

**Explanation:** This Ordinance amends Section 13-400 entitled “District Regulations” and adds Section 13-401.3 entitled “Lot Coverage Standards for all Single-Family Residential Uses” in Bedminster Township.

**BEDMINSTER TOWNSHIP  
ORDINANCE No. 2024-015**

**AN ORDINANCE AMENDING CHAPTER XIII ENTITLED “LAND  
MANAGEMENT” OF THE TOWNSHIP OF BEDMINSTER,  
SECTION 13-400 “DISTRICT REGULATIONS”**

**BE IT ORDAINED** by the Township Committee of the Township of Bedminster, in the County of Somerset, State of New Jersey that **Section 13-400 DISTRICT REGULATIONS** be amended and **Section 13-401.3 LOT COVERAGE STANDARDS FOR ALL SINGLE-FAMILY RESIDENTIAL USES** be added to the Revised General Ordinances of the Township of Bedminster as follows:

[New language in **bold and underline**, deleted language ~~double strikethrough~~]:

**§13-401.3 Lot Coverage Standards for all Single Family Residential Uses**

**13-401.3.a The permitted lot coverage for all single family residential lots shall be determined based on Table 1 below. Total lot coverage for each lot shall be determined based on the total aggregate of lot coverage allowed for each incremental lot area or portion thereof comprising the total area of the lot.**

**Table 1**

<b><u>Incremental Lot Area</u></b>	<b><u>% Coverage for increment</u></b>	<b><u>Base coverage (sf)</u></b>	<b><u>Maximum permitted coverage (sf)</u></b>
<b><u>For the first 0.5 acres</u></b>	<b><u>30.0%</u></b>	<b><u>---</u></b>	<b><u>6,534</u></b>
<b><u>For the next 0.5 acres (i.e. &gt; 0.5 to 1.0 acres)</u></b>	<b><u>20.0%</u></b>	<b><u>6,534 for the first 0.5 acres</u></b>	<b><u>6,534 plus 20.0% of lot area within the &gt; 0.5 to 1.0 acres increment</u></b>
<b><u>For the next 1.0 acres (for &gt; 1.0 to 2.0 acres)</u></b>	<b><u>15.0%</u></b>	<b><u>10,890 for the first 1.0 acres</u></b>	<b><u>10,890 plus 15.0% of lot area in the &gt; 1.0 to 2.0 acres increment</u></b>
<b><u>For the next 1.0 acres (for &gt; 2.0 to 3.0 acres)</u></b>	<b><u>5.0%</u></b>	<b><u>17,424 for the first 2.0 acres</u></b>	<b><u>17,424 plus 5.0% of lot area in the &gt; 2.0 to 3.0 acres increment</u></b>
<b><u>For the next 2.0 acres (for &gt; 3.0 to 5.0 acres)</u></b>	<b><u>11.3%</u></b>	<b><u>19,602 for the first 3.0 acres</u></b>	<b><u>19,602 plus 11.3% of lot area in the &gt; 3.0 to 5.0 acres increment</u></b>
<b><u>For the next 2.0 acres (for &gt; 5.0 to 7.0 acres)</u></b>	<b><u>8.3%</u></b>	<b><u>29,447 for the first 5.0 acres</u></b>	<b><u>29,447 plus 8.3% of lot area in the &gt; 5.0 to 7.0 acres increment</u></b>

<u>For the next 3.0 acres (for &gt; 7.0 to 10.0 acres)</u>	<u>5.3%</u>	<u>36,678 for the first 7.0 acres</u>	<u>36,678 plus 5.3% of lot area in the &gt; 7.0 to 10.0 acres increment</u>
<u>For the next 25 acres (for &gt;10.0 to 35.0 acres)</u>	<u>3.0%</u>	<u>43,604 for the first 10.0 acres</u>	<u>43,604 plus 3.0% of lot area in the &gt; 10.0 acres to 35.0 acres increment</u>
<u>For lots in excess of 35.0 acres</u>	<u>N/A</u>	<u>N/A</u>	<u>5.0% of total lot area</u>

**For purposes of illustration: a 1.5 acre lot is permitted a maximum lot coverage of 14,157 sf, which is the cumulative total of 6,534 of coverage for the first 0.5 acres (21,780 sf x 30%) plus 4,356 coverage for the next 0.5 acres (21,780 sf x 20%) plus 3,267 coverage for the next 0.5 acres (21,780 sf x 15%)**

