

ORDINANCE NO. 11-2023

**MINOR AMENDMENTS TO ATTACHMENT 1 – AREA
AND YARD REQUIREMENTS, CHAPTER 25,
ADDRESSING LOT COVERAGE**

BE IT ORDAINED, by the Municipal Council of the Township of Aberdeen, County of Monmouth and State of New Jersey, that Chapter 25, Attachment 1 entitled “Area and Yard Requirements” is hereby amended as follows:

	Dwelling in Any District Without Public Sewerage	RA with Public Sewerage	R-100	PC* & R-75	R-60	R-50	Churches	R-65
Principal Building								
Minimum (2)								
Lot area	40,000 sq. ft.	20,000 sq. ft.	10,000 sq. ft.	7,500 sq. ft.	6,000 sq. ft.	5,000 sq. ft.	60,000 sq. ft.	6,500 sq. ft.
Lot frontage	150 ft.	125 ft.	100 ft.	70 ft.	60 ft.	50 ft.	200 ft.	65 ft.
Lot width	150 ft.	125 ft.	100 ft.	70 ft.	60 ft.	50 ft.	200 ft.	65 ft.
Lot depth	150 ft.	150 ft.	100 ft.	100 ft.	90 ft.	90 ft.	200 ft.	100 ft.
Side yard:								
One	20 ft.	20 ft.	10 ft.	9 ft. each	8 ft. each	7 ft. each	50 ft.	8 ft. each
Aggregate of both			25% of lot frontage	25% of lot frontage				
Front yard	35 ft.	35 ft.	35 ft.	25 ft.	25 ft.	25 ft.	50 ft.	25 ft.
Rear yard	50 ft.	40 ft.	25 ft.	25 ft.	20 ft.	20 ft.	50 ft.	20 ft.
Accessory Building								
Minimum (2)								
Distance to side line	15 ft.	15 ft.	10 ft.	3 ft.	3 ft.	3 ft.	40 ft.	3 ft.
Distance to rear line	15 ft.	15 ft.	10 ft.	3 ft.	3 ft.	3 ft.	40 ft.	3 ft.
Distance to other building	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	40 ft.	10 ft.
Maximum								
Building coverage of principal building	10%	12%	20%	20% (1)	25%	25%	10%	25%
Building coverage of accessory building(s)	2%	3%	5%	5%	7%	8%	2%	7%
Lot coverage	<u>50%</u>	<u>50%</u>	<u>50%</u>	<u>50%</u>	<u>50%</u>	<u>50%</u>	<u>50%</u>	<u>50%</u>
Floor Area								
Minimum								
One-story detached dwelling	1,400 sq. ft.	1,400 sq. ft.	1,300 sq. ft.	1,300 sq. ft.* 1,000 sq. ft.	900 sq. ft.	900 sq. ft.		900 sq. ft.
One and one-half (including split-level and two-story detached dwellings)	1,600 sq. ft.	1,600 sq. ft.	1,500 sq. ft.	1,500 sq. ft.* 1,100 sq. ft.	900 sq. ft.	900 sq. ft.		900 sq. ft.

NOTES:

(1) Single-story ranches in P.C. zone only may have twenty-five (25%) percent building coverage of principal building.

- (2) A first story floor entry deck may be attached to the principal building in all residential zones. However, it may not be less than seven (7) feet to any property line in a R-50, R-60, PC and R-75 zone, except in a R-100 zone where it shall not be less than nine (9) feet to any property line, and in a RA zone where it shall not be less than fifteen (15) feet to any property line.

BE IT FURTHER ORDAINED, If any section, paragraph, subsection, clause, or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

BE IT FURTHER ORDAINED, Any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

BE IT FURTHER ORDAINED, This Ordinance shall take effect upon passage and publication in accordance with applicable law.

Introduced: June 15, 2023

Adopted: July 20, 2023

ATTEST:

Township of Aberdeen

Melissa Pfeifer
Municipal Clerk

By: _____
Fred Tagliarini
Mayor