

ORDINANCE No. 2024-23
BOROUGH OF SPRING LAKE HEIGHTS
COUNTY OF MONMOUTH

AN ORDINANCE AMENDING 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, Attachment 5, Schedule of Permitted Uses, Bulk, Area, and Setback Requirements of the Revised General Ordinances of the Borough of Spring Lake Heights is hereby amended as follows:

NOTE: Sections of Chapter 22, Attachment 5, Schedule of Permitted Uses, Bulk, Area, and Setback Requirements that are to be amended are set forth below. All additions are shown in **bold 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 Depth (Feet)	Minimum Lot Width (Feet)	Minimum Lot Frontage (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 % (L)	Maximum Dwelling Units per Acre
R- 1	Single family detached dwelling units	40,000 square feet	200	150	150	50	25	30	32 See subsection 22-606.1	15/10 See Subsection 22-502.1	25	50	1.0 G
R- 1	Residential Cluster (from tract boundary)	10,000 square feet	100/50	80	80	35/50	10/50	20	32 See subsection 22-606.1	15/10 See Subsection 22-502.1	25	50	1.0 G
R- 2	Single family detached dwelling units	7,500 square feet	100	75	75	30 (3)	10	10	32 See subsection 22-606.1	15/10 See Subsection 22-502.1	20 (4)	50	5.8
R- 3	Single family detached dwelling units	9,000 square feet	120	75	75	30 (3)	10	10	32 See subsection 22-606.1	15/10 See Subsection 22-502.1	20 (4)	50	4.8
R- 4	Single family detached dwelling units	6,000 square feet	100	60	60	30 (3) (8)	5	10	32 See subsection 22-606.1	15/10 See Subsection 22-502.1	25	50	7.2
R- 5	Single family detached dwelling units	7,500 square feet	150	50	50	30 (3) (5)	10 (5)	10 (5)	32 See subsection 22-606.1	15/10 See Subsection 22-502.1	25	50	5.8
R- 5 Residential Townhouse	Residential townhouse	4.5 Acres	---	100	200	40	30	50 (7)	35	10	25	50	13.7 G (62 units)

Schedule of Permitted Uses, Bulk, Area and Setback Requirements Borough of Spring Lake Heights

Zone	Use	Minimum Lot Area	Minimum Lot Depth (Feet)	Minimum Lot Width (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
Block 46.02 Lots 1-63 Ord No 2009-13 (6)												
R-ML	Mount-Laurel Overlay Banks, business and professional offices	1.0-acre		60	30	10	30	40			50	7.0
B-1		10,000 square feet	125	100	30	10 (2)	20	35	20	40	75	0
B-2	Retail and service stores Business and professional offices	18,000 square feet 15,000 square feet	125	100	30	10 (2)	20	35	15/10 See Subsection 22-502.1 15/10 See Subsection 22-502.1	50	75	0
B-3	Motels See sub section 22-606-5(Ord No-2017- 022)	40,000 square feet 15,000 square feet	150	200	50	30	40	30	15/10 See Subsection 22-502.1	30	75	20 units
MU-AH1	Mixed Use Affordable Housing See Ord 2022-16	10,000 square feet	175	100	20	10 (2)	30	35	15/10 See Subsection 22-502.1	50	75	0
MU-AH2	Mixed Use Affordable Housing See Ord 2023-08	50,000 square feet	200	150	20 (9)	10/20	20	38/ 3.5 stories (10)	NA	40	75	10
AH-3 Overall Tract	Mixed Use Affordable Housing See Ord 2024-11	80,000 sq. ft.	140	275				40 ft (10)/ 3.5 stories	15/10 See Subsection 22-502.1	50	75	
AH-3 Parcel A	Mixed Use Affordable Housing See Ord 2024-11	50,000 sq. ft.	350	140	20	10/20	50	40 ft (10)/ 3.5 stories (12)	15/10 See Subsection 22-502.1	50	75	
AH-3 Parcel B	Mixed Use Affordable Housing See Ord 2024-11	14,000 sq. ft.	125	100	15 (11)	5 (11)	4 (11)	40 ft (10)/ 3.5 stories	15/10 See Subsection 22-502.1	50	75	
AH-4 (15)	Mixed Use Affordable Housing See Ord 2024-15	38,000 sq. ft.	150	50	30 (13) 15 (14)	5	5	40 (10)/3 stories	15/10 See Subsection 22-502.1	30	80	18

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Zone	Use	Minimum Lot Area	Minimum Lot Depth (Feet)	Minimum Lot Width (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
MU-1	All principally permitted uses	10,000 square feet	125	100	20	10	30	40 / 3.5 stories	15	40	75	20 units
MU-2	All principally permitted uses	10,000 square feet	125	100	20	10	30	40 / 3.5 stories	15	40	75	20 units

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 minimum 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, AH-3, and AH-4 Zones 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, weathervanes and mechanical and utility equipment may exceed the permitted building height by five (5) feet.

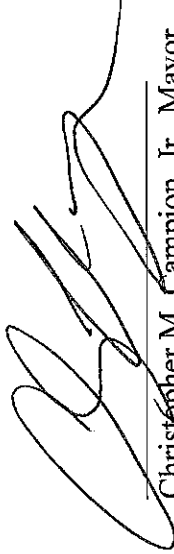
11. Existing building or extension thereto shall be consistent with Parcel A standards

12. For the AH-3 Zone Parcel A to qualify as a "half story," the occupied area cannot exceed seventy five percent (75%) of the area of the floorplate below. For a sloped roof, the half story may not alter the slope of the roof and may only intrude to a maximum of thirty three percent (33%) of the linear length of a building side with dormers or skylights. For a flat roof, the half story must set back from the lower story at least five (5) feet, creating a stepped or "wedding cake" effect.

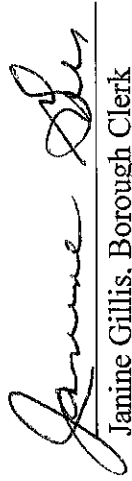
13. For the AH-4 Zone, the minimum front yard setback from Church Street.

14. For the AH-4 Zone, the minimum front yard setback from Pitney Drive.

15. For the AH-4 Zone, the minimum separation between buildings is ten (10) feet.


Christopher M. Campion, Jr., Mayor

12-20-24
Date


Janine Gillis, Borough Clerk

12-20-24
Date