

## FACTS ABOUT ZONING and OTHER PERMITS

PERMITS OF SOME TYPE ARE GENERALLY REQUIRED FOR WORK IN AND AROUND YOUR PROPERTY. FOR YOUR CONVENIENCE, ALWAYS CALL THE ZONING OFFICER **BEFORE** PLANNING OR STARTING ANY PROJECT. Do not spend a lot of money with a design professional until you know for sure that your project complies with the Bedminster Zoning Ordinances.

**ORDINANCES CHANGE** regularly. What was permitted last month may be prohibited or different this month. Check with the Zoning Officer.

**RESIDENTS of THE HILLS** generally need approval from the owners' association or management company, and those approvals should be in place before seeking municipal approvals. .

**SETBACKS** from property lines and other structures vary from one zoning district to another. Always check with the Zoning Officer for the requirements in *your* zone.

**POOLS**, including decking, patios, aprons, filters, heaters, pumps, etc. need to meet setback and lot coverage requirements. A permit is required for all pools.

**FENCES and WALLS**, including entrance pillars and gates must be approved by the Zoning Officer before construction. A permit is required.

**GARDEN SHEDS and TURN-OUT SHEDS** need zoning approval even if the size does not require a building permit. There are height restrictions too. A permit is required. Consult the Zoning Officer for details.

**PATIOS and WALKWAYS** need zoning approval.

**HORSES** are permitted on properties of two acres or more according to the schedule following:

2 acres – 1 horse	4 acres – 3 horses
3 acres – 2 horses	5 acres - 4 horses

then one horse for each additional half-acre.

**HORSE RIDING RINGS** must meet setback and lot coverage requirements. A zoning permit is required.

**NOISE** from power equipment is permitted between 8:00 AM and 8:00 PM on weekdays and 9:00 AM and 8:00 PM on weekends.

**SIGN SIZES and TYPES** vary among the zoning districts. Most signs require permits. Consult the Zoning Officer for details.

**POLITICAL SIGNS** do not require permits. They may be placed 30 days before the election and removed no more than 7 days after the election.

**SATELLITE DISHES** under 30" in diameter do not require a permit. Large dishes, towers, and earth-based satellite dishes require permits.

**APARTMENTS and GUEST COTTAGES** are not permitted on properties of less than 14 acres. *All* accessory dwelling units require Planning Board approval.

**CAMPERS** and similar recreational vehicles may be parked/stored on your property with modest restrictions. Consult the Zoning Officer for details.

**HISTORIC DISTRICTS** have special requirements. Consult the Historic Preservation Commission or the Zoning Officer.

**TREE** cutting is permitted within limits. A permit *may* be required. Consult the Zoning Officer for details.

**SPECIAL USES** such as unusual events and large parties require a permit and an appearance before the Township Committee for the first permit. Permits for the same events year after year may be renewed with the Zoning Officer.

**TENTS** or similar temporary structures may require permits and fire official approval. Consult the Zoning Officer.

**SMOKE DETECTOR and CARBON MONOXIDE** detector inspections are *required* whenever a residence changes ownership or tenancy.

**FLAGPOLES** require a permit and are regulated as to height and location on the property. Consult the Zoning Officer.

**DRIVEWAYS** require a driveway opening permit from the Department of Public Works. You may reach them at 908.234.1858. A zoning permit is also required.

**CONSTRUCTION** is restricted in wetlands, stream corridors, flood plains, all easements, and slopes over 15%.

**SOIL DISTURBANCE** of an area greater than 5,000 square feet requires review by the Township Engineer and often the County Soil Conservation Service. A permit is required.

**OUTSIDE DISPLAYS and STORAGE of MERCHANDISE** are prohibited with only a few exceptions.

**BUSINESS TENANTS** must occupy a minimum area of 750 square feet.

**HOME OCCUPATIONS** are permitted in residential zones with a few limitations. Zoning approval is required. Planning Board approval is required for some.