#### **§ 13-401A.4 Area and Yard Requirements for the "R-10" District.**

<b>Minimum</b>	<b>Detached Dwellings and Agricultural Uses</b>	<b>Houses of Worship, Schools and Open-Air Clubs</b>
Lot size (1)	500'	500'
Lot area	10 acres	10 acres
Lot frontage	50'	250'
Lot width	N.A.	450'
Lot depth	N.A.	450'
Front yard (2)	200'	200'
Side yard (each)	100'	200'
Both side yards combined	50% of lot width	N.A.
Rear yard	100'	200'
Maximum floor area ratio (FAR)	8%	3%
Lot coverage	<del>5%</del> <b>See table 1, §401.3a</b>	5%
Density (units/acre)	0.1	N.A.
Accessory building minimum distance to:		
Side line	50'	50'
Rear line	50'	50'
Other building with gross floor area 1,000 square feet or more	50'	50'
Other building with gross floor area less than 1,000 square feet	15'	15'

#### **§ 13-402.4 Area and Yard Requirements for the "R-3" District.**

	<b>Detached Dwellings and Agricultural Uses</b>	<b>Houses of Worship, Schools and Open- Air Clubs</b>
<b>Principal Building Minimum</b>		
Lot size <sup>(1)</sup>	350'	450'
Lot area	3 ac.	10 ac.
Lot frontage	250' <sup>(2)</sup>	250'
Front yard	75'	75'
Side yard (each)	40'	75'
Both side yards combined	50% of lot width	N.A.
Rear yard	50'	75'
Density (dwelling units/gross ac.)	.333	N.A.
<b>Accessory Building Minimum</b>		
Distance to side line	40'	50'
Distance to rear line	50'	50'
Distance to other building with gross floor area of 1,000 square feet or more	50'	50'
Distance to other building with gross floor area of less than 1,000 square feet	15'	50'
<b>Maximum</b>		
Building coverage of all buildings <sup>(3)</sup>	7%	7%
Lot coverage <sup>(4)</sup>	<b>See table 1, §13-401.3.a</b>	(4)
FAR	N.A.	3%
(1)	"Lot size" is the diameter of the largest circle which can be inscribed within the lot lines.	
(2)	May be reduced to fifty (50') feet for lots exceeding five acres.	
(3)	Principal building not to exceed the following limits on net habitable floor area:	
	<b>Lot Area</b> First 11,000 square feet Additional lot area up to 15,000 square feet Additional lot area up to 22,000 square feet Additional lot area over 22,000 square feet	<b>Permitted Net Habitable Floor Area Based on Total Lot Area</b> 1 s.f. per 5 square feet lot area 1 s.f. per 10 square feet lot area 1 s.f. per 20 square feet lot area 1 s.f. per 55 square feet lot area
(4)	<b>Permitted lot coverage in the R-3 District:</b> 15% 13.5% 12% 10%	<b>Lot area:</b> Less than 3 ac 3—less than 5 ac. 5—less than 10 ac. 10 ac. and over

**§ 13-403.4 Area and Yard Requirements for the "R-2", "R-1", "R-1/2", "VR-100" and "VR-80" Districts.**

[Ord. #91-26, §3; Ord. #94-26, §7; Ord. #2000-12, §1; Ord. #2000-44 §1; Ord #01-27, §1; Ord. #2003-10 §1; Ord. #2006-26, §1; Ord. No. 2017-013 § 4]

	Detached Dwellings					Houses of Worship	Schools
	"R-2" District	"R-1" District	"R-1/2" District	"VR-100" District	"VR-80" District		
<b>Principal Building Minimum</b>							
Lot area	2 ac.	1 ac.	1/2 ac	3/10 ac.	1/4 ac.	2 ac.	5 ac.
Lot frontage	200'	150'	110'	100'	80'	200'	300'
Lot width	200'	150'	110'	100'	80'	200'	300'
Lot depth	200'	200'	150'	100'	100'	300'	600'
Side yard (each)	35'	20'	15'	15'	15'	75'	100'
Both side yards combined	50% of lot width	50% of lot width	50% of lot width	NA	NA	50% of lot width	50% of lot width
Front yard	60'	50'	40'	25'	25'	75'	100'
Rear yard	65'	55'	45'	30'	30'	75'	100'
<b>Accessory Building Minimum</b>							
Distance to side line	25'	20'	15'	10'	10'	50'	50'
Distance to rear line	25'	20'	15'	10'	10'	50'	50'
Distance to other building	25'	20'	15'	10'	10'	50'	50'
<b>Maximum</b>							
Building coverage of principal building <sup>(1)</sup>	10%	10%	15%	15%	15%	8%	8%
Building coverage of all buildings	12%	12%	20%	20%	20%	12%	12%
Lot coverage	<del>20%</del> See table 1, §13-401.3.a	<del>20%</del> See table 1, §13-401.3.a	<del>30%</del> See table 1, §13-401.3.a	<del>30%</del> See table 1, §13-401.3.a	<del>30%</del> See table 1, §13-401.3.a	<del>25%</del> See table 1, §13-401.3.a	<del>25%</del> See table 1, §13-401.3.a
Front yard				40'	40'		

