

ZONING

400 Attachment 1

Borough of Bridgewater

**Table of Uses by Zoning District
[Amended 10-18-2004 by Ord. No. 420; 6-18-2013 by Ord. No. 456]**

Type of Uses (See definitions in Article II.)

- P = Permitted by right (zoning decision by Zoning Officer)
- C = Conditional use
- N = Not permitted
- § 400-402 = Additional requirements in § 400-402.
- § 400-403 = Additional requirements in § 400-403.

	R-1	R-2	C-1	C-2	C-3	C-4	I-1
<u>Agricultural Uses</u>							
Bulk commercial crop storage and bulk processing as a principal use of agricultural products	N	N	N	N	N	N	P
Composting: See under Accessory Uses in this table							
Crop farming (includes orchards, Christmas tree farms, raising of livestock as a clearly accessory use, and accessory crop storage)	N	N	N	P	N	N	N
Farm-related business: See Accessory Uses at the end of this table							
Plant nursery, with on-site retail sales limited to items primarily grown on the premises and closely related items such as mulch	N	N	N	P	N	N	N
Processing of agricultural products primarily produced on premises owned or leased by the processor, such as but not limited to: making of cider, wine, jams, jellies, and packaging, bottling or containerizing of similar products, but not including a slaughterhouse	N	N	N	N	N	N	P
Raising of livestock, other than intensive, with minimum lot area of 5 acres	N	N	N	N	N	N	C
Retail sales of agricultural products primarily grown on the premises (§ 400-403)	N	N	N	P	N	N	P

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	R-1	R-2	C-1	C-2	C-3	C-4	I-1
Sale or mixing of agricultural seed	N	N	N	P	N	N	C
<u>Residential Uses</u>							
Accessory apartment: See Accessory Uses at the end of this table							
Apartments (§ 400-402)	C	P	C	C	C	C	N
Boardinghouse (§ 400-402)	C	P	C	S	C	C	N
Conversion of existing building to result in an increased number of dwelling units (§ 400-402), other than as permitted under accessory uses	C	P	C	C	C	C	N
Group home within a lawful dwelling unit, not including a treatment center (§ 400-402)	C	P	C	C	C	C	N
Manufactured/mobile home park (§ 400-402)	C	C	N	N	N	N	N
Residential Flats (§ 400-402)	N	N	P	P	P	P	N
Single-family detached dwelling (including manufactured/mobile home [§ 400-402])	P	P	C	C	C	C	N
Single-family semidetached dwelling (1/2 of twin)	C	P	C	C	C	C	N
Townhouse (§ 400-402)	C	P	C	C	C	C	N
Two-family detached dwelling	C	P	C	C	C	C	N
<u>Commercial Uses</u>							
Adult bookstore, adult movie theater, adult live entertainment use or massage parlor (§ 400-402)	N	N	N	N	N	N	C
Auto or mobile/manufactured home sales (§ 400-402)	N	N	N	P	N	N	P
Auto repair garage (§ 400-402)	N	N	N	P	N	N	P
Auto service station (§ 400-402) which may include a convenience store	N	N	N	P	N	N	C
Bakery	N	N	P	P	C	C	P
Bed-and-breakfast use (§ 400-402)	C	C	C	C	C	C	C
Beverage distributor	N	N	C	C	C	C	N
Boat sales (§ 400-402)	N	N	N	N	C	C	N
Business services	N	N	P	P	C	C	P

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	R-1	R-2	C-1	C-2	C-3	C-4	I-1
Campground (§ 400-402)	N	N	N	C*	N	N	C
Car wash (§ 400-402)	N	N	N	C	C	C	N
Commercial indoor recreation (includes bowling alley, amusement arcade, roller or ice skating, batting practice and similar uses)	N	N	N	P	C	C	P
Commercial outdoor recreation, including, but not limited to, uses such as privately owned picnic grove or fairground, but not including the following uses: campground, golf course, motor vehicle race track, miniature golf, golf driving center or amusement center	N	N	N	N	C	C	P
Communications antennae/tower, commercial (§ 400-402) (not including “antennas, standard” or antennas for emergency service providers)	N	N	N	N	N	N	C
Conference center	N	N	C	P	C	C	P
Construction company/trades contractor’s headquarter/storage (other than a home occupation (no outdoor storage)	N	N	C	P	C	C	P
Convenience store, not include sale of gasoline	N	N	P	P	C	C	N
Custom crafts or artisan’s studio (other than a home occupation)	N	N	P	P	C	C	N
Exercise club	N	N	P	P	C	C	P
Financial institutions	N	N	P	P	C	C	N
Funeral home (§ 400-402)	N	N	P	C	C	N	N
Garden center (see also “Plant nursery” under Agricultural Uses)	N	N	N	P	N	N	P
Golf course (§ 400-402)	N	N	N	P	N	N	N
Golf driving center or miniature golf	N	N	N	P	C	C	N
Heliport (§ 400-402)	N	N	N	N	N	N	C
Kennel (§ 400-402)	N	N	N	C	N	N	C

