

**SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS  
TOWNSHIP OF BRIDGEWATER, SOMERSET COUNTY, NEW JERSEY**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Zone (A)	Minimum Size of Lot				Minimum Yard Requirements (feet) (B) (***)						Maximum Percent of Improved Lot Coverage (see note D)	Maximum Height		Max Floor Area Ratio (FAR)
	Interior Lots		Corner Lots		For Principal Buildings				For Accessory Structures			Stories	Feet	
	Area (square ft/ acres)	Width (feet)	Area (square ft/ acres)	Width (feet)	Front Yard	One Side Yard	Total of Two Side Yards	Rear Yard	Side Yard	Rear Yard				
R-50	50,000	165	55,000	200	75	25	70	85	25	25	18	2.5	35	0.16
R-40	40,000	150	45,000	170	50	20	50	75	20	20	18	2.5	35	0.15
R-20	20,000	100	24,000	120	50	20	50	50	20	20	25	2.5	35	0.16
R-10	10,000	100	12,000	120	30	15	40	20	15	10	35	2.5	35	0.25
R-10A	10,000	80	10,000	100	25	15	30	20	15	10	35	2.5	35	0.25
R-10B	6,000	60	7,500	75	20	5	20	25	15	10	35	2.5	35	0.25
Twin houses	6,000	60	7,500	75	20	0	20	25	15	10	35	2.5	35	0.25
Patio Houses	6,000	60	7,500	75	20	3	20	25	15	10	35	2.5	35	0.35
R-10C	10,000	100	12,000	120	25	See note C	See note C	25	15	10	50	2.5	35	0.25
R-10.1 Single Family	10,000	100	12,000	120	30	15	40	20	15	10	35	2.5	35	0.25
R-10.1 -Cluster	See 126-308.3.1B & 126-349 for cluster subdivision option													
R-20.1	20,000	100	24,000	120	50	20	50	50	See 126-308.4		25	2.5	35	0.35
R-40A -Single family	40,000	150	45,000	170	50	20	50	75	20	20	18	2.5	35	0.15
R-40A -Professional	2 acres	100	2 acres	100	75	20 ft each	50	125	-	-	45	2	30	0.07
R-40B -Single family	40,000	150	45,000	170	50	20	50	75	20	20	18	2.5	35	0.15
R-40B -Professional	7 acres	200	7 acres	200	50	50	50	50	50	50	45	2.5	35	0.07
R-40C -Single family	40,000	150	45,000	170	50	20	50	75	20	20	18	2.5	35	0.15
R-40C -Professional	2 acres	200	2 acres	200	50	50	50	50	-	-	45	2.5	35	0.07
R-40/MDU-1 S family	50,000	165	55,000	200	75	25	70	85	25	25	18	2.5	35	0.16
R-MDU-10.5	Minimum Lot Area (per section 126-321.3)													
R-MDU-5	Minimum Lot Area (per section 126-321.3)													
R-MDU-6	Minimum Lot Area (per section 126-321.3)													
R-MDU-8	Minimum Lot Area (per section 126-321.3)													
R-MDU-13	Minimum Lot Area (per section 126-309.3)													
R-40/PURD	6,000	60	7,000	70	20	5	18	24	15	10	40	2.5	35	-
AAR	19.4 acres	350	See 126-321.5 for requirements								40	2.5	35	-
C-1	40,000	100	40,000	120	25	15	40	25	-	-	50	2.5	35	0.15
C-1A	5 acres	300	5 acres	300	20	20	40	20	20	20	70	2.5	35	0.20
C-2	10 acres	500	10 acres	500	100	100	200	100	100	100	60	3	45	0.20
C-2 (BRC)	See 126-320.2 for requirements													
C-3	5 acres	300	5 acres	300	100	75	175	75	75	75	60	3	45	0.30
C-3A	30,000	100	30,000	100	75	50	100	50	20	20	50	2.5	35	0.15
C-3B	2 acres	170	2 acres	170	100	50	See note I	100	50	50	50	2	28	See note J
C-4	5 acres	200	5 acres	200	25	20	40	20	20	20	50	2.5	35	0.15
C-5	3 acres	200	3 acres	200	75	50	100	75	50	50	40	2	35	0.25
C-6	10,000	100	12,000	120	25	See note C	See note C	25	20	20	70	2.5	35	0.25
C-7	9 acres	300	9 acres	300	200	50	100	50	40	40	60	3	45	0.35
GC	5 acres	200	5 acres	200	100	50	100	75	75	75	60	3	45	0.35
GCE	150 acres	350	150 acres	350	250	75	200	75	75	75	20	2	35	0.20
GCM	5 acres	200	5 acres	200	100	50	100	75	75	75	60	3	45	0.35

