

Legend

BASE ZONE CODES

MF	R-2
OP	R-3
OR	SCH
OR-V	SFC
P	SFC-RD
PRD	VN
PUD	VN-2
R-1	VN-3
R-1/2	VR-100
R-10	VR-80

— BASE ZONE BOUNDARIES

R-10 BASE ZONE LABELS

--- OVERLAY ZONE BOUNDARIES

LH OVERLAY ZONE LABELS

--- MUNICIPAL BOUNDARIES

MAJOR ROADS

— Interstate Highways 78 & 287

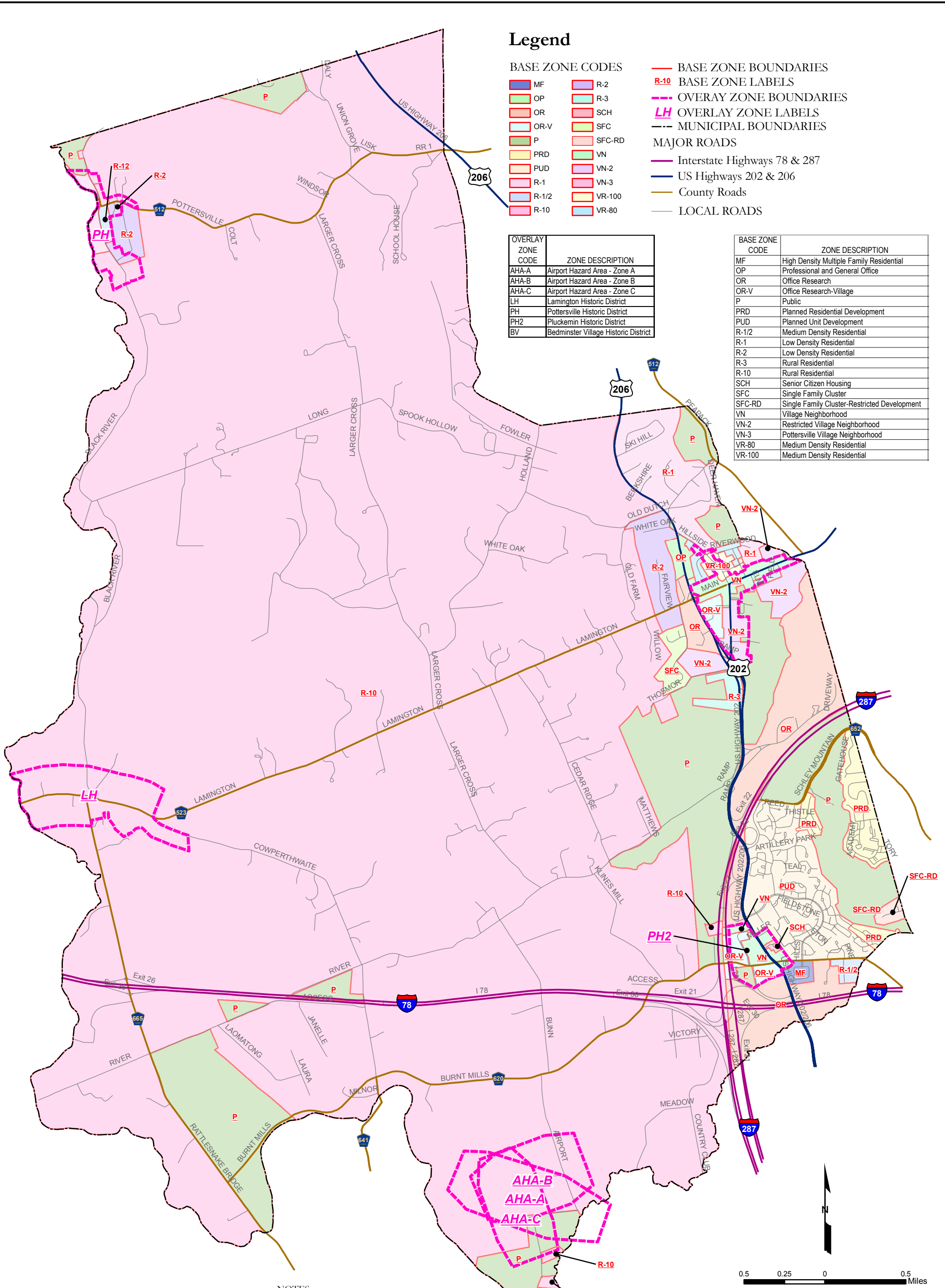
— US Highways 202 & 206

— County Roads

— LOCAL ROADS

OVERLAY ZONE CODE	ZONE DESCRIPTION
AHA-A	Airport Hazard Area - Zone A
AHA-B	Airport Hazard Area - Zone B
AHA-C	Airport Hazard Area - Zone C
LH	Lamington Historic District
PH	Pottersville Historic District
PH2	Pluckemin Historic District
BV	Bedminster Village Historic District

BASE ZONE CODE	ZONE DESCRIPTION
MF	High Density Multiple Family Residential
OP	Professional and General Office
OR	Office Research
OR-V	Office Research-Village
P	Public
PRD	Planned Residential Development
PUD	Planned Unit Development
R-1/2	Medium Density Residential
R-1	Low Density Residential
R-2	Low Density Residential
R-3	Rural Residential
R-10	Rural Residential
SCH	Senior Citizen Housing
SFC	Single Family Cluster
SFC-RD	Single Family Cluster-Restricted Development
VN	Village Neighborhood
VN-2	Restricted Village Neighborhood
VN-3	Pottersville Village Neighborhood
VR-80	Medium Density Residential
VR-100	Medium Density Residential



NOTES

1) This is not an official zoning map. It represents the best available information on current municipal zoning in GIS format. This GIS zoning dataset was used in Wastewater Management Plan (WMP) Build-out and Capacity Analysis along with separate "look-up" table containing the land use and density factors.

2) Somerset County uses the following map projection and coordinate system when presenting GIS data:
 - Horizontal: North American Datum 1983 (NAD83)
 - Vertical: North American Vertical Datum 1987 (NAVD87)
 - Coordinate System: New Jersey State Plane Feet

DATA SOURCES

SOMERSET COUNTY ENTERPRISE DATA

- Zoning Datasets
- Municipal Boundaries
- Highways, County & Local Roads

MUNICIPAL DATA

- Adopted Ordinances, Amendments & Associated Information
- Provided by Municipality

BEDMINSTER TOWNSHIP
 Somerset County, NJ

Map IV

MUNICIPAL ZONING