

**B**ased on the residential density recommendations included in the Land Use Plan chapter, a build-out analysis has been completed for Bridgewater Township. This analysis has been conducted on a Section-by-Section basis in order to provide a visual representation of what the Township could look like if developed according to the maximum yield of this Master Plan.

### **RESIDENTIAL CAPACITY**

Bridgewater Township has a total dwelling unit capacity of 9,411 dwellings. As shown on the Dwelling Unit Capacity Maps and in the table below, Section 33 has the highest dwelling unit capacity of the 36 Sections in the Township with 1,142 dwellings. The majority of the remaining Sections have a build out capacity of less than 300 dwelling units. Only Sections 1, 8, 32, and 33 have a capacity greater than 400 dwellings.

Based on the Township’s total dwelling unit capacity obtained through this build out analysis, and assuming an average household size of 2.6 persons (refer to Existing Conditions Analysis), the population carrying capacity of Bridgewater Township is approximately 24,469 persons. This assumes the loss of all agricultural land, which would be inconsistent with the goals of this Master Plan.

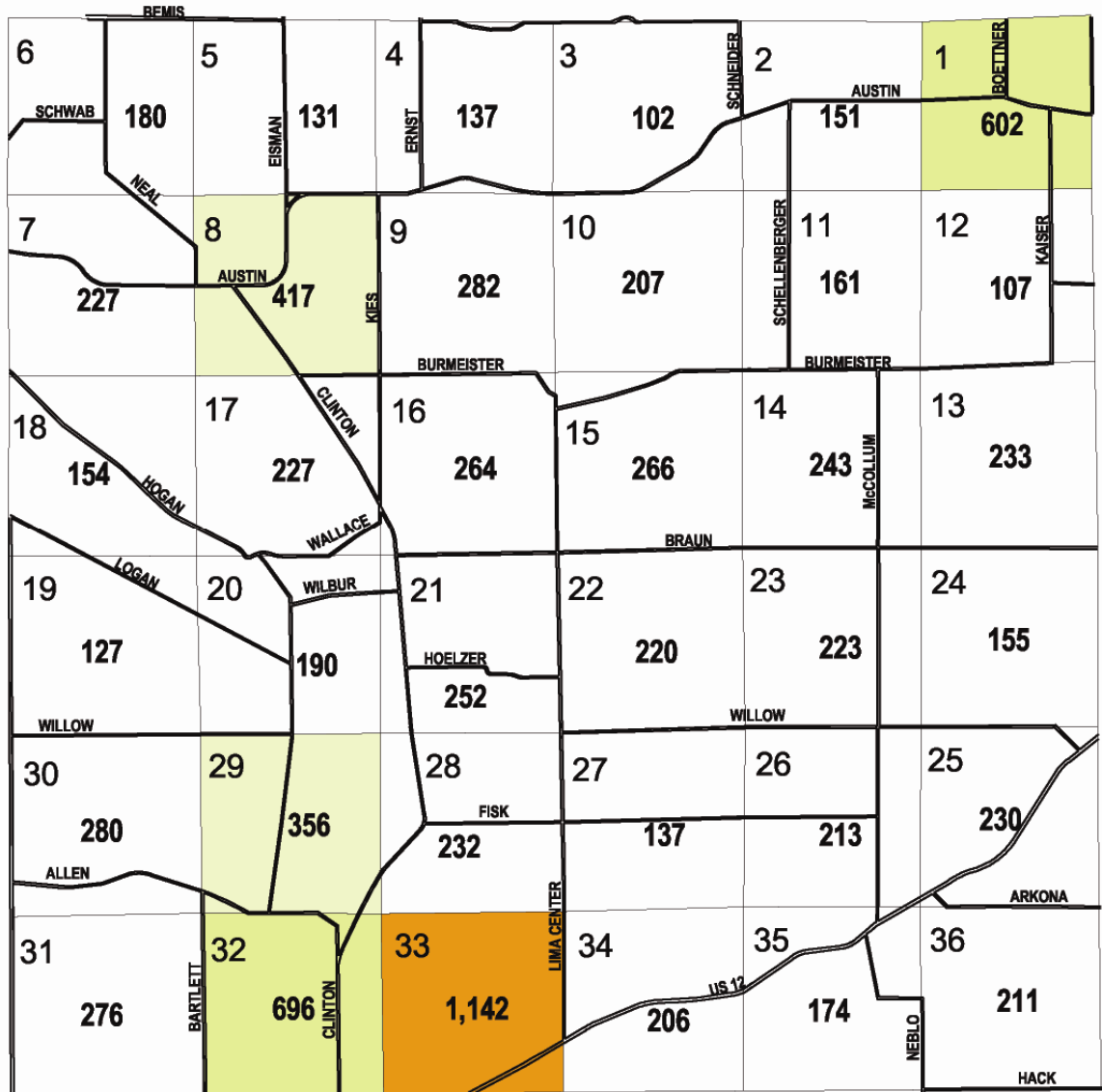
The following table provides the total dwelling unit capacity of each Section and the entire Township.

Table BOA 1  
**Dwelling Unit Capacity**

Section Number	Total Dwelling Unit Capacity <sup>1</sup> at Build Out	Section Number	Total Dwelling Unit Capacity <sup>1</sup> at Build Out
1	602	19	127
2	151	20	190
3	102	21	252
4	137	22	220
5	131	23	223
6	180	24	155
7	227	25	230
8	417	26	213
9	282	27	137
10	207	28	232
11	161	29	356
12	107	30	280
13	233	31	276
14	243	32	696
15	266	33	1,142
16	264	34	206
17	227	35	174
18	154	36	211
<b>TOTAL</b>		<b>9,411</b>	

<sup>1</sup> Density calculations were computed as follows: 1) nonresidential areas, wetlands, steep slopes (>12%), 100-year floodplains, and erodible soils on slopes greater than 6% were excluded; 2) 20% of remaining land area excluded due to existing and future rights-of-way, site characteristics, and other parcel variations; 3) dwelling unit capacity figures were then calculated based on remaining land area multiplied by the density recommendations detailed in the Land Use Plan chapter.

