

**AN ORDINANCE REGULATING THE  
DEVELOPMENT OF FLAG LOTS AND  
AMENDING THE "CODE OF THE TOWNSHIP  
OF PRINCETON, NEW JERSEY, 1968".**

BE IT ORDAINED by the Township Committee of the Township of Princeton, County of Mercer, State of New Jersey, as follows:

1. Chapter 10B of the "Code of the Township of Princeton, New Jersey, 1968" is amended by adding the following NEW section regulating the development of flag lots and shall read as follows:

**Sec. 10B-247.1. Definition.**

(a) **Definition:** A flag lot shall be described as containing an area shaped like a "flag" which is the portion of the lot where all structures are to be located and an area shaped like a "pole" which is the portion of the lot where the vehicular access between the flag and its adjoining road shall be located. Flag lots shall meet the standards found below and shall not be required to meet lot frontage requirements for the individual zone. To be considered a flag lot the lot shall have no other frontage except for the end of the pole portion.

(b) **Requirements for flag lots**

1. Flag lots shall only be permitted in residential zones and only for residential use.

2. For a flag lot and one other lot to be created from a lot or a consolidated lot or lots the area to be subdivided or re-subdivided in the R-9, R-8, R-7, R-6, R-5 and R-4 zones shall be three (3) times the lot area required for the zone.

3. For a flag lot and one other lot to be created from a lot or a consolidated lot or lots the area to be subdivided or re-subdivided in the R-3, R-2, R-1, R-B and R-A Zones shall be two and one-half (2-1/2) times the lot size required for the zone.

4. An initial concept sketch shall be submitted with all flag lot applications showing the width of the pole of the flag lot at no less than fifty (50') feet (forty (40') feet in the R-9 Zone.) The flag portion of the lot shall meet the lot area requirement for the zone excluding the pole portion of the lot. Once this has been demonstrated the applicant may seek approval for a plan submitted with the application showing:

- a. The width of the pole reduced to no less than twenty (20') feet; and
- b. The front lot conforming to all of the requirements for the zone.

5. For all flag lots:

a. Driveways located within the pole shall be set back at least five (5') feet from any external property line. Shared driveways are encouraged where appropriate.

b. All setbacks for structures on a flag lot shall be a minimum of thirty (30') feet except one (1)-story accessory structures one hundred (100 s.f.) square feet or less and less than fourteen (14') feet in height may be within five (5') feet of the property line.

c. Driveways serving the flag lot must provide a twelve (12') foot wide paved cartway with a minimum of a twenty (20') foot wide stabilized area capable of supporting a twenty (20) ton fire truck.

d. The pole portion of a flag lot shall be excluded when calculating FAR for the flag lot.

e. Flag lots must meet any residential bulk zoning standard not modified above.

f. The distance between any dwelling and a hydrant shall not exceed four hundred (400') feet when measured along the right-of-way.

6. Minor subdivision applications to create a flag lot must provide written notice via regular mail seven (7) days prior to the scheduled hearing to all property owners within two hundred (200') feet of the subject property.

2. Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, section, paragraph, sentence or clause is adjudged to be unconstitutional or invalid by a Court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

3. Effective Date. This Ordinance shall take effect upon its passage, publication and the filing of a copy of the same with the Mercer County Planning Board, all of which is required by law.

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Linda S. McDermott, Clerk

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Bernard P. Miller, Mayor