

BOROUGH OF SPRING LAKE HEIGHTS

ORDINANCE NO. 2015-08

AN ORDINANCE AMENDING CHAPTER 22 (MUNICIPAL LAND USE REGULATIONS) TO PROVIDE FOR RESIDENTIAL BUILDING HEIGHTS IN FLOOD ZONES

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

SECTION 1. Chapter 22 entitled “Municipal Land Use Regulations” of the Revised General Ordinances of the Borough of Spring Lake Heights is hereby amended by a revision to Article VI (Zoning Regulations), §22-606.1, subsection “a.1” which shall read as follows (additions are indicated by double underline; deletions are indicated by ~~strikethrough~~):

§22-606.1 Residential Zones R-1, R-2, R-3, R-4 and R-5.

a. Permitted Principal Uses (Land and Buildings).

1. One-family detached dwellings. The maximum building height for principal structures in all residential zones shall be thirty-two (32) feet, or as listed below, as measured from the top of the curb at the center of the lot. The maximum building and eave height, as listed in the table below for principal structures, may be increased by 5 feet in Flood Insurance Rate Map (FIRM) Flood Zones, in order to achieve a maximum three (3) foot separation of finished floor from the applicable base flood elevation, ~~shall be thirty-seven (37) feet~~ for structures that are being elevated or newly constructed to meet flood zone construction guidelines. The building height for structures located on corner lots shall be measured from both curbs, and the average number shall be utilized. Principal structures in all residential zones shall be limited to two and one-half (2½) stories. Additional requirements relating to building height for principal structures in residential zones is set forth in the table below:

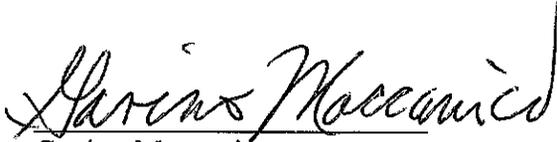
Type of Roof	Maximum Eave Height (feet)	Maximum Roof Building Height (feet)	Maximum Roof Height (ft.) in Flood Zones*	Maximum Stories
Gable/hip	25	32	37	2 ½
Flat	25	25	30	2 ½
Mansard (Dutch Colonial & Other)	25	32	37	2 ½

*Roof heights in a flood zone refer to newly constructed or houses being elevated in order to meet flood zone guidelines.

SECTION 2. The provisions of this ordinance shall be severable. In the event that any portion of this ordinance is found to be invalid for any reason by any court of competent jurisdiction, such judgment shall be limited in its effect only to that portion of the ordinance actually adjudged to be invalid and shall not be deemed to affect the operation of any other portion thereof, which shall remain in full force and effect.

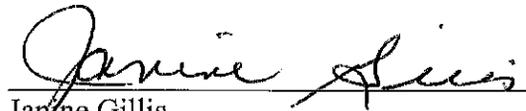
SECTION 3. All other ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies.

SECTION 4. This ordinance shall take effect after final passage and publication in accordance with the law.



Gavino Maccanico
Mayor

09.30-2015
Date



Janne Gillis
Municipal Clerk

09-30-2015
Date