

ORDINANCE 2023-10

BOROUGH OF SPRING LAKE HEIGHTS  
COUNTY OF MONMOUTH

AN ORDINANCE AMENDING CHAPTER 22, ARTICLE III DEFINITIONS, SECTION 302 (DEFINITIONS) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF SPRING LAKE HEIGHTS.

BE IT HEREBY ORDAINED by the Mayor and Council of the Borough of Spring Lake Heights in the County of Monmouth, State of New Jersey that the Borough's Land Development Ordinance at Chapter 22, Article III Definitions, Section 302 (Definitions) of the Revised General Ordinances of the Borough of Spring Lake is hereby amended as follows:

NOTE: Sections of Chapter 22, Article III Definitions that are to be amended are set forth below. All additions are shown in ***bold with italics with underlines***. All deletions are shown in ***bold italics with strikeouts***. All sections that are unchanged remain in regular typeface.

Chapter 22, Article III Definitions, Section 302 entitled "Definitions" shall be amended to include the following definition in proper alphabetical order:

**BUILDING HEIGHT, PRINCIPAL**

Shall mean the vertical distance above the top of curb at the center of the lot to the highest point of the structure. The building height for structures located on corner lots shall be measured from both curbs, and the average number shall be utilized. Chimneys, antennas, elevator equipment, cupolas, weather vanes and mechanical and utility equipment may exceed the permitted building height by five feet.

**DUMPSTER**

**Also known as a waste container, is a movable large metal or plastic bin that can hold more than two (2) fifty gallon cans of debris designed to be hoisted onto a specifically equipped truck for emptying and hauling away construction debris, refuse or trash.**

**FRONT YARD – PRIMARY**

**On a corner lot, shall mean the yard area abutting the street that the front entrance faces. The other yard area abutting a street is the secondary front yard.**

**FRONT YARD – SECONDARY**

**Shall mean, on a corner lot, the yard area abutting a street that is not the primary front yard.**

**LOT LINE, REAR**

Shall mean the lot line most distant and generally opposite and parallel to the front lot line; **or on a corner lot, the primary front line.**

**PATIO**

**Shall mean an outdoor space, without a covering, generally used for dining or entertainment that adjoins but is not attached to a structure and is typically constructed of concrete, stone slabs, bricks, block pavers or tile.**

**PORTABLE HOME STORAGE UNIT**

**Also known as POD, is a portable shed or storage container, storage unit, shed-like container or other portable structure that can be used for the storage of personal property of any kind and which is located for such purposes outside an enclosed building other than an accessory structure.**

**PROPERTY LINE**

**Shall mean a lot line; a street line; or a line that separates one parcel of property from an abutting parcel of property or a right-of-way.**

**RIGHT OF WAY – STREET**

**Shall be the land and space required on the surface, subsurface and overhead for the construction and installment of materials necessary to provide passageway for vehicular traffic; pedestrians; sidewalks; utility lines and poles; conduits and mains; hydrants; signs; trees and the proper amount of light and air. The right-of-way is measured from a lot/property line to the opposite lot/property line.**

**STREET/ROADWAY**

**Shall mean an area within a right of way dedicated to public use and open to public travel. A street shall include the paved traversable portion of the right of way, curbs, drains, and gutters, within the total right-of-way width.**

**STREET LINE/PROPERTY LINE**

Shall mean the **lot line abutting the** edge of **the an** existing or future street right-of-way, whichever would result in the widest right-of-way, shown on an adopted Master Plan or Official Map or as required by this chapter; forming the dividing line between the street **right-of-way** and a lot.

**SECTION 2**

The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.

**SECTION 3**

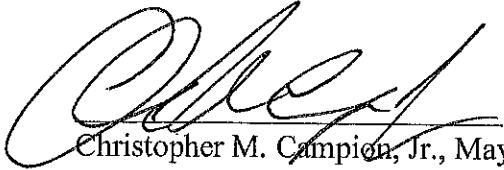
All ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.

**SECTION 4**

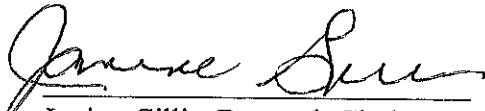
If any section, paragraph, subdivision, clause or provision of this ordinance is adjudged to be invalid, such adjudication shall apply only to section paragraph, subdivision, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.

**SECTION 5**

This ordinance shall take effect upon its passage and publication and review according to law.

  
Christopher M. Campion, Jr., Mayor

12-18-2023  
Date

  
Janine Gillis, Borough Clerk

December 18, 2023  
Date