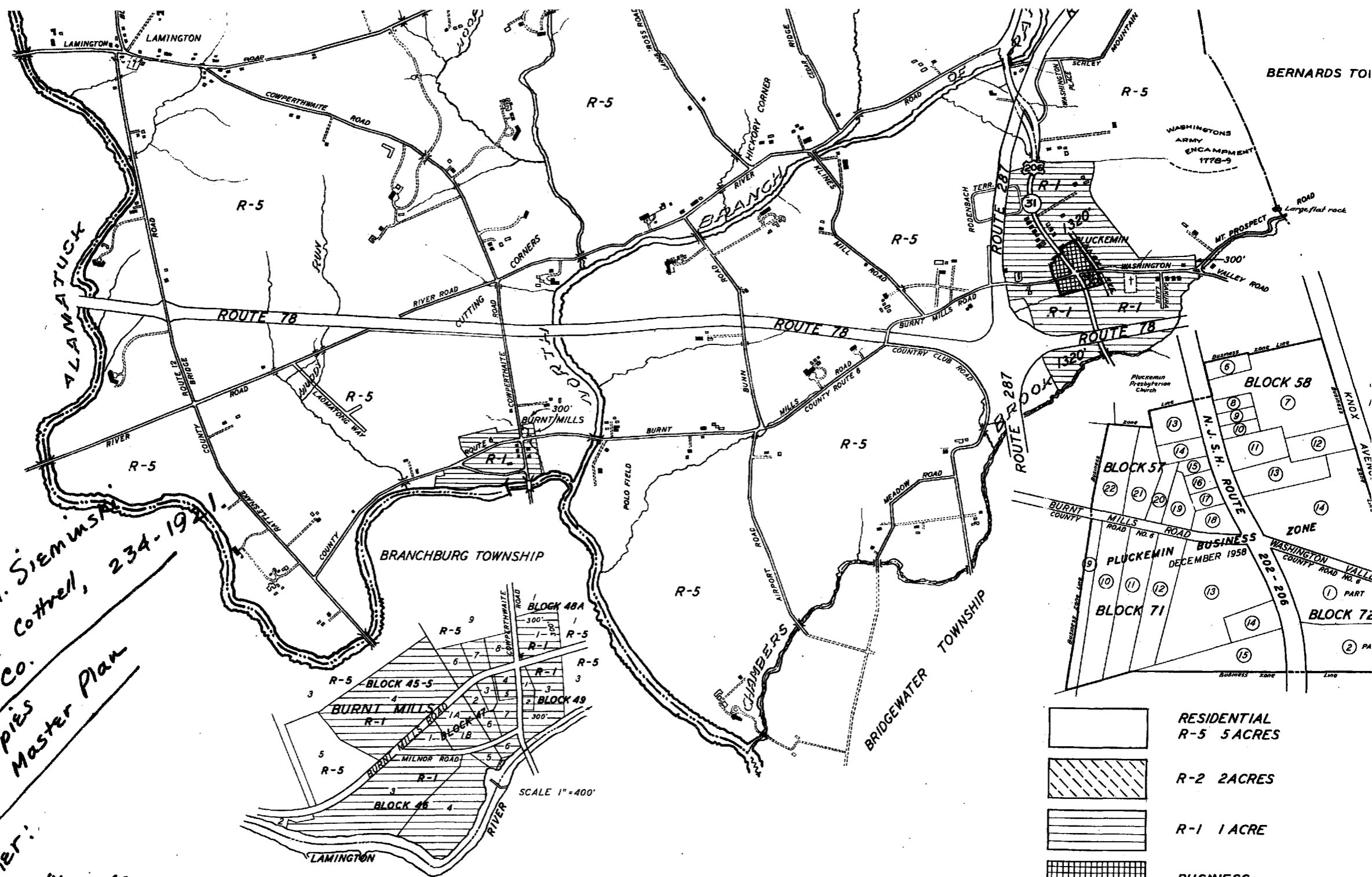
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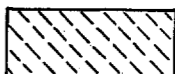
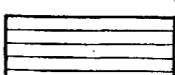


ROUTE 206



Planning Bd.
 Minutes
 Mrs. Ann. Sieminski
 Re @ Research Cothrel, 234-1921
 Re @ Phone Co.
 May have copies of Master Plan
 Planner:
 Agle Eng'r.



REVISED ZONING MAP OF THE

-  RESIDENTIAL R-5 5 ACRES
-  R-2 2 ACRES
-  R-1 1 ACRE
-  BUSINESS
-  RESEARCH - OFFICE

