

# ZONING

## 370 Attachment 3

### City of Bridgeton

#### Zoning Schedule - Area, Yard, Bulk, and Parking Standards<sup>(1)</sup> [Amended 9-17-2013 by Ord. No. 13-06]

Zone/District	Use <sup>(2)</sup>	Minimum Lot Dimensions				Minimum Yard Setback			Dwelling Units per Building	Maximum Bulk Standards			Dwelling Units/Lot Area	Minimum On-Site Parking Spaces
		Area (feet) <sup>(2)</sup>		Width (feet) At		Front	Side	Rear		Building Height (feet)		Percentage of Lot Coverage		
		Inside	Corner	ROW	Building Setback					Principal	Accessory			
R-1, Low-Density Residential	1-family detached	11,000	11,000	70	N/A	25	15	30	1	35	20	30%	1	<sup>(7)</sup>
R-2, Medium-Density Residential	1-family detached	8,500	8,500	50	N/A	20	25 <sup>(3)</sup>	30	1	35	20	35%	1	<sup>(7)</sup>
	2-family attached	8,500	8,500	50	N/A	20	25 <sup>(3)</sup>	30	2	35	20	35%	2	<sup>(7)</sup>
	1-family semidetached	4,000 <sup>(4)</sup>	4,000 <sup>(4)</sup>	50	N/A	20	20 <sup>(5)</sup>	30	2	35	20	35%	1	<sup>(7)</sup>
R-3, High-Density Residential	1-family detached	5,000	5,000	50	N/A	20	10	25	1	35	20	40%	1	<sup>(7)</sup>
	1-family semidetached	3,000 <sup>(4)</sup>	3,000 <sup>(4)</sup>	35	N/A	20	10	25	2	35	20	40%	1	<sup>(7)</sup>
	2-family attached	5,000	5,000	50	N/A	20	10	25	2	35	20	40%	2	<sup>(7)</sup>
R-4, Neighborhood Residential	1-family detached	4,000	4,000	45	N/A	20	10	25	1	35	20	40%	1	<sup>(7)</sup>
	2-family attached	4,000	4,000	45	N/A	20	10	25	2	35	20	40%	2	<sup>(7)</sup>
	1-family semidetached	2,500 <sup>(4)</sup>	2,500 <sup>(4)</sup>	35	N/A	20	10 <sup>(5)</sup>	25	2	35	20	40%	1	<sup>(7)</sup>
	1-family attached	1,500 <sup>(4)</sup>	1,500 <sup>(4)</sup>	30	N/A	20	10	25	(6)	35	20	40%	(6)	<sup>(7)</sup>
C-1, Central Business	Commercial	3,000	3,000	30	N/A	None	None	None	N/A	60	60	90%	N/A	§ 370-63 <sup>(9)</sup>
C-2, Apt./ Commercial	Commercial	4,000	4,000	40	N/A	10	10	20	N/A	60	60	75%	N/A	§ 370-63
C-3, Hospital-Medical Ctr.	Commercial	8,500	8,500	60	N/A	20 <sup>(10)</sup>	10 <sup>(10)</sup>	30 <sup>(10)</sup>	N/A	35 <sup>(10)</sup>	35 <sup>(10)</sup>	75%	N/A	§ 370-63
C-4, Neighborhood Business	Commercial	8,500	8,500	60	N/A	20	10 <sup>(8)</sup>	30	N/A	35	35	75%	N/A	§ 370-63

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Zone/District	Use <sup>(2)</sup>	Minimum Lot Dimensions				Minimum Yard Setback			Dwelling Units per Building	Maximum Bulk Standards			Dwelling Units/Lot Area	Minimum On-Site Parking Spaces
		Area (feet) <sup>(2)</sup>		Width (feet) At		Front	Side	Rear		Building Height (feet)		Percentage of Lot Coverage		
		Inside	Corner	ROW	Building Setback					Principal	Accessory			
C-5, Highway Commercial	Commercial	10,000	10,000	60	N/A	20	10 <sup>(8)</sup>	30	N/A	35	35	75%	N/A	§ 370-63
PMU-1, Planned Mixed-Use Overlay <sup>(11)</sup>	1-family detached	7,700	7,700	70 <sup>(14)</sup>	N/A	20 <sup>(15)</sup>	15	30/ 20/ 10	1 <sup>(12)</sup>	35	35	70%		(7)
	1-family semidetached	5,000	5,000	40 <sup>(14)</sup>	N/A	20 <sup>(15)</sup>	10	25/ 15/ 10	2 <sup>(12)</sup>	35	35	70%		(7)
	1-family attached <sup>(18)</sup>	2,000	2,000	20 <sup>(14)</sup>	N/A	20	10 <sup>(16)</sup>	30/ 20	(12)	35	35	70%		(7)
	Commercial	8,500	8,500	60 <sup>(14)</sup>	N/A	20	20	30	N/A	35	35	75%		(19)
I, Industrial	Industrial	43,560	43,560	150	N/A	50	25 <sup>(20)</sup>	25 <sup>(20)</sup>	N/A	40 <sup>(10)</sup>	40 <sup>(10)</sup>	80%	N/A	§ 370-63 <sup>(9)</sup>
O-1, Park and Open Space	Open Space	3 acres	3 acres	200	N/A	50	50	50	N/A	35	35	50%	N/A	§ 370-63
WF Waterfront	Waterfront	3 acres	3 acres	200	N/A	50	50	50	N/A	35	35	25%	N/A	§ 370-63

**NOTES:**

- <sup>(1)</sup> All numbers depict minimum values unless otherwise specified.
- <sup>(2)</sup> Residential dwellings shown in sketch form on § 370 Attachment 1, Residential Dwelling Types.
- <sup>(3)</sup> The sum of both side yard setbacks, but one yard setback shall be 10 feet minimum.
- <sup>(4)</sup> Per lot.
- <sup>(5)</sup> One yard per lot.
- <sup>(6)</sup> Up to six units.
- <sup>(7)</sup> R.S.I.S., N.J.A.C. 5:21-4.16, Table 4.4, Parking Requirements for Residential Land Uses.
- <sup>(8)</sup> Twenty-foot minimum if adjacent to residential uses.
- <sup>(9)</sup> Refer to § 370-64 for commercial loading regulations.
- <sup>(10)</sup> Building height may be increased, provided that each one linear foot of height is accompanied by a one-foot increase in each yard setback.
- <sup>(11)</sup> Minimum tract area is 25 acres (single parcel or contiguous parcels under common ownership by a single developer), with a minimum one-hundred-foot frontage on improved public road, and a minimum common open space and recreational area of 10% of the overall gross residential tract area.
- <sup>(12)</sup> Maximum residential density 3.5 units per acre.
- <sup>(13)</sup> (Reserved)
- <sup>(14)</sup> One-hundred-foot minimum lot depth, except for one-family detached dwelling which is 110 feet.
- <sup>(15)</sup> Twelve-foot minimum to porch.
- <sup>(16)</sup> Each end unit.
- <sup>(17)</sup> Where multiple setback values are listed, they are read as side yard/deck or patio/garage.
- <sup>(18)</sup> One-hundred-twenty-foot maximum building length.
- <sup>(19)</sup> Four spaces per 1,000 square feet of gross floor area, excluding warehouse storage, and storage associated with retail use and excluding garden center areas. Minimum parking setback 20 feet from public ROW.
- <sup>(20)</sup> One hundred feet if adjacent to residential uses (or zones); none if adjacent to railroad.