**§ 13-403A.4 Area and Yard Requirements for the "SFC-RD" District.**

[Ord. #94-21 § 3; Ord. #94-35 § 3; Ord. #95-17 § 4; Ord. #2000-44 § 1; Ord. #2006-25 § 1]

	<b>Detached Dwellings</b>
<b>Principal Building Minimum</b>	
Lot area	10,000 square feet
Lot frontage	50'
Lot width	50'
Lot depth	80'
Front yard	25'
Side yard (each)	10 <sup>(1)</sup>
Rear yard	30'
<b>Accessory Building Minimum</b>	
Distance to side line	10'
Distance to rear line	10'
Distance to other building	10'
<b>Maximum</b>	
Building coverage of principal building <sup>(2)</sup>	15%
Building coverage of all buildings	20%
Density	2.5 units/acre <sup>(3)</sup>
Lot coverage	<del>35%</del> <b>See table 1, §13-401.3.a</b>

**§ 13-405.4 Area and Yard Requirements for the "VN" District.**

[Ord. #90-17, A6; Ord. #95-37, § 1; Ord. #98-10, § 4; Ord. No. 2017-013 § 6]

	<b>Detached Dwelling Units</b>	<b>Houses of Worship</b>	<b>Non-Residential Uses</b>
<b>Principal Building Minimum</b>			
Lot area <sup>(1)</sup>	1/4 ac.	2 ac.	1/2 ac.
Lot frontage	90'	200'	90'
Lot width	90'	200'	90'
Lot depth	120'	300'	120'
Side yard (each)	10'	75'	15' (10' when abutting non-residential)
Front yard	15' <sup>(3)</sup>	75'	30' <sup>(3)</sup>
Rear yard	30'	75'	35' (15' when abutting non-residential)
<b>Accessory Building Minimum</b>			
Distance to side line	10'	50'	10'
Distance to rear line	10'	50'	10'
Distance to other building	10'	50'	10'
<b>Maximum</b>			
Building coverage of principal building	20%	8%	N.A.
Floor area ratio	N.A.	N.A.	0.17 <sup>(4)</sup>
Lot coverage	<del>40%</del> <b>See table 1, §13-401.3.a</b>	25%	<sup>(2)</sup>

**§ 13-405A.5 Area and Yard Requirements for the "VN-2" District.**

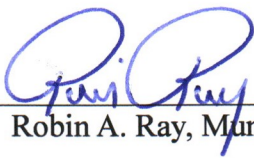
[Ord. #90-17, A7; Ord. #2000-12, §1; Ord. #2000-45, §1; Ord. No. 2017-013 § 7]

Principal Building Minimum	Detached Dwellings	Conditional Non-Residential Uses	Houses of Worship	Schools
Lot area <sup>(1)</sup>	1/2 ac.	1/4 or 1/2 ac. <sup>(2)</sup>	2 ac.	5 ac.
Lot frontage	110' <sup>(3)</sup>	90' <sup>(3)</sup>	200'	300'
Lot width	110'	90'	200'	300'
Lot depth	150'	100'	300'	600'
Side yard (each)	20'	15' (10' when abutting non-residential)	75'	100'
Front yard	40'	40'	75'	100'
Rear yard	45'	30' (15' when abutting non-residential)	75'	100'
Accessory Building Minimum	Detached Dwellings	Conditional Non-Residential Uses	Houses of Worship	Schools
Distance to side line	10'	10'	50'	50'
Distance to rear line	10'	10'	50'	50'
Distance to other building	10'	10'	50'	50'
Building coverage of principal building	15%	N.A.	8%	8%
Lot coverage	<del>30%</del> See table 1, §13-401.3.a	varies (4)	25%	25%
Floor area ratio	N.A.	15%	N.A.	N.A.

**BE IT FURTHER ORDAINED**, this Ordinance shall take effect immediately upon final passage and publication in accordance with law.

Introduced by: Cw Renee Mareski  
 Passed: June 17, 2024  
 Published: June 20, 2024  
 Adopted: July 15, 2024

**ATTEST:**

By:   
 Robin A. Ray, Municipal Clerk

**BEDMINSTER TOWNSHIP COMMITTEE:**

By:   
 Lawrence F. Jacobs, Mayor

ORD #2024-015

<b>Introduced</b>	<b>Seconded</b>	<b>Township Committee</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
		<b>Lawrence F. Jacobs, Mayor</b>	✓			
✓		<b>Douglas A. Stevinson</b>	✓			
	✓	<b>R. Colin Hickey</b>	✓			
		<b>Renee M. Mareski</b>	✓			
		<b>Gina Lisa-Fernandez</b>				✓