

## Town of Bridgeton Zoning Code

**Information excerpted from Chapter 155 of the Bridgeton Zoning Code  
This is to assist in your planning only!  
Please confirm all information before submitting any applications!**

### APPENDIX A: MINIMUM LOT DIMENSIONS

Minimum dimensions for lots are as follows:

District	Front (Ft.)	Area (Sq. Ft.)	Setbacks - feet				Max Lot Cover		Height
			Front	Side - less than 20K	Side - More than 20K	Corner	Rear	Percent	
Footnotes			1,4			2			3,5
R-5	50	5,000	15	5*	10*	20	20	45	35
Waterfront-Residential	50	9,000	15	5	10	20	20	30	60
Highway-Commercial	150	20,000	15	5	10		20	50	35
Business-Residential	50	5,000	15	5	10	20	20	45	35
Water-Commercial	200	40,000	35	20	20		20	50	150
Industrial	200	40,000	35	20	20		20	50	50
Manufactured Home Overlay District	200	40,000	20	15	15		15	25	35
Agricultural		217,800							

\* In R-5 zones, the side setback shall be 5 feet, except in circumstances where an existing building on the adjacent lot is not 5 feet from the property line; in these situations, the side setback shall be such that the total distance between the new building and the existing building on the adjacent lot is 10 feet apart. (Ord. 9-08-2003, passed 9-8-2003)

#### NOTES:

1. Front setback distances shall be measured from the right-of-way along a line perpendicular thereto; and at the required distance a line parallel to the right-of-way shall set off an area (the front yard) within which no structure is permitted. For irregular lots, the front setback shall be measured at the midpoint of the lot by a line perpendicular to the building front; the intersecting line at right angles marks the front yard. Similarly, side setbacks shall be identified by lines parallel to the sidelines and mark side yards. The rear setback line shall be parallel to the front setback line at the prescribed distance from the rear lot line; if the lot where a line perpendicular to the front setback shall be measured at the center of the lot where a line perpendicular to the front setback line intersects the rear lot line. No structure except for fences or walls plus accessory structure in side or rear yards is permitted in front, side or rear yards. See 155.017 and Appendix B, including Note 11.
2. See 155.017. Corner lot setbacks shall be not less than 20 feet. This is to ensure a safe line of sight distance by motorists approaching the intersection.
3. Exception is made for flagpoles, chimneys, antennas, air conditioning and heating equipment, satellite dishes, and parapet walls not exceeding 3 feet above the roof line.

**NOTES (Cont'd):**

4. In any residential district where front setback of a building is less than that required in this column, the permitted setback for that lot shall be the average of all the lots within 200 feet of the given lot and within the same district and on the same side of the street as the given lot; if the actual setback is less than the average, the given building is nonconforming and subject to the limitations in 155.063. In calculating the average setback, any vacant lot within the required distance shall be counted at the distance specified in this column.
5. In the Water-Commercial District, the height shall be no higher than 150 feet. The height in the Water-Commercial District shall be granted by conditional use only, which shall be approved by the Town Council.

(Ord. passed 2-3-1997, #3.03; Am. Ord. passed 8-5-2002; Am. Ord. passed 12-2-2002; Am. Ord. 06-02-2003-1, passed 6-2-2003; Am. Ord. 11-07-2005-01, passed 11-7-2005; Am. Ord. 7-10-2007-01, passed 7-10-2007; Am. Ord. 09-11-2007-01, passed 9-11-2007)

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APPENDIX B: PERMITTED USES

<i>Permitted Uses</i>	<i>R-5</i>	<i>W-R</i>	<i>B-R</i>	<i>H-C</i>	<i>W-C</i>	<i>Ind</i>	<i>MHOD</i>	<i>Agr</i>	<i>Notes to all Zoning Districts</i>
Notes for individual district		4	8,9	9	4	9	10		1,2,3,7
Accessory	X/C	X/C	X/C	X/C	X/C	X/C	X/C	X/C	11,15
<b>Storage building - permanent</b>	X/C	X/C	X/C	X/C	X/C	X/C	X/C	X/C	<b>15, 16</b>
<b>Storage building - temporary</b>	X/C	X/C	X/C	X/C	X/C	X/C	X/C	X/C	<b>15, 17</b>
Adult Establishment				C					13
Business Services					C				
Sales and service; auto, boat, RV, manufactured home			C	X	X	X			5
Buffering			X	X	X	X			
Café, carry-out restaurant			X	X	X		X		
Chemical manufacturing & sales						X			5
Child care			C	C					12, see also 155.004
Church	C		C	C					
Gasoline station				C	C	C			
Greenhouse, plant nursery				X		X			
Home occupation	X	X	X				X		12
Home child care	X	X	X				X		
Machine shop					X	X			
Manufactured home							X		10
Marina					C				
Marina gas station only					C				
Marina services									
Private Club					C				
Accessory temporary stay units					C				
Offices					C				
Retail					C				
Manufacturing, sales				C	C	X			5,14
Medical services					C				
Mixed use, including									
Retail ground floors					C				
Office upper floors					C				
Residential upper floors					C				
Motel, hotel				X	X	X			
Multi-family, condo, apartments					C				
Office: business, professional, govt	C		X	X	X	X	X		
Open storage			X	X	X	X	C		5
Pier, wharf, dock, bulkhead		X			X				4
Professional office					C				
Public buildings	X	C	X	X	C	X			
Public recreational area, park	C	C	C	C	C	C	C	C	
Public utility facility	C	C	C	C	C	C	C	C	6
Restaurant				X	X				
Retail, wholesale store			X	X	C				5
RV park				C	C		X		
School	C	C							
SERVICES:									
Bank			X	X	X				
Barber/hairdresser			X	X	C				

Cleaner/laundry			X	X	C				
Medical			X	X	X				
<b>Permitted Uses</b>	<b>R-5</b>	<b>W-R</b>	<b>B-R</b>	<b>H-C</b>	<b>W-C</b>	<b>Ind</b>	<b>MHOD</b>	<b>Agr</b>	<b>Notes to all Zoning Districts</b>
Repair			X	X	X	X	X		
Shopping center				X					
Signs*	*	*	X	X	X	X	X		See 155.090 through 155.092
Single family residence	X	X	X				X		14
Temporary office				C	C				See 155.048
Timeshares					C				
Two-Three family residence			X						
Townhouses	X	X	X						

\*Temporary signs are only permitted in R-5 and W-R zones.

