

**BOROUGH OF SPRING LAKE
COUNTY OF MONMOUTH**

ORDINANCE NO. 2013-001

**AN ORDINANCE AMENDING AND SUPPLEMENTING SECTIONS OF
CHAPTER 225, LAND DEVELOPMENT OF THE BOROUGH CODE**

WHEREAS, Chapter 225, Land Development, of the Borough Code governs zoning and land use issues in the Borough of Spring Lake; and

WHEREAS, the Borough Zoning Review Officer and the Administration have recommended certain clarifications, amendments, and supplements to Chapter 225 as being in best interests of the Borough and zoning control; and

WHEREAS, the Mayor and Council, have determined that it is in the best interest of the health, safety and welfare of the residents of the Borough to amend and revise those regulations; and

WHEREAS, the following sections of Chapter 225 are amended and supplemented with additions reflected in **bold underline**;

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Spring Lake in the County of Monmouth and State of New Jersey as follows:

1. Article IV, District Regulations, Section 225-12 "Area and Yard Requirements" of the Land Development Code, is hereby amended to provide as follows:

§ 225-12D. Area and Yard requirements.

	R-2 District
Lot area	7,500 square feet*
Lot frontage	50 feet*
Lot width	50 feet*
Lot depth	125 feet

*** See Note 7 for corner lot standards**

Notes:

(7) For corner lots, in accordance with the definition provided within § 225-7, in the R-2 Zone District, the minimum lot area shall be 9,750 square feet. The minimum lot frontage shall be 65 feet and the minimum lot width shall be 65 feet. A corner lot with contiguous lot(s) under single ownership that conformed to the zoning requirements prior to the adoption on (DATE OF ADOPTION), shall be considered to be an undivided parcel pursuant to § 225-20A(1), except any lots held under single ownership pursuant to an approved subdivision by a Borough land use

board, or otherwise held in single ownership, where the distinct identity of the lots has not been destroyed. Furthermore no portion of the said lot(s) shall be conveyed or divided except through the filing of an approved subdivision in accordance with the requirements adopted on March 26, 2013.

2. Article IV, District Regulations, Section 225-30 "Yard Area" of the Land Development Code, is hereby amended to provide as follows:

§ 225-30B. Any structure located on a corner lot shall be set back from both streets at least the required front yard distance. **Structures located on a corner lots in the R-2 Zone District shall be in accordance with the provisions set forth within Note 7 of §225-12D Area and Yard requirements.**

3. Article IV, District Regulations, Section 225-20 "Nonconforming lots, structures and uses" of the Land Development Code, is hereby amended to provide as follows:

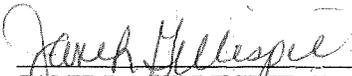
§ 225-20A.4. Permits may be issued for new buildings or structures on existing nonconforming lots, provided that use of the proposed buildings or structures is permitted and that the **new** buildings or structures meet all bulk requirements of the zone in which the lot is located.

Introduced: January 22, 2013
Amended: February 26, 2013
Adopted: March 26, 2013

Approved:


JENNIFER NAUGHTON, Mayor

Attest:


JANE L. GILLESPIE, Borough Clerk