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	Interior Lots		Corner Lots		For Principal Buildings			For Accessory Structures		Stories		Feet		
	Area (square ft/ acres)	Width (feet)	Area (square ft/ acres)	Width (feet)	Front Yard	One Side Yard	Total of Two Side Yards	Rear Yard	Side Yard				Rear Yard	
HEC Hotels	5 acres	200	5 acres	200	100	50	100	75	75	75	60	5	60	0.40
HEC Other Uses	5 acres	200	5 acres	200	100	50	100	75	75	75	60	3	45	0.35
HIC - Hotels	5 acres	200	5 acres	200	100	50	100	75	75	75	60	4	45	0.35
HIC - Other uses	5 acres	200	5 acres	200	100	50	100	75	75	75	60	3	45	0.35
LC	10 acres	300	10 acres	300	50	See 126-320.1					60	3	45	0.30
M-1	10 acres	500	10 acres	500	150	75	175	100	75	100	60	3	45	0.35
M-1A	5 acres	200	5 acres	200	100	50	100	75	75	75	60	3	45	0.35
M-1B	2 acres	200	2 acres	300(Note E)	60	50	100	50	75	75	60	2	35	0.35
M-1C	5 acres	200	5 acres	200	100	50	100	75	75	75	60	3	45	0.35
M-2	20 acres	500	20 acres	500	150	75	175	100	75	100	60	3	45	0.35
M-3*	100 acres	500	100 acres	500	200	100	200	200	100	200	20	-	50	0.10
MPD	35,000	160	35,000	160	40	25	50	25	15	10	60	See 126-321.1		.22(Note G)
P	30,000	100	30,000	100	50	20	40	20	20	20	60	2.5	35	0.40
P-2	20,000	100	20,000	100	50	20	40	25	20	25	50	2.5	35	0.25
PCD/COP	See 126-345.1													
PRCPD	20 acres	500	20 acres	500	150	75	175	100	75	100	60	3	45	0.35
SC/HD	4 acres	200**	4 acres	250**	75**	50**	100**	50	50	50	60	7	80	-
SC/MD	5 acres	100	5 acres	100	35	35	70	75	20	20	60	2.5	35	0.35
SED	30 acres	500	30 acres	500	200	50	150	100	75	75	50	3	45	0.20

**NOTES:**

\* No quarrying shall occur within one hundred fifty (150) feet of any property or street line.

\*\* Where a development contains more than one principal structure which is adjacent to an existing similar use, the lot width, side and front yard setbacks shall be determined as one integrated development and the individual structures shall not be considered to be on separate lots. However, the principal structures must be separated by a distance not less than the combined height of both structures. (Added 7-16-1990 by Ord. No. 90-19)

\*\*\* All principal buildings having frontage on Route 22 and/or Route 202 (West of Somerville Traffic Circle) shall be set back a minimum of 200 feet from such highway. Parking with respect to these properties, shall be located no closer than one-hundred-foot setback from such highway.

(A) Minimum area requirements for all zones may be affected by other Township codes and ordinances and articles of this chapter, such as Hillside Development Article, Stormwater and Floodplain Article and Soil Erosion and Sediment Control Article. In any residential zone, except R-50, without public water and public sewer, the area and dimensional requirements of the R-40 Zone shall be applied.

(B) Side and rear yard requirements may be reduced to ten (10) feet where the side or rear yard abuts an interstate highway or railroad.

(C) None required except that if residences abut any commercial use, the side yards required under R-10 Zone shall be maintained for all uses.

(D) See 126-329C for FAR bonus for decreases in improved lot coverage.

(E) Corner lots must have one (1) width of at least three hundred (300) feet. (Added 6-6-1983 by Ord. No. 83-12)

(F) Reserved.

(G) Floor area ratio of .22 shall apply to all uses except for skilled nursing home and continuing-care facility, which shall be subject to the following regulation: The density shall not exceed 16 individual living units per acre. [Added 12-21-1987 by Ord. No. 87-49]

(H) Minimum front yard shall be 75-ft from East Main Street.

(I) The driveway side yard shall have a minimum of 30-ft.

(J) Maximum FAR for 2-4 acres of land is 0.10; 4-8 acres is 0.12; Over 8 acres is 0.15.

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