

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.

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 accessory structure shall not be used as a living quarters nor have electrical connected.
7. If the accessory structure is to be placed on the street side of the lot, a special 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.
10. Existing structures are grandfathered; however, any replacement structure must meet the above criteria.
17. A temporary storage structure may be placed in any District subject to the following conditions:
 1. A permit will be required which will be valid for three months and renewable for up to one year.
 2. A storage structure must meet all setback and floodplain requirements.
 3. The storage structure shall be allowed for no more than 30 days unless associated with a building permit or having a permit issued due to fire or storm damage.
 4. If associated with a building permit, the structure must be removed upon issuance of an occupancy or compliance certificate.
 5. Accessory structure shall be one story only and not to exceed 20 feet in height to the peak of the roof.
 6. The accessory structure shall not be used as a living quarters nor have electrical connected.
 7. If the accessory structure is to be placed on the street side of the lot, a special 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.
 10. Existing structures are grandfathered; however, any replacement structure or repair of a substantially damaged structure must meet the above criteria.

(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; Am. Ord. 5-13-2008-03, passed 5-13-2008; Am. Ord 9-22-2008-02, passed 9-22-2008; Am. Ord. 11-10-2009-01, passed 11-10-2009; Am. Ord 3-09-2010-01, passed 3-9-2010, Am. Ord 3-08-2011, passed 3-8-2011; Am. Ord 2-14-2012, passed 2-14-2012.)