

**BOROUGH OF SPRING LAKE
COUNTY OF MONMOUTH**

ORDINANCE NO. 2015-009

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 225, LAND DEVELOPMENT, SECTIONS 13 (C) & 34 (A) 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 following sections of Chapter 225 are amended and supplemented with deletions reflected in ~~strikethrough~~ and additions reflected in **bold underline**;

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

1. § 225-13. RC Retail Commercial and GC General Commercial.

C. Maximum building height. No building shall exceed **35 feet** ~~40 feet~~ in height and **two and one half stories** except as **permitted** allowed in **pursuant to** § 225-34.A.

2. § 225-34. General exceptions and modifications.

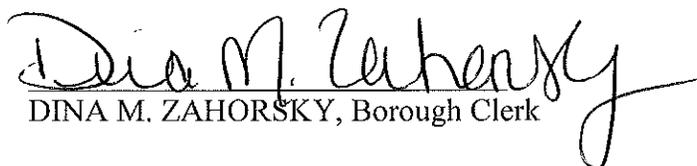
A. Height. Except for detached **single family dwellings** and townhouse dwellings as permitted **pursuant to** ~~in~~ this chapter, **equipment** penthouses or **other** roof structures ~~for the housing of stairways, tanks, ventilating fans, air conditioning and ventilation equipment or similar equipment required to operate and maintain the building, including the architectural features screening such equipment, shall be permitted to exceed the maximum height requirement by no more than four (4) feet and such features and/or architectural screening shall not exceed twenty percent (20%) of the maximum horizontal cross section of the building.~~ skylights, spires, cupolas, flagpoles, chimneys or other structures may be erected above the height limits prescribed by this chapter, but in no case more than 25% more than the maximum height permitted for the use in the district. On **detached single family residential dwelling and permitted accessory structures, skylights, spires, cupolas, chimneys, vent pipes, lightning rods flagpoles, or similar structures** and ~~non-roofed architectural/ornamental appurtenances such as cupolas and spires~~ may be erected above the height limits prescribed by this chapter by no more than ~~six~~ **five (5) feet and further**, provided that the combined area of all such projections shall not exceed ten percent and no single projection **feature** shall exceed five percent of the total building **footprint** area of the building to which they are attached.

INTRODUCED: October 27, 2015

ADOPTED: November 10, 2015

APPROVED: 
JENNIFER NAUGHTON, Mayor

Attest:


DINA M. ZAHORSKY, Borough Clerk