

ORDINANCE 2023-12

BOROUGH OF SPRING LAKE HEIGHTS  
COUNTY OF MONMOUTH

AN ORDINANCE UPDATING CHAPTER 22, SCHEDULE OF PERMITTED USES, BULK, AREA, AND SETBACK REQUIREMENTS FOR ALL ZONES

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, Schedule of Permitted Uses, Bulk, Area and Setback Requirements of the Revised General Ordinances of the Borough of Spring Lake is hereby amended as follows:

NOTE: Sections of Chapter 22, Schedule of Permitted Uses, Bulk, Area and Setback Requirements 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.

| Schedule of Permitted Uses, Bulk, Area and Setback Requirements Borough of Spring Lake Heights |   |                                  |                             |                          |                          |                           |                          |                          |  |   |                             |                            |                                 |
|--|---|----------------------------------|-----------------------------|--------------------------|--------------------------|---------------------------|--------------------------|--------------------------|--|---|-----------------------------|----------------------------|---------------------------------|
| Zone   | Use   | Minimum Lot Area                 | Minimum Lot Frontage (Feet) | Minimum Lot Width (Feet) | Minimum Lot Depth (Feet) | Minimum Front Yard (Feet) | Minimum Side Yard (Feet) | Minimum Rear Yard (Feet) | Maximum Height (P) (Feet)                | Maximum Height (A) (Feet)                   | Maximum Building Coverage % | Maximum Lot Coverage % (1) | Maximum Dwelling Units per Acre |
| R-1  | <b><i>Single family detached dwelling units</i></b>     | <b><i>40,000 square feet</i></b> | 150                         | 150                      | 200                      | 50                        | 25                       | 30                       | <b><i>32 See subsection 22-606.1</i></b> | <b><i>15/10 See Subsection 22-502.1</i></b> | 25                          | 50                         | 1.0 G                           |
| R-1  | <b><i>Residential Cluster (from tract boundary)</i></b> | <b><i>10,000 square feet</i></b> | 80                          | 80                       | 100/50                   | 35/50                     | 10/50                    | 20                       | <b><i>32 See subsection 22-606.1</i></b> | <b><i>15/10 See Subsection 22-502.1</i></b> | 25                          | 50                         | 1.0 G                           |
| R-2  | <b><i>Single family detached dwelling units</i></b>     | <b><i>7,500 square feet</i></b>  | 75                          | 75                       | 100                      | 30 (3)                    | 10                       | 10                       | <b><i>32 See subsection 22-606.1</i></b> | <b><i>15/10 See Subsection 22-502.1</i></b> | 20 (4)                      | 50                         | 5.8                             |
| R-3  | <b><i>Single family detached dwelling units</i></b>     | <b><i>9,000 square feet</i></b>  | 75                          | 75                       | 120                      | 30 (3)                    | 10                       | 10                       | <b><i>32 See subsection 22-606.1</i></b> | <b><i>15/10 See Subsection 22-502.1</i></b> | 20 (4)                      | 50                         | 4.8                             |
| Zone   | Use   | Minimum Lot Area                 | Minimum Lot Frontage (Feet) | Minimum Lot Width (Feet) | Minimum Lot Depth (Feet) | Minimum Front Yard (Feet) | Minimum Side Yard (Feet) | Minimum Rear Yard (Feet) | Maximum Height (P) (Feet)                | Maximum Height (A) (Feet)                   | Maximum Building Coverage % | Maximum Lot Coverage % (1) | Maximum Dwelling Units per Acre |

