

AMENDMENTS TO
BRIDGEWATER TOWNSHIP
SUBDIVISION & LAND DEVELOPMENT ORDINANCE
EFFECTIVE 11/7/73

CHANGES AND UNDERLINES

(p 9 - 10)

201.02 - 56

Right-of-way means land reserved for use as a street, alley, interior walk, or for other public purposes. The right-of-way shall not be considered as land area when computing lot size except that one half of pipe line right-of-way and one third of a power line right-of-way may be included.

(p 11)

201.02 - 65a

3. That land divided into parcels of ten (10) or more acres not involving any new street or streets or easement of access or public improvement, and when such parcel or parcels have no less than 200 feet of public road or public street frontage shall be exempted.

(p 11)

201.02 - 65a

(New)

5. Transfer of a lot, smaller than the minimum for residential use (See Table VI page 35), to an adjacent lot owner to permit an increase in acreage of the adjacent lot shall be exempt, provided the new enlarged lot is treated as a single lot for tax purposes and for purpose of future transfers. (i.e. Can not be subdivided.)

(p 15)

305.03

Subdivision Fee to be Paid - To defray a portion of the expense of review, a fee as follows shall be payable (to order of "Treasurer, Bridgewater Township Planning Commission") upon the filing of the preliminary plan.

1. For major subdivisions and all other land developments, thirty dollars (\$30.00) plus two dollars (\$2.00) per lot within each residential, mobile home park, recreational, commercial, or industrial development or other land development. All fees assessed by the County Planning Commission shall be in addition to the above.

2. For minor subdivisions or developments, five dollars (\$5.00) plus two dollars (\$2.00) per lot or parcel. All fees assessed by the County Planning Commission shall be in addition to the above.

3. Copies of this Subdivision and Land Development Regulation shall be provided at \$2.00 per copy.

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503.01 - 6.

Significant topographical and physical features including existing water courses, drainage, tree masses etc.

TABLE VI

LOT STANDARDS FOR RESIDENTIAL SINGLE FAMILY SUBDIVISIONS.
INCLUDING SINGLE MOBILE HOMES, EXCLUSIVE OF MOBILE HOME COLUMNS

	LOTS SERVED WITH PUBLIC WATER AND PUBLIC SEWER	LOTS NOT SERVED WITH PUBLIC WATER AND PUBLIC SEWER
Minimum Area	1/2 Acre (21,780 sq. ft.)	1 Acre (43,560 sq. ft.)
Minimum Width (feet)	100	150
Minimum Depth (feet)	-	200
Minimum Building Setback (feet)	40	60
Minimum for Each Side Yard (feet)	15	15
Minimum Rear Yard (feet)	25	30

Notes:

1. See also Section 201.02 - 56.
2. See also Section 302.02 - 7b.
3. Frontage on a cul-de-sac may be reduced to 75 feet.

(p 43)

004.02 - 3. The minimum lot size shall conform with Table VI (p 35).

(p 45)

005.05 Site Standards

1. The site, when developed, shall be served by an approved water supply system and an approved sanitary sewer system.
2. Adequate storm drainage facilities shall be provided. Such facilities shall comply with Soil Conservation Service recommendations.
3. The minimum lot size shall conform with Table VI (p 35).