

**AN ORDINANCE AMENDING CHAPTER 225, LAND DEVELOPMENT,
SECTION 12D 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 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:

§ 225-12. R-1, R-2 and R-3 Residential.

D. Area and yard requirements.

Principal Building (minimum)	Detached Dwellings in the			
	R-1 District	R-2 District	R-3 District	Churches
Lot area	15,000 square feet	7,500 square feet*	11,250 square feet	15,000 square feet
Lot frontage	100 feet	50 feet*	75 feet	100 feet
Lot width	100 feet	50 feet*	75 feet	100 feet
Lot depth	125 feet	125 feet	125 feet	150 feet
Side yard				
One	15% of width	12% of width	13.5% of width	25 feet
Aggregate of both	35% of width	32% of width	33.5% of width	50 feet
Front yard	25 feet	25 feet	25 feet	35 feet
Rear yard	35 feet	35 feet	35 feet	25 feet

Accessory Building (minimum)	Detached Dwellings in the			
	R-1 District	R-2 District	R-3 District	Churches
Distance to side line	6 feet	6 feet	6 feet	20 feet
Distance to rear line	6 feet	6 feet	6 feet	20 feet
Distance to principal building	20 feet	20 feet	20 feet	20 feet
Maximum Impervious Coverage (% of lot area or square feet)	Detached Dwellings in the			
	R-1 District	R-2 District	R-3 District	Churches
Principal Building coverage (1)	25%	25%	25%	15%
Swimming pools (1)	7%	7%	7%	—
Driveways	1,650 square feet	1,650 square feet	1,650 square feet	—
Walkways	350 square feet	200 square feet	275 square feet	—

**BOROUGH OF SPRING LAKE
COUNTY OF MONMOUTH**

ORDINANCE NO. 2017-006

Accessory Building (minimum)	Detached Dwellings in the			
	R-1 District	R-2 District	R-3 District	Churches
Detached private garages	600 square feet	500 square feet	550 square feet	600 square feet
Total cumulative accessory building coverage (excluding detached private garages (3))	100 square feet	100 square feet	100 square feet	
Maximum total impervious surface coverage	40%	55%	45%	35%
Maximum Building Height	Detached Dwellings in the			
	R-1 District	R-2 District	R-3 District	Churches
Principal building	2 1/2 stories/ 35 feet	2 1/2 stories/ 35 feet	2 1/2 stories/ 35 feet	
Detached private garage [Amended 4-10-2012 by Ord. No. 2012-005]	1 1/2 stories/18 feet	1 1/2 stories/18 feet	1 1/2 stories/18 feet	
Maximum Building Height	Detached Dwellings in the			
	R-1 District	R-2 District	R-3 District	Churches
All accessory buildings, excluding detached private garage	1 story/ 15 feet	1 story/ 15 feet	1 story/ 15 feet	1 story/ 25 feet

Notes:

- (1) (Reserved)
- (2) (Reserved)
- (3) Accessory structures include tool and storage sheds, greenhouses, gazebos and pool cabanas.
- (4) A detached private garage shall be required for all new construction of a principal residential structure in the R-1 and R-3 Districts in accordance with the provisions of § 225-16.
- (5) No garage shall be higher than 1 1/2 stories and 18 feet in height such that the half-story above shall be nonhabitable and provide no more than six feet standing room from the top of the floor framing to the roof framing/collar tie at the underside of the roof. Flat roofs shall not be permitted.
- (6) For properties located in the AE Flood Zone as shown on the most current FEMA – Flood Insurance Rate Map (FIRM), the Maximum "Building Height" shall be as defined in § 225-7, Definitions.
- (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

**BOROUGH OF SPRING LAKE
COUNTY OF MONMOUTH**

ORDINANCE NO. 2017-006

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 of Ordinance No. 2013-001, March 26, 2013, 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.

(8) The permitted impervious total for any detached garage in any residential zone may be increased up to a total of 5% (five percent) of the lot area of the lot subject to a maximum permitted area of 750 square feet.

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

INTRODUCED: May 23, 2017

ADOPTED: June 27, 2017

APPROVED: 
JENNIFER NAUGHTON, Mayor

Attest:


DINA M. ZAHORSKY, Borough Clerk