

**AN ORDINANCE AMENDING AND SUPPLEMENTING VARIOUS  
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 Planning Board has recommended certain clarifications, amendments, and supplements to Chapter 225 as being in the best interests of the Borough and zoning control; and

**WHEREAS**, the Mayor and Council, have determined that it is in the best interests 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 deletions reflected in ~~strikethrough~~ and 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:

Section 1.

1. Article II, Definitions and Descriptions, Section 225-7, "Definitions," of the Land Development Code, is hereby amended to provide as follows:

**BUILDING AREA** — The square footage or other measurements by which all buildings occupy a lot as measured on a horizontal plane around the periphery of the foundations, including additionally the area under the roof of any structure supported by columns, but not having walls, as measured around the outside of the outermost extremities of the roof above columns, the area of any floor or deck **above 24 inches as determined by these ordinances** extended or cantilevered beyond the periphery of the foundation and the area of any accessory structure attached to a building.

**DECK** — An open, unroofed structure or platform that is attached to or adjoining the outside of a building, and **A deck that is 24 inches or more above the adjacent grade of the property at any point, including any associated railings or appurtenances, along its perimeter shall be included in Building Coverage. A deck that is not 24 inches or more above the adjacent grade of the property at any point, including any associated railing or appurtenances, shall not be included in building coverage but shall be no greater in total area than 5% of the lot area of the property upon which it exists. The lowest horizontal member of any deck shall be a minimum of six inches above grade.**

**PATIO** — An open, unroofed structure, platform or deck that is attached to or adjoining the outside of a building and that is less than 24 inches above the adjacent grade of the property at any point, **including any associated railings or appurtenances, along its perimeter and which does not have a railing or wall extending above its surface along its outside perimeter. All patios shall be set back six feet from any property line.**

This Ordinance shall take effect upon its passage and publication as required by law.

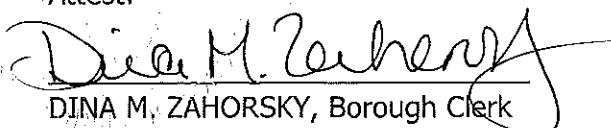
INTRODUCED: April 26, 2016

ADOPTED: May 24, 2016

APPROVED:

  
JENNIFER NAUGHTON, Mayor

Attest:

  
DINA M. ZAHORSKY, Borough Clerk