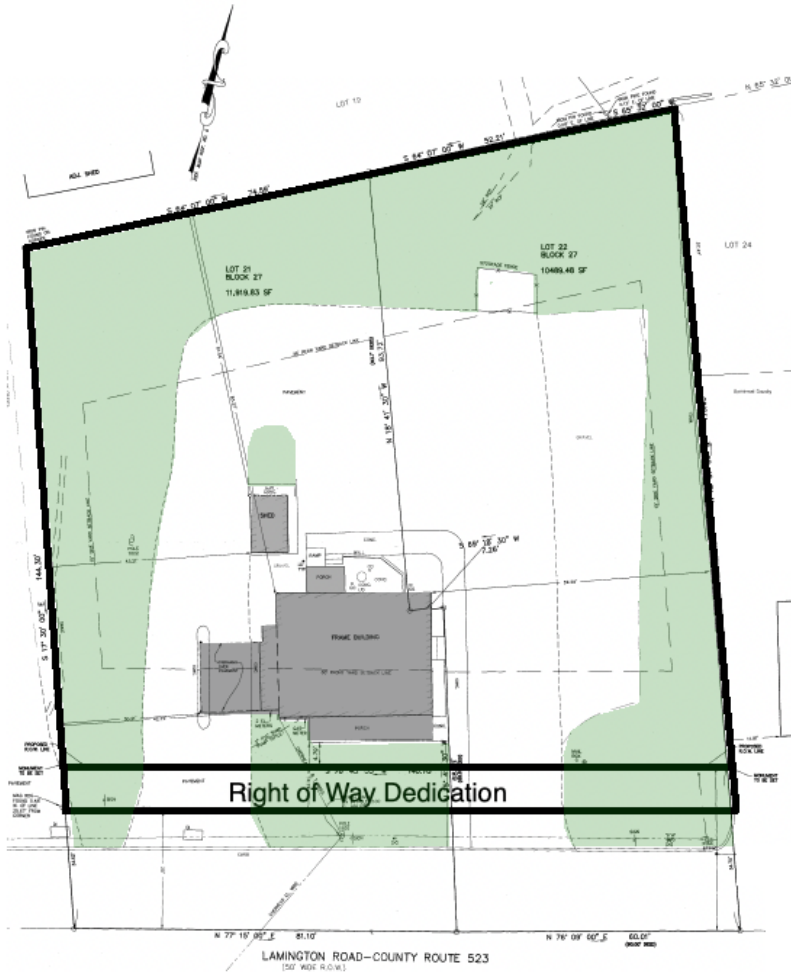




Photos taken by Peter Steck, P.P. on January 27, 2024





VN ZONE – NON-RESIDENTIAL USE		
PRINCIPAL BUILDING	REQUIRED	EXISTING (LOTS 21 & 22)
LOT AREA	½ ACRE	0.5144 ACRES (D) 0.4335 ACRES TO R.O.W.*
LOT FRONTAGE	90'	140.88'
LOT WIDTH	90'	140.61'
LOT DEPTH	120'	134.78'
SIDE YARD SETBACK (EACH)	15' (1)	42.72'/59.20'
FRONT YARD SETBACK	30'	14.74' *
REAR YARD SETBACK	35'	83.27'
FLOOR AREA RATIO	0.17	0.098
MAX BUILDING SIZE	5,000 S.F. (MAX)	924 S.F.
LOT COVERAGE	45% (8,498 S.F.)	51.37 % (9,700.45 S.F.) *
MAX BUILDING HEIGHT	2 ½ STORIES / 35'	25.78'
ACCESSORY BUILDING MINIMUM		
DISTANCE TO SIDE LINE	10'	43.21'
DISTANCE TO REAR LINE	10'	61.54'
DISTANCE TO OTHER BUILDING	10'	9.07'

**0.4335 Ac.**

**4.79'**

**Conforming**

(1) 10' WHEN ABUTTING NON-RESIDENTIAL

\* EXISTING NON-CONFORMITY

## MASTER PLAN

### 205 VILLAGE DISTRICTS

Two (2) Village Neighborhood Districts in Bedminster provide for a mixture of residential and nonresidential uses. These include the VN Village Neighborhood and VN-2 Restricted Village Neighborhood, as follows.

#### "VN" Village Neighborhood



The VN District areas have been established in recognition of the Villages of Pluckemin, Bedminster and Pottersville. These areas of Bedminster Township are unique, both in terms of their historical significance as well as the existing pattern of development. Consisting of many older structures situated on relatively small lots, the Village areas are significant assets to the municipality and should be protected and

preserved to the greatest possible extent so that the prevailing architectural themes will remain a part of Bedminster Township and the State of New Jersey.

It is suggested that the symbiotic relationship of the residential and nonresidential uses within the Village areas to be continued, and that the size of buildings be limited to maintain the village scale. This district permits detached dwelling units on lots of at least one-quarter (1/4) acre, and local retail and service activities, restaurants with table service, banks, and professional offices on lots of at least one-half (1/2) acre in area. Houses of worship are conditional uses when located on a State or County road.



## ZONING ORDINANCE

### § 13-405. "VN" VILLAGE NEIGHBORHOOD.

#### § 13-405.1. Principal Permitted Uses on the Land and in Buildings.

- a. Detached dwelling units.
- b. Grocery stores, meat markets, delicatessens, and packaged liquor stores not to exceed 1,200 square feet.
- c. Local retail activities such as seafood markets, bakeries, drug stores, furniture stores, sporting goods shops, gift shops, hobby shops, book stores, clothing stores, shoe stores, hardware stores, stationery stores, fabric stores and florists.
- d. Local service activities such as barber and beauty shops, tailors, dry cleaning and laundering operations, appliance repair shops, shoe repair shops and upholsterers.
- e. Banks, except the drive-through facilities shall be conditional uses (See Section 13-601 for additional standards).
- f. Professional offices limited to doctors, dentists, architects, engineers, lawyers, real estate agents, insurance brokers or similar professional uses.
- g. Mixed uses of any of the above, providing there is no more than one dwelling unit per lot.
- h. Restaurants.
- i. Houses of worship.
- j. Public playgrounds, conservation areas, parks, and public purpose uses.
- k. Facility to support agriculture as a conditional use subject to the conditions set forth in subsection 13-601.11.