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	R-1	R-2	C-1	C-2	C-3	C-4	I-1
Laundromat for primarily self-service use	N	N	P	P	N	N	N
Laundry, commercial or industrial	N	N	N	P	N	N	P
Marina (§ 400-402)	N	N	C	N	C	C	N
Medical/dental office with a maximum of 2 physicians or dentists working on the lot at one time	N	N	P	P	C	C	N
Medical/dental office with 3 or more physicians or dentists working on the lot at one time	N	N	P	P	C	C	N
Motel, hotel, or inn (§ 400-402)	N	N	C	P	C	C	N
Office (other than a home occupation)	N	N	P	P	C	C	P
Personal services (including tailoring, custom dressmaking, hair cutting, dry cleaning, shoe repair and other similar uses)	N	N	P	P	C	C	N
Repair of household items (other than home occupation)	N	N	P	P	C	C	N
Restaurant (§ 400-402) or catering business (D) = Drive-through service prohibited	N	N	P(D))	P	C(D)	C(D)	N
Retail store (not including uses listed individually in this table)	N	N	P	P	C**	C**	P
Shopping center	N	N	P	P	C	C	P
Stable, nonhousehold (§ 400-402)	N	N	N	N	N	N	N
Target range (except noncommercial archery ranges are permitted by right in all districts) (§ 400-402)	N	N	N	N	N	N	C
Tavern	N	N	P	P	C	C	N
Theater as a principal use.	N	N	P**	P	C	C	N
Trade school	N	N	N	P	N	N	P
Veterinarian office	N	N	P	P	C	C	N
<u>Institutional Uses</u>							
Animal cemetery (§ 400-402)	N	N	N	N	N	N	P
Cemetery without crematorium (§ 400-402)	N	N	N	N	N	N	P
Crematorium (see Cemetery in § 400-402)	N	N	N	N	C	N	C

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	R-1	R-2	C-1	C-2	C-3	C-4	I-1
Community center or library (§ 400-402)	N	N	C	C	C	C	C
Day-care center, adult (§ 400-402) (See also as an accessory use)	N	N	P	P	N	N	N
Day-care center, child as a principal use (§ 400-402) (See also as an accessory use)	N	N	P	P	N	N	N
Hospital (§ 400-402)	N	N	N	P	N	N	P
Membership club (§ 400-402): for bona fide civic, fraternal, religious, service, retired military, hunting, climbing, nature study, fishing and similar nonprofit organizations	N	N	C	C	C	C	C
Nature education center	N	N	P	P	C	C	N
Nursing home or personal care home (§ 400-402)	N	N	N	P	N	N	N
Place of worship (§ 400-402)	P	P	P	P	N	N	N
School, public or private, primary or secondary (§ 400-402)	P	P	P	P	N	N	N
Treatment center (§ 400-402)	N	N	N	C	N	N	C
Industrial Uses							
Assembly of materials manufactured elsewhere or finishing of previously prepared resin, vinyl, polymer or rubber products	N	N	N	N	N	N	P
Asphalt plant	N	N	N	N	N	N	P
Beverage bottling	N	N	N	N	N	N	P
Distribution as a principal use (other than trucking company terminal)	N	N	N	N	N	N	P
Industrial equipment sales, rental, service, other than vehicles primarily intended to be operated on public streets	N	N	N	N	N	N	C
Junk: outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N	N	N	N
Junkyard (§ 400-402)	N	N	N	N	N	N	N
Liquid fuel storage, bulk for off-site use, other than company vehicles based on site	N	N	N	N	N	N	N

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	R-1	R-2	C-1	C-2	C-3	C-4	I-1
Manufacture or bulk processing for resale of the following, provided manufacturing occurs only indoors (other than a home occupation):							
Agricultural chemical, fertilizers or pesticides	N	N	N	N	N	N	P
Apparel, textiles, shoes, and apparel accessories	N	N	N	N	N	N	P
Cement, actual manufacture of	N	N	N	N	N	N	C
Cement, gypsum, concrete or plaster products, other than actual manufacture of cement	N	N	N	N	N	N	N
Chemical products that are not highly hazardous or toxic, other than fertilizers or pesticides	N	N	N	N	N	N	C
Ceramics, clay, glass, wood, furniture or pottery products	N	N	N	N	N	N	P
Coke or potash work, including coke oven	N	N	N	N	N	N	N
Electrical, electronic and microelectronic machines, supplies and equipment	N	N	N	N	N	N	P
Explosives, fireworks, ammunition or gunpowder, or bulk storage of (except government-owned facility)	N	N	N	N	N	N	N
Fabricated metal products (except ammunition or explosives)	N	N	N	N	N	N	P
Food products, bulk manufacture (not including uses listed separately)	N	N	N	N	N	N	P
Furniture and wood products (other than raw paper pulp)	N	N	N	N	N	N	P
Glass and glass products	N	N	N	N	N	N	P
Jewelry, leather, clay and pottery products	N	N	N	N	N	N	P
Paper and cardboard products (other than raw paper pulp)	N	N	N	N	N	N	P
Paper, raw pulp	N	N	N	N	N	N	N
Paving or roofing material, other than bulk manufacture of asphalt	N	N	N	N	N	N	C
Petroleum or kerosene refining or distillation	N	N	N	N	N	N	N
Pharmaceutical	N	N	N	N	N	N	P
Plastics, polymers, rubber (natural or synthetic), resins or vinyl, actual manufacture of	N	N	N	N	N	N	C
Primary metal products	N	N	N	N	N	N	C

