

ORDINANCE NO. 183

AN ORDINANCE OF THE TOWNSHIP OF BEDMINSTER DEFINING AND REGULATING THE USE OF LAND AND THE CONSTRUCTION OF STRUCTURES THEREON; ESTABLISHING ZONING DISTRICTS AND THE USES ALLOWED THEREIN; DEFINING USES; PROTECTING NATURAL RESOURCES AND HISTORIC RESOURCES; REQUIRING CERTAIN LOT SIZES, BUILDING SIZES, BUILDING AND IMPERVIOUS SURFACE COVERAGE, OPEN SPACE, SETBACKS, AND BUFFER YARDS; ESTABLISHING REQUIREMENTS REGARDING PARKING, SIGNAGE, NUISANCES, NONCONFORMITIES, WELLHEADS, AND FLOODPLAINS; SETTING FORTH SITE CAPACITY CALCULATIONS; ESTABLISHING THE ZONING HEARING BOARD AND ITS POWERS, RULES, AND REGULATIONS; REQUIRING CERTAIN PERMITS; SETTING FORTH THE POWERS AND DUTIES OF THE TOWNSHIP ZONING OFFICER; PROVIDING FOR THE ADMINISTRATION OF THIS ORDINANCE; AND PRESCRIBING PENALTIES FOR VIOLATION.

ARTICLE I. OBJECTIVES, TITLE, SHORT TITLE, AND INTERPRETATION

Section 100 Statement of Community Development Objectives

It shall be, and is hereby declared to be, the objective of Bedminster Township to preserve prime agriculture and farmland and to provide for the orderly development of the Community through its Zoning Ordinance and Subdivision Regulations as presently in effect or hereafter amended in order to carry into effect the purposes, plans, and guidelines as set forth in the Bedminster Township Comprehensive Plan, which Plan is herein incorporated by reference.

Section 101 Title

An Ordinance regulating and restricting the height of buildings and other structures, the percentage of lot that may be occupied, the size of yards and other open spaces, the density of population, and the location and use of buildings, structures and land for agriculture, trade, industry, residence or other purposes; creating districts and boundaries thereof; defining certain terms used herein; and providing for the administration, enforcement, and amendment of this Ordinance in accordance with the provisions of Pennsylvania Municipalities Planning Code, as amended.

Section 102 Short Title

This Ordinance shall be known and may be cited as "The Zoning Ordinance of the Township of Bedminster, Pennsylvania".

### Section 103 Purpose

This Ordinance is enacted in accordance with the Pennsylvania Municipalities Planning Code, for the following purposes:

(1) To promote, protect and facilitate one (1) or more of the following: the public health, safety, morale, general welfare, coordinated and practical community development, proper density of population, emergency management preparedness and operations, airports, and national defense facilities, the provisions of adequate light and air, police protection, vehicle parking and loading space, transportation, water, sewerage, schools, recreational facilities, public grounds, the provision of a safe, reliable and adequate water supply for domestic, commercial, agricultural or industrial use, and other public requirements; as well as preservation of the natural, scenic and historic value in the environment and the preservation of forest, wetlands, aquifers and floodplains.

(2) To prevent one (1) or more of the following: overcrowding of land, blight, danger and congestion in travel and transportation, loss of health, life or property from fire, panic or other dangers. Zoning Ordinances shall be made in accordance with the spirit and intent of the Comprehensive Plan, and with consideration for the character of the municipality, its various parts and the suitability of the various parts of particular uses and structures.

(3) To preserve prime agriculture land and farmland considering topography, soil type and classification, and present use.

(4) To provide for the use of land within the municipality for residential housing of various dwelling types encompassing all basic forms of housing, including single-family and two-family dwellings, and a reasonable range of multi-family dwellings in various arrangements, mobile homes and mobile home parks, provided, however, that no Zoning Ordinance shall be deemed invalid for the failure to provide for any other specific dwelling type.

(5) To accommodate reasonable overall community growth, including population and employment growth, and opportunities for development of a variety of residential dwelling types and nonresidential uses.

### Section 104 Interpretation, Conflict and Other Laws

In their interpretation and application, the provisions of this Ordinance shall be held to be the minimum requirements adopted for the promotion of the public health, safety, morals or the general welfare. Wherever the requirements of this Ordinance are at variance with the requirements of any lawfully adopted rules, regulations, or Ordinances applicable to this Township or with one another, the most restrictive, or that imposing the higher standards shall be controlling.

### Section 105 - Repealer

All Ordinances and Resolutions of the Township inconsistent herewith are hereby repealed to the extent of such inconsistencies.

Section 106 - Severability

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors of Bedminster Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

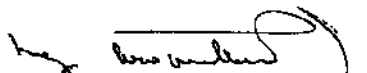
Section 107 - Effective Date

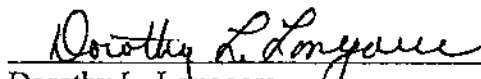
This Ordinance shall become effective five (5) days after enactment.

**ENACTED AND ORDAINED** this 13<sup>th</sup> day of June, A.D., 2007.

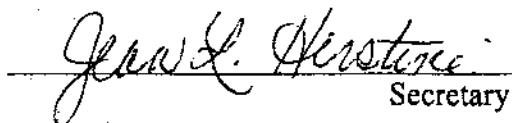
**BEDMINSTER TOWNSHIP  
BOARD OF SUPERVISORS**

  
Eric P. Schaffhausen

  
Morgan Cowperthwaite, Jr.

  
Dorothy L. Longacre

**ATTEST:**

  
Secretary