1. Symbols: X = use permitted as of right; C = conditional use.

2. See 155.017

3. See 155.113 re: underground storage tanks.

4. Only those uses may be permitted on the riverfront which will comply with .0208 and .0209 of the North Carolina Administrative Code T15:07h.0200. See Appendix 1 to Bridgeton Land Use Plan.

5. Open storage of commercial products for sale is permitted only as follows: Highway-Commercial, new and used cars; Water-Commercial, boats; Highway-Commercial and Business-Residential, temporary daytime display of merchandise for sale. Open storage of junk (see definitions, 155.004) in any district is prohibited.

6. Only 1 system for the collection and treatment of sewerage is permitted within the town limits.

7. All new construction must have a sewer connection and comply with the Building Code.

8. The Business-Residential (B-R) district is a multi-use district.

9. Where Industrial, Highway-Commercial, Water-Commercial and Business districts abut residential, school, church or similar uses, and prior to the start of business operation, a buffer of vegetation or privacy fencing of 4 to 6 feet in height (excluding trees, e.g. leeland cypress) shall be in place (e.g. hedges, solid privacy fence).

10. Density for the Manufactured Home Overlay Districts (MHOD) is limited to 20 units per acre plus structures for administrative support such as store, office, toilets and laundry.

11. Uninhabited accessory structures are not allowed to be placed within 5 feet of the side or rear lot lines in the R-5, Waterfront-Residential, Business-Residential, Highway-Commercial and Manufactured Home Overlay Districts zones, subject to (A) placed at least 5 feet from any other structures, and (B) shall not obstruct fire lanes.

12. Home occupations including Home Child Care are permitted subject to:

(A) Shall not occupy more than 50% of gross floor area.

(B) Shall not use mechanical or electrical motors larger than 2 horsepower.

(C) Shall employ not more than 1 person not residing in the dwelling.

(D) May have 1 business identification sign not over 2 square feet in size.

(E) One additional off-street parking space shall be provided for the public.

13. No building, structure or any portion thereof or any portion of a lot or parcel of property shall be used for an adult establishment at a location closer than 2,000 feet from any other adult establishment, or closer than 2,000 feet from any residentially zoned property, nursery school, elementary school, public playground or church situated within the town limits or extraterritorial jurisdiction.

14. Off-frame modular homes are considered as single-family residences and shall be allowed in the same district as single-family residences.

**15. A conditional use permit shall be required when an accessory structure is placed on the street side of a lot located in any District. The following conditions shall be applied:**

**1. An accessory structure must meet all set-back requirements.**

**2. The accessory structure shall be no more than 10% of the size of the principal structure.**

**3. Only one accessory structure per lot shall be allowed.**

**4. A survey must be presented showing lot lines and structure placement.**

**5. Accessory structure shall be one story only and not to exceed 20 feet in height to the peak of the roof.**

**6. The type of materials used shall be the same as that which is allowed in the Highway 17 Overlay District.**

**7. The accessory structure shall not be used as a living quarters.**

**8. If the accessory structure is to be placed in a location other than the street side of the lot, no conditional use permit will be required.**

**9. The accessory structure must be located and screened to minimize visibility from the street and neighboring properties.**

**16. A permanent storage structure may be placed in any District subject to the following conditions:**

**1. A storage structure must meet all setback requirements.**

**2. The storage structure shall be no more than 10% of the size of the principal structure.**

3. Only one storage structure per lot shall be allowed.
4. A survey must be presented showing lot lines and structure placement.
5. The storage structure shall be one story only and not to exceed 20 feet in height to the peak of the roof.
6. The storage structure shall not be used as a living quarters or have electrical connected.
7. If the storage structure is to be placed on the street side of the lot, a conditional use permit will be required.
8. The storage structure must be located and screened to minimize visibility from the street and neighboring properties.
9. The use shall be limited to incidental storage and shall not be used to store hazardous materials unless approved by the Fire Department.
17. A temporary storage structure may be placed in any District subject to the following conditions:
  1. No permit will be required if all of the following conditions are met.
  2. A storage structure must meet all setback requirements.
  3. The storage structure shall be allowed for no more than 30 days unless associated with a building permit.
  4. If associated with a building permit, the structure must be removed upon issuance of occupancy or compliance certificate.
  5. The storage structure shall be one story only and not to exceed 20 feet in height to the peak of the roof.
  6. The storage structure shall not be used as a living quarters or have electrical connected.
  7. If the storage structure is to be placed on the street side of the lot, a conditional use permit will be required.
  8. The storage structure must be located and screened to minimize visibility from the street and neighboring properties.
  9. The use shall be limited to incidental storage and shall not be used to store hazardous materials unless approved by the Fire Department.

(Ord. passed 2-3-1997; Am. Ord. 9-8-2003, passed 9-8-2003, Am. Ord. 08-09-2005, passed 8-9-2005; Am. Ord. 11-07-2005-01, passed 11-7-2005; Am. Ord. 5-08-2007-01, passed 5-8-2007; Am. Ord. 7-10-2007-01, passed 7-10-2007)