

AN ORDINANCE AMENDING CHAPTER 126-328 (YARD REGULATIONS) AND DELETING CHAPTER 126-321.5 (AAR ACTIVE ADULT RESIDENTIAL DISTRICT)

WHEREAS, in accordance with the Township of Bridgewater Planning Board recommended several changes to the zoning ordinance in accordance with Master Plan Reexamination Report adopted on February 22, 2022; and

WHEREAS, these changes include revising regulations relating to porch overhangs and open decks, as well as the elimination of the AAR Active Adult Residential District; and

WHEREAS, in consideration thereof, the Mayor and Council of the Township of Bridgewater desire to amend Chapter 12-328, titled Yard Regulations, and delete Chapter 126-321.5, titled AAR Active Adult Residential District; and

BE IT THEREFORE ORDAINED, by the Township Council of the Township of Bridgewater in the County of Somerset and State of New Jersey that Chapter 175-3 of the Municipal Code of the Township of Bridgewater, County of Somerset, State of New Jersey are amended pursuant to the provisions hereof (additions are noted thusly and deletions are noted ~~thusly~~):

Section I

A new Chapter 126-328.A(7) is hereby added as follows:

Porches and overhangs over the front door of a single-family detached dwelling shall be permitted, even if the porch and overhang (roof) traverses the front yard setback line. Porches are limited to six feet wide and a six feet projection out from the dwelling. The overhang (roof) is limited to no more than one foot longer than the porch along either side of the width or projection.

Section II

A new Chapter 126-328.D(1) is hereby added as follows:

In all single-family residential zones, open decks, attached to the rear of the first floor of a dwelling, shall be permitted to extend 12' into the minimum required rear yard setback for the principal dwelling in the zone in which the property lies. Principal structure additions which will also intrude into the minimum rear yard setback, are not included in this exception.

Section III

Chapter 126-321.5 entitled AAR Active Adult Residential District is hereby deleted in its entirety.

Section IV

Chapter 126-301 is hereby amended as follows:

~~AAR~~ ~~Active Adult Residential~~
[Added 12-5-2005 by Ord. No. 05-56]

Section V

Section 126-341.5.E.2 is hereby amended as follows:

The wireless communications support structure is at least 1,000 feet from a zoning district that is primarily residential. Zones considered primarily residential shall include, but not be limited to, the following: ~~AAR~~, R-10, R-10A, R-10B, R-10.C, R-10.1, R-20, R-20.1, R-40, R-40A, R-40B, R-40C, R-40 PURD, R-40 MDU, R-40 MDU-1, R-50, R-MDU-5, R-MDU-6, R-MDU-8, R-MDU-10.5, SC/HD and SC/MD.

Section VI

Section 126-376 (Attachment 1) is hereby amended to remove the AAR Zone from the schedule of zoning regulations.

Section VII

Section 126-302 (Zoning Map) is hereby amended to remove the AAR Zone from the Zoning Map.

Section VIII

All ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section IX

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to this section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

Section X

This ordinance shall take effect upon adoption and publication in the manner required by New Jersey general law but, in no event, less than 20 days after its final passage by the Township Council and approval by the Mayor, where such approval is required pursuant to N.J.S.A. 40:69A-181(b).

Adopted: May 16, 2022

Effective: June 7, 2022