

# ZONING

## 400 Attachment 2

### Borough of Bridgewater

#### Dimensional Requirements by District [Amended 10-18-2004 by Ord. No. 420; 5-20-2015 by Ord. No. 461]

Zoning District and Type of Use	Minimum Lot Area (square feet)	Minimum Lot Width at Front Yard Setback Line (feet)	Minimum Building Setback (feet)	Maximum Lot Coverage (%)	Maximum Height (feet/stories)
R-1 Low-Density Residential District	Residential lots with no public sewage: 20,000 Residential lots with public sewage: Single-family detached: 4,000 Semidetached: 2,500 Townhouses: 2,000 per unit (townhouses, condominiums, or any other multifamily shall be considered with conditional use - must be presented to Council for approval) Garden apartments: 1,500 per unit Requirement of two off-street parking units per dwelling Other uses with no public sewage: 20,000 Other uses with public sewage: 8,000	Lots having no public sewerage: 100 Lots having public sewerage: 40 Noncommercial recreation uses: no requirements	Front: 15 feet or the average of existing homes on the block, whichever is greater (street to street, no alleys); if porch is covered it shall be at least 10 feet from the front line Side, principal use: 10 total, 5 minimum on one side Street side on corner lot, 20% of lot width to a maximum of 15 feet Any lot platted prior to the enactment of this chapter which is less than 40 feet wide may reduce the two side yards by 9 inches for each foot of distance to the total width not less than 14 feet; under these circumstances the width of the narrower of the two side yards shall not be less than 5 feet Zero lot line: zero; 5 feet one side, no less than 10 feet from the nearest unattached freestanding structure Accessory use - to the rear of the principal use 1. Interior lot line: 5 feet 2. Side street: 5 feet, except for garage, which enters on said street, the side yard shall be 20 feet Rear, principal use: Principal use: 20 feet Accessory use: 5 feet rear and side, except for garage which enters on an alley, then 20 feet shall be required	Principal and accessory use: 60% of total coverage	3/40
R-2 Medium-	Residential lots with no public	Lots with no public sewage: 100	Front: 15 feet or the average of the existing	Up to 70% for	Height of actual

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Density Residential District	sewage: 20,000 Residential lots with public sewage: Single-family detached: 4,000 Semidetached: 2,500 Townhouses: 2,000 per unit (townhouses, condominiums or any other multifamily shall be considered with conditional use - must be presented to Council for approval) Garden apartments: 1,500 per unit Requirement of two off-street parking spaces per dwelling Other uses with no public sewage: 20,000 Other uses with public sewage: 8,000	Lots with public sewage: 40 Commercial recreation uses: no requirements	homes on the block, whichever is greater (street to street, no alleys); if porch is covered it shall be at least 10 feet from the front line Side - principal use: 10 feet total, 5 feet minimum, on one side Street side on a corner lot: 20% of lot width to a maximum of 15 feet Any lot platted prior to the enactment of this chapter which is less than 40 feet wide may reduce the two side yards by 9 inches for each foot of difference, to a total width not less than 14 feet; under such circumstances the width of the narrower of the two side yards shall not be less than 5 feet Zero lot line: zero, five feet one side, no less than 10 feet from the nearest unattached freestanding structure Accessory use - to the rear of the principal use: 1. Interior lot line: five feet. 2. Side street: five feet except for a garage which enters on said street, the side yard shall be 20 feet Rear - principal use: Principal use: 20 feet Accessory use: 5 feet rear and side except for a garage which enters on an alley, then 20 feet shall be required	all use	roof: 50 feet with a maximum of 3 stories

