

ORDINANCE NO. 15-09
INTRODUCTION DATE: 05-06-15
ADOPTION DATE: 06-03-15

AN ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 5 (ZONING DISTRICT REGULATIONS) SECTION 5-5 (SCHEDULE OF AREA, YARD AND BUILDINGS REGULATIONS) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY

BE IT ORDAINED by the Township Committee of the Township of Millstone, County of Monmouth and State of New Jersey, as follows (additions are underlined, and deletions are in [brackets]):

I

Chapter XXXV, Land Use Regulations, Article 5 Zoning District Regulations) Section 5-5, Schedule of Area, Yard and Building Regulations, is hereby amended as follows:

Section 5-5 Schedule of Area, Yard and Building Regulations. In the Schedule of Area, Yard and Building Requirements table at the end of Article 5, add a footnote number “(9)” following the heading “Principal Building” in the Minimum Yard Requirements table, and add the following footnote: “(9) Ordinary projections from a principal building including cornices, eaves, gutters, sills, chimneys and ornamental architectural features may project no more than two (2) feet into any required yard area. (See underlined changes in table attached).”

II

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

III

If any section, subparagraph, sentence, clause or phrase of this Ordinance shall be held to be invalid, such decision shall not invalidate the remaining portion of this Ordinance.

IV

This Ordinance shall take effect upon adoption and publication according to law and filing with the Monmouth County Planning Board.

EXPLANATORY STATEMENT:

This Ordinance amends footnotes for Section 5-5 regarding projections from a building into yard areas.

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS
Township of Millstone, Monmouth County New Jersey
(Section 5-5)

Minimum Lot Requirements					Minimum Yard Requirements						Lot and Building Coverage		Building Height and Stories		Maximum Building Floor Area Ratio
					Principal Building (9)				Accessory Bldg.						
Zone	Area (Sq. Ft.)	Lot Width (Feet)	Lot Frontage (Feet) ⁽¹⁾	Lot Depth (Feet)	Front (feet)	Rear (feet)	Each Side (feet)	Both Sides (feet)	Side (feet)	Rear (feet)	Lot Coverage Maximum (%)	Building Coverage Max. (%)	Building Height (feet)	Max. Stories	
RU-P	10 acres	250	250	---	75	75	40	100	20	25	10	8	40	3	---
RU-C	6 acres	250	250	---	75	75	40	100	20	25	20	10	40	3	---
R-170	170,000 ⁽⁵⁾	250	250	---	75	75	40	100	20	25	20	10	40	3	---
R-130	130,000 ⁽⁶⁾	250	250	---	75	75	40	100	20	25	20	10	40	3	---
R-80	80,000 ⁽⁷⁾	200	200	---	50	50	30	60	15	20	20	10	35	2	---
R-20	20,000	125	125	---	50	25	20	40	10	10	35	15	35	2	---
NC	40,000	150	150	200	75	50	30	60	10	10	70	30	35	2	---
HC	3 acres	250	250	450	100	75	40	100	20	75	50	25	30	2	---
HC-1	3 acres	250	250	450	100	75	40	100	20	75	50	15	30	2	0.15
BP	130,000	250	250	---	75	100	50	125	40	75	70	40	40	3	---
PCD ⁽⁸⁾	20 acres	800	800	450	100 ⁽⁸⁾	75	50	125	50	75	50	15	30	2	0.15
RC	10 acres	250	250	---	100	50	50	125	50	50	10	5	30	1	---

Note: See Article 4, Regulations Applicable to All Zoning Districts, for additional regulations pertaining to undersized and nonconforming lots, utilities and road frontages, lot and yard requirements, sight distances and accessory buildings and structures. Notwithstanding anything to the contrary set forth in Article 4, no subdivision shall be allowed of any lot or lots within a development previously approved pursuant to the “Woodsy Lane” development regulations if such subdivision would result in any of the bulk requirements set forth in the “Woodsy Lane” development section applicable to that particular Zoning District being violated, unless appropriate variance relief is granted by the Planning Board.

(1) In the case of lots fronting on the turnaround of a cul-de-sac street or fronting on any other curved street with an alignment whose outside radius is less than five hundred (500) feet, the lot frontage only, as distinguished from lot width, may be equal to no less than seventy (70%) percent of the lot frontage as set forth above. Where frontage is so permitted to be reduced, the lot width at the building setback line shall not be less than the required minimum lot frontage.

(2) - (4) Reserved.

(5) The minimum lot area for major and minor subdivisions in the R-170 Zone approved after June 21, 2000 shall be four (4) acres.

(6) The minimum lot area for major and minor subdivisions in the R-130 Zone approved after June 21, 2000 shall be three (3) acres.

(7) The minimum lot area for major and minor subdivisions in the R-80 Zone approved after June 21, 2000 shall be two (2) acres.

(8) For planned commercial developments with no direct driveway access to State Route 33, see subsection 5-15.4c. for area, yard and building requirements.

(9) Ordinary projections from a principal building including cornices, eaves, gutters, sills, chimneys and ornamental architectural features may project no more than two (2) feet into any required yard area.