Map BOA 2 graphically illustrates how the Township could look if all agricultural land uses disappeared and were replaced by residential dwelling units. *This pattern of development is not recommended or desired by Bridgewater Township.* A key goal of the Township is to maintain its rural character and agricultural land uses; therefore, a mandatory clustering provision should be incorporated into the Township Zoning Ordinance. This type of Ordinance requirement would potentially permit the residential densities in the Master Plan while requiring development to occur in a pattern that preserves agricultural land uses and permanent open space as recommended by the Land Use Plan.



**DWELLING UNITS**

- 102 - 310
- 311 - 518
- 519 - 726
- 727 - 934
- 935 - 1,142

- 6** SECTION NUMBER
- 120** TOTAL DWELLING UNIT CAPACITY PER SECTION

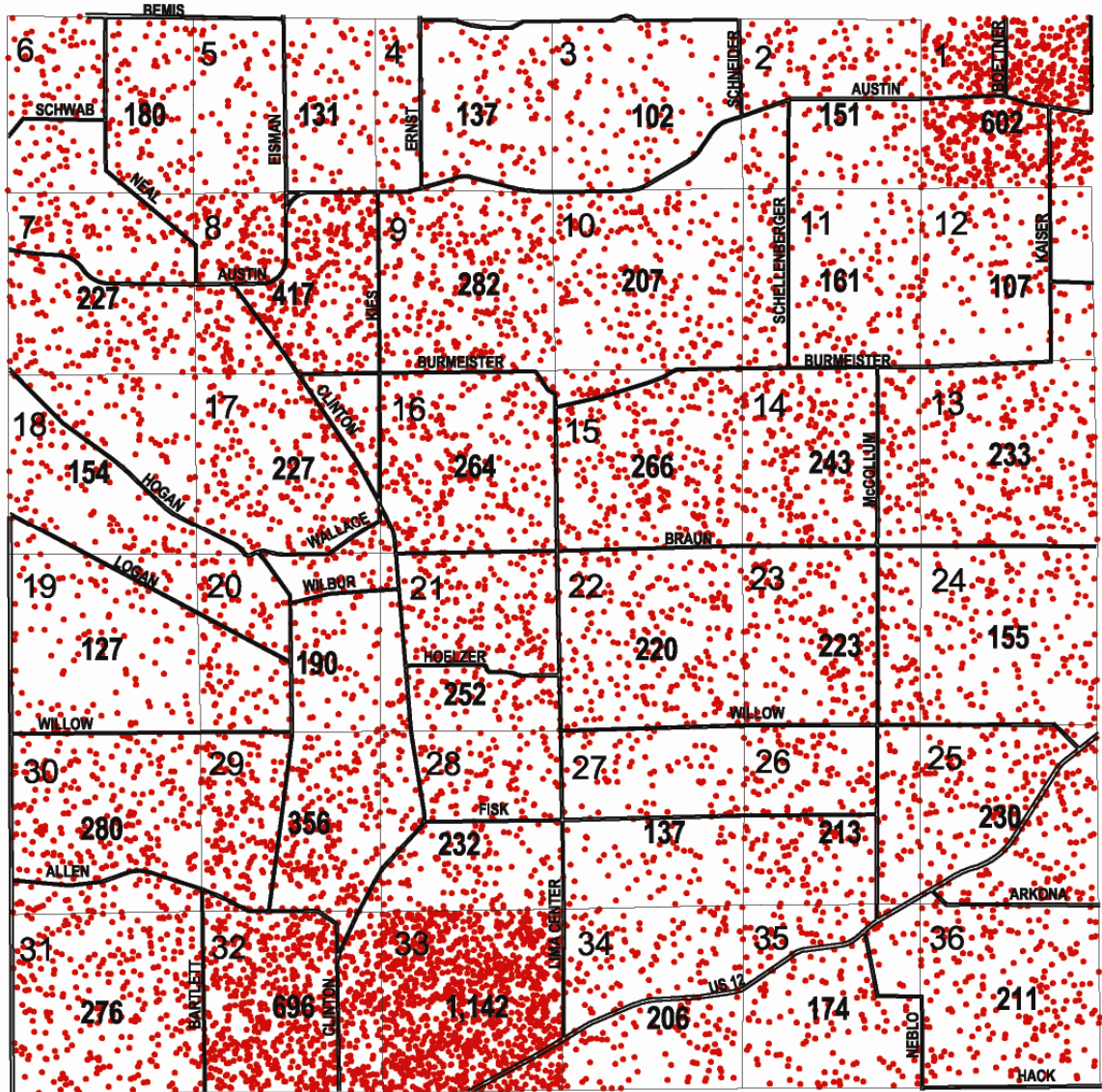
# DWELLING UNIT CAPACITY

BRIDGEWATER TOWNSHIP

MAP BOA 1



BIRCHLER ARROYO ASSOCIATES, INC.



# DWELLING UNIT CAPACITY

BRIDGEWATER TOWNSHIP

MAP BOA 2

- DWELLING UNIT
- 6 SECTION NUMBER
- 120 TOTAL DWELLING UNIT CAPACITY PER SECTION



BIRCHLER ARROYO ASSOCIATES, INC.