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Zoning District and Type of Use	Minimum Lot Area (square feet)	Minimum Lot Width at Front Yard Setback Line (feet)	Minimum Building Setback (feet)	Maximum Lot Coverage (%)	Maximum Height (feet/stories)
C-1 Village Commercial District	Residential lots with no public sewage: 20,000 Residential lots with public sewage: Single-family detached: 4,000 Semidetached: 2,500 Townhouses: 2,000 (townhouses, condominiums, or any other multifamily shall be considered with the conditional use - must be presented to Council for approval) Garden apartments: 1,500 per unit. Requirement of two off-street parking spaces per dwelling Other uses with no public sewage: 20,000 Other uses with public sewage: 8,000	Lots with no public sewerage: 100 Lot having public sewerage: 40	Front: structure shall not be cited more than 5% out of line from the set back of existing buildings in the C-1 District on the same block face Side: zero lot line as long as you have two accessible sides Rear: 20 feet All parking spaces shall be: Located behind the building setback lines of 25 feet from the ultimate right-of-way of streets, whichever is greater Set back a minimum of 10 feet from the edge of the pavement of alleys Set back a minimum of 8 feet from all buildings Set back a minimum of 25 feet from the boundary line of C-1 District Set back a minimum of 5 feet from property lines, except that parking shared by the use located on two or more adjacent lots may extend to and over the boundary lines of the lot it serves	Up to 70% for all uses	Height of actual roof: 50 feet, with a maximum of 3 stories
C-2 Highway Commercial District	Lots with no public sewerage: 20,000 Lots with public sewerage: 2,000	20	Front: no requirement Side: 5 between single or continuous structures Adjoining residential districts: 15 or 1/2 the height of the structure, whichever is greater Rear: 15 Adjoining existing alleys of record, 30 from center line of alley	None	75/6

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Zoning District and Type of Use	Minimum Lot Area (square feet)	Minimum Lot Width at Front Yard Setback Line (feet)	Minimum Building Setback (feet)	Maximum Lot Coverage (%)	Maximum Height (feet/stories)
C-3 Riverfront Commercial District	<p>Lots with no public sewerage: 20,000</p> <p>Lots with public sewerage: 5,000</p> <p>Marinas: the site shall have adequate land access for autos, trucks, trailers and firefighting equipment with a land area at least the same size as the water area</p>	35	<p>Front: 20 from the street right-of-way on the street with primary access.</p> <p>Side and rear:</p> <p>To maximize the potential for design promoting public access and open space, zero lot lines are permissible in side and rear yards except that at least one side set back equals 15 to provide access for emergency safety equipment and personnel and the distance between buildings is 20</p>	<p>New development: 50</p> <p>Redevelopment of existing uses: to be reviewed on a case-by-case basis</p>	<p>No structure of any kind except signs as otherwise provided shall exceed 35 feet in height, but in no case shall a structure contain more than 2 stories, unless the first story is used for parking, than in no case shall a structure contain more than 45 feet in height and no more than 3 stories</p>
C-4 Riverfront Mixed Use District	<p>Lots with no public sewerage: 20,000</p> <p>Lots with public sewerage and for nonresidential uses: 5,000</p> <p>Marinas: The site shall have adequate land access for autos, trucks, trailers and firefighting equipment with a land area at least the same size as the water area</p> <p>Single-family detached: 8,000</p> <p>Zero lot line: 6,500</p> <p>Townhouse: 2,400</p>	<p>Nonresidential uses: 30</p> <p>Residential:</p> <p>Single-family detached: 70</p> <p>Zero lot line: 60</p> <p>Townhouse: See § 400-402</p>	<p>Nonresidential uses:</p> <p>Front: 30</p> <p>Side and rear:</p> <p>To maximize the potential for design promoting public access and open space, zero lot lines are permissible in side and rear yards except that at least one side setback equals 15 to provide access for emergency safety equipment and personnel and the distance between buildings is 20</p> <p>Residential uses:</p> <p>Front:</p> <p>Single-family detached: 20</p> <p>Zero lot line: 20</p> <p>Townhouse:</p> <p>From street: 30</p> <p>From parking area: 20</p> <p>From pedestrian walk: 15</p> <p>Side:</p> <p>Single-family detached: 10</p>	<p>Nonresidential uses: 35</p> <p>Residential uses:</p> <p>Single-family detached: 25</p> <p>Zero lot line: 30</p> <p>Townhouse: 40</p>	<p>No residential structure of any kind shall exceed 65 feet in height, but in no case shall a residential structure contain more than four stories unless the first story is used for parking, then in no case shall a residential structure exceed more than 65 feet in height and no more than five stories</p> <p>The maximum height of commercial structures, including hotels,</p>

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			Zero lot line: 0, 10 - one side Townhouse: 10 - At end units only Rear: Single-family detached: 10 Zero lot line: 10 Townhouse: 10		shall be 100 feet
I-1 Industrial District	Lots with no public sewerage: 20,000 Lots with public sewerage: 7,500	60	Front: 25 When adjoining a residential district: 30 Side: 20 total, 8 minimum on each side When adjoining a residential district: 30 total, 12 minimum on one side Rear: 25 When adjoining a residential district: 40	50	6/75