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	R-1	R-2	C-1	C-2	C-3	C-4	I-1
Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	N	N	N	N	P
Scientific, electronic, optical and other precision instruments	N	N	N	N	N	N	P
Soaps, detergents, paints, varnishes, or enamels	N	N	N	N	N	N	C
Tar or creosote manufacture, tar distillation, creosote treatment	N	N	N	N	N	N	C
Tire retreading	N	N	N	N	N	N	C
Transportation equipment or manufactured/modular housing	N	N	N	N	N	N	P
Mineral extraction (§ 400-402)							
Of stone	N	N	N	N	N	N	C
Of other than stone	N	N	N	N	N	N	C
Packaging as a principal industrial use	N	N	N	N	N	N	P
Photo processing, bulk	N	N	N	N	N	N	P
Printing or bookbinding	N	N	C	P	C	C	P
Recycling center, bulk or industrial (other than a solid waste disposal or transfer facility)	N	N	N	N	N	N	C
Recycling collection center (§ 400-402); see also as accessory use	N	N	N	N	N	N	P
Research and development, engineering or testing facility or laboratory, not involving manufacture of toxic substances	N	N	N	N	N	N	P
Sawmill/planing mill and related sales	N	N	N	N	N	N	P
Self-storage development (§ 400-402)	N	N	N	C	N	N	C
Slaughterhouse or stockyard	N	N	N	N	N	N	C
Solid waste to energy plant (§ 400-402)	N	N	N	N	N	N	N
Solid waste landfill (§ 400-402)	N	N	N	N	N	N	N
Solid waste transfer facility (§ 400-402)	N	N	N	N	N	N	N
Trucking company terminal (§ 400-402)	N	N	N	N	N	N	C

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	R-1	R-2	C-1	C-2	C-3	C-4	I-1
Warehousing as a principal use (other than trucking company terminal) (§ 400-402)	N	N	N	P	N	N	P
Welding shop	N	N	N	N	N	N	P
Wholesale sales	N	N	N	P	N	N	P
All uses that would have a serious threat of being unable to comply with the performance standards of this Zoning chapter, especially including the environmental protection requirements of Article V							
<u>Public/Semipublic</u>							
Emergency service station	C	C	C	C	C	C	C
Nature preserve	N	N	N	N	C	C	N
Public utility, other than Borough-owned, public utilities exempted by § 400-114 or those permitted as “essential service” in § 400-306F	C	C	C	C	C	C	C
Publicly owned recreation	P	P	P	P	C	C	P
Swimming pool, nonhousehold (§ 400-402)	N	C	P	P	C	C	N
Borough-owned uses for governmental, utility, recycling, public safety, or recreation purposes	P	P	P	P	C	C	P
U.S. Postal Service structure, which may include a leased structure	N	N	P	P	N	N	P
<u>Miscellaneous</u>							
Any principal use not specifically listed in this table (except as permitted by § 400-105 for uses that are similar to permitted uses)	N	N	N	N	N	N	N

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	R-1	R-2	C-1	C-2	C-3	C-4	I-1
<u>Accessory Uses</u>							
Accessory dwelling for “relative” or full-time caregiver of occupant of principal dwelling unit or full-time caretaker of property, within building that existed at time of adoption of this Zoning chapter (§ 400-403)	P	P	P	P	C	C	N
Composting on a bulk commercial basis involving manure brought to the site from land owned by other persons	C	C	N	N	N	N	C
Composting involving materials generated on site or on property owned or leased by the same person	P	P	P	P	N	N	P
Farm-related business with a ten-acre minimum lot area (§ 400-403)	C	C	C	P	N	N	N
Home occupation, general and light (§ 400-403)	P	P	P	P	C	C	N
Recycling collection center accessory to a permitted: school, government-owned use, place of worship, emergency services station or solid waste structure	P	P	P	P	C	C	P
See also accessory uses listed in § 400-306D, E and F							

* A ten-acre minimum lot area and a 5% maximum total in previous coverage.

** In excess of 10,000 square feet; see § 400-402.

*** Within a ten-acre minimum lot area, add a 5% maximum total impervious coverage.