|  |   |                           |     |     |     |            |        |        |                                   |                                      |     |    |                          |
|--|---|---------------------------|-----|-----|-----|------------|--------|--------|-----------------------------------|--------------------------------------|-----|----|--------------------------|
| R-4  | <u>Single family detached dwelling units</u>        | <u>6,000 square feet</u>  | 60  | 60  | 100 | 30 (3) (8) | 5      | 10     | <u>32 See subsection 22-606.1</u> | <u>15/10 See Subsection 22-502.1</u> | 25  | 50 | 7.2                      |
| R-5  | <u>Single family detached dwelling units</u>        | <u>7,500 square feet</u>  | 50  | 50  | 150 | 30 (3) (5) | 10 (5) | 10 (5) | <u>32 See subsection 22-606.1</u> | <u>15/10 See Subsection 22-502.1</u> | 25  | 50 | 5.8                      |
| R-5<br><u>Residential Townhouse Block 46.02 Lots 1-63 Ord No 2009-13 (6)</u> | <u>Residential townhouse</u>                        | <u>4.5 Acres</u>          | 200 | 100 | --- | 40         | 30     | 50 (7) | 35                                | 10                                   | 25  | 50 | <u>13.7 G (62 units)</u> |
| R-ML   | <u>Mount Laurel Overlay</u>                         | <u>1.0 acre</u>           | --- | 60  | --- | 30         | 10     | 30     | 40                                | ---                                  | --- | 50 | 7.0                      |
| B-1  | <u>Banks: business and professional offices</u>     | <u>10,000 square feet</u> | 100 | 100 | 125 | 30         | 10 (2) | 20     | 35                                | 20                                   | 40  | 75 | -0-                      |
| B-2  | <u>Retail and service stores</u>                    | <u>18,000 square feet</u> | 100 | 100 | 125 | 30         | 10 (2) | 20     | 35                                | <u>15/10 See Subsection 22-502.1</u> | 50  | 75 | -0-                      |
|  | <u>Business and professional offices</u>            | <u>15,000 square feet</u> | 100 | 100 | 125 | 30         | 10 (2) | 20     | 35                                | <u>15/10 See Subsection 22-502.1</u> | 40  | 75 | -0-                      |
|  | <u>Motels</u>                                       | <u>40,000 square feet</u> | 200 | 200 | 150 | 50         | 30     | 40     | 30                                | <u>15/10 See Subsection 22-502.1</u> | 30  | 75 | 20 units                 |
| B-3  | <u>See subsection 22-606.5(Ord No. 2017-022)</u>    | <u>15,000 square feet</u> | 100 | 100 | 125 | 20         | 10 (2) | 30     | 35                                | <u>15/10 See Subsection 22-502.1</u> | 50  | 75 | -0-                      |
| MU-AH1   | <u>Mixed Use Affordable Housing See Ord 2022-16</u> | <u>10,000 square feet</u> | 95  | 95  | 175 | 24         | 8 (2)  | 15     | 35                                | <u>15/10 See Subsection 22-502.1</u> | 30  | 75 | 5.0                      |
| MU-AH2   | <u>Mixed Use Affordable Housing See Ord 2023-08</u> | <u>50,000 square feet</u> | 150 | 150 | 200 | 20 (9)     | 10/20  | 20     | <u>38/3.5 stories (10)</u>        | NA                                   | 40  | 75 | 10                       |

**Abbreviations:**

**P:** Primary Building

**A:** Accessory Building

**G:** Gross residential density (includes required open space and streets)

Footnotes:

1. Lot coverage: Lot coverage shall include but not be limited to: building coverage; accessory buildings; gazebos; decks; patios; driveways; sidewalks; pavement; pavers; concrete; stone and gravel. See Section 22-302 Lot Coverage.
2. When adjacent to a residential zone district, a twenty (20) foot side yard setback shall be required.
3. For certain front porch setbacks in R-2, R-3, R-4 and R-5 residential zone districts see Subsection 22-606.1,a,7.
4. The maximum building coverage in residential zone districts R-2 and R-3 permit an additional five (5) % building coverage exclusively for a detached garage. The maximum principal building coverage in these zones shall remain twenty (20) %. The requirements for accessory buildings as set forth in Section 22-502 shall remain in effect.
5. For R-5-corner lots with a width of fifty (50) feet or less, the secondary front yard setback shall be a minimum of twenty (20) feet and the opposite side yard setback shall be a minimum of five (5) feet.
6. For the R-5 Residential Townhouse Overlay the following are permitted as per Subsection 22-606.1,a,6.; all requirements, with the exception of building height, pertain to the overall townhouse tract.
7. From Pitney Drive Frontage.
8. For lots in the R-4 residential zone with a lot depth of one hundred five (105.0') feet or less, the minimum front yard shall be twenty five (25') feet measured from the front lot line.
9. For the MU-AH2 Zone the minimum front yard setback is calculated before any dedication that may be required for road widening.
10. For the MU-AH2 Zone the building height shall mean the vertical distance from the average finished grade measured at the structure's foundation to the midpoint for pitched roofs and to the top of the flat surface for flat roofs. Parapets, chimneys, antennas, cupolas, elevator equipment, weather vanes and mechanical and utility equipment may exceed the permitted building height by five (5) feet.

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

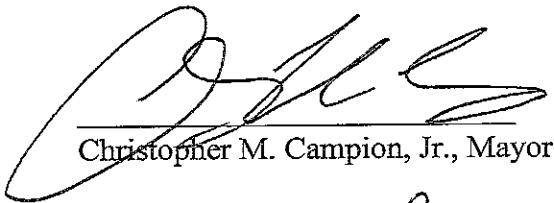
All ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.

**SECTION 4**

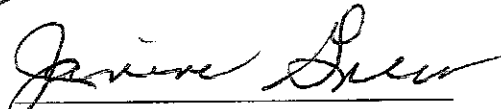
If any section, paragraph, subdivision, clause or provision of this ordinance is adjudged to be invalid, such adjudication shall apply only to section paragraph, subdivision, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.

**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