

**ORDINANCE NO. 10-2017**

**AN ORDINANCE OF ABERDEEN TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY,  
AMENDING CHAPTER 25 OF THE TOWNSHIP CODE (ENTITLED “LAND  
DEVELOPMENT”) TO CREATE A “R-65 SINGLE FAMILY RESIDENTIAL ZONE  
DISTRICT”, A NEW ZONE, AND PROVIDE DEVELOPMENT REGULATIONS THEREOF**

**WHEREAS**, it is necessary and in the interests of the public health, safety and welfare to amend the Code of the Township of Aberdeen to amend the Land Development ordinances to create a “R-65 Single Family Residential Zone District” and to provide development regulations for this zone.

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Council of Aberdeen Township, Monmouth County, New Jersey, as follows:

**SECTION 1.** Chapter 25-3.1 (Zoning Districts) is hereby amended and supplemented to add the following new zone district to the list of zoning districts: “R-65 Single Family Residential.”

**SECTION 2.** Chapter 25-3.2 (Zoning Map) is hereby amended as follows;

“a. The Zoning Map of the Township of Aberdeen is hereby amended to establish the boundaries of the R-65 Residential zone district such that the following properties shall be in and permitted to be developed in accordance with the R-65 Single Family Residential zone requirements and standards set forth herein:

- Block 198, Lots 1 through and including 12;
- Block 199, Lots 1 through and including 12; and,
- Block 200, Lots 1,2, and 3.

The zoning of the properties that was in place at the time of adoption of the ordinance shall be replaced by the R-65 Residential Zone.”

**SECTION 3.** Chapter 25 (Land Development) is hereby amended and supplemented to add subsection 4.3.1 “R-65 Single Family Residential District” as follows:

“25-4.3.1 R-65 Single Family Residential.

a. Principal Permitted Uses on the Land and in Buildings.

1. Detached dwelling units.
2. Public playgrounds, conservation areas, parks and public purpose uses.
3. Public schools of elementary and/or high school grade.
4. Churches, in accordance with the bulk and yard requirements herein.

b. Accessory Use Permitted:

1. Private residential swimming pools (See subsection 25-5.21 for standards.)
2. Private residential tool sheds not to exceed ten (10) feet in height.
3. Travel trailers and campers may be parked or store on the premises, and their dimensions shall be counted in determining the total building coverage. They shall not be used as temporary or permanent living quarters or used for storage while situated on a lot.
4. Off-street parking and private garages (See subsection 25-5.12.)
5. Fences and walls (See subsection 25-5.8.)

6. Home professional offices.
  7. Residential agriculture.
  8. Signs. (See subsection 25-5.18.)
- c. Maximum Building Height. No principal building shall exceed thirty-five (35) feet and two and one-half stories in height, except that churches and schools shall not exceed fifty-five (55) feet and except further as allowed in subsection 25-6.5.
- d. Area and Yard requirements
1. Bulk Regulations:
    - (a) Principal Buildings:
      - (1) Minimum Lot Area: 6,500 square feet.
      - (2) Minimum Lot Frontage: 65 feet.
      - (3) Minimum Lot Width: 65 feet.
      - (4) Minimum Lot Depth: 100 feet.
      - (5) Minimum Side Yard Setback: 8 feet each.
      - (6) Minimum Front Yard Setback: 25 feet.
      - (7) Minimum Rear Yard Setback: 20 feet.
    - (b) Accessory Buildings:
      - (1) Minimum Side and Rear Yard: 3 feet.
      - (2) Minimum Distance to Principal Building: 10 feet.
    - (c) Maximum Building Coverages:
      - (1) Principal Buildings: 25 percent.
      - (2) Accessory Buildings: 7 percent.
    - (d) Minimum Gross Floor Areas:
      - (1) One-Story Dwelling Units: 900 square feet.
      - (2) 1.5-Story Dwelling Units: 900 square feet.
      - (3) Split-Level Dwelling Units: 900 square feet.
      - (4) Two-Story Dwelling Units: 900 square feet.”

**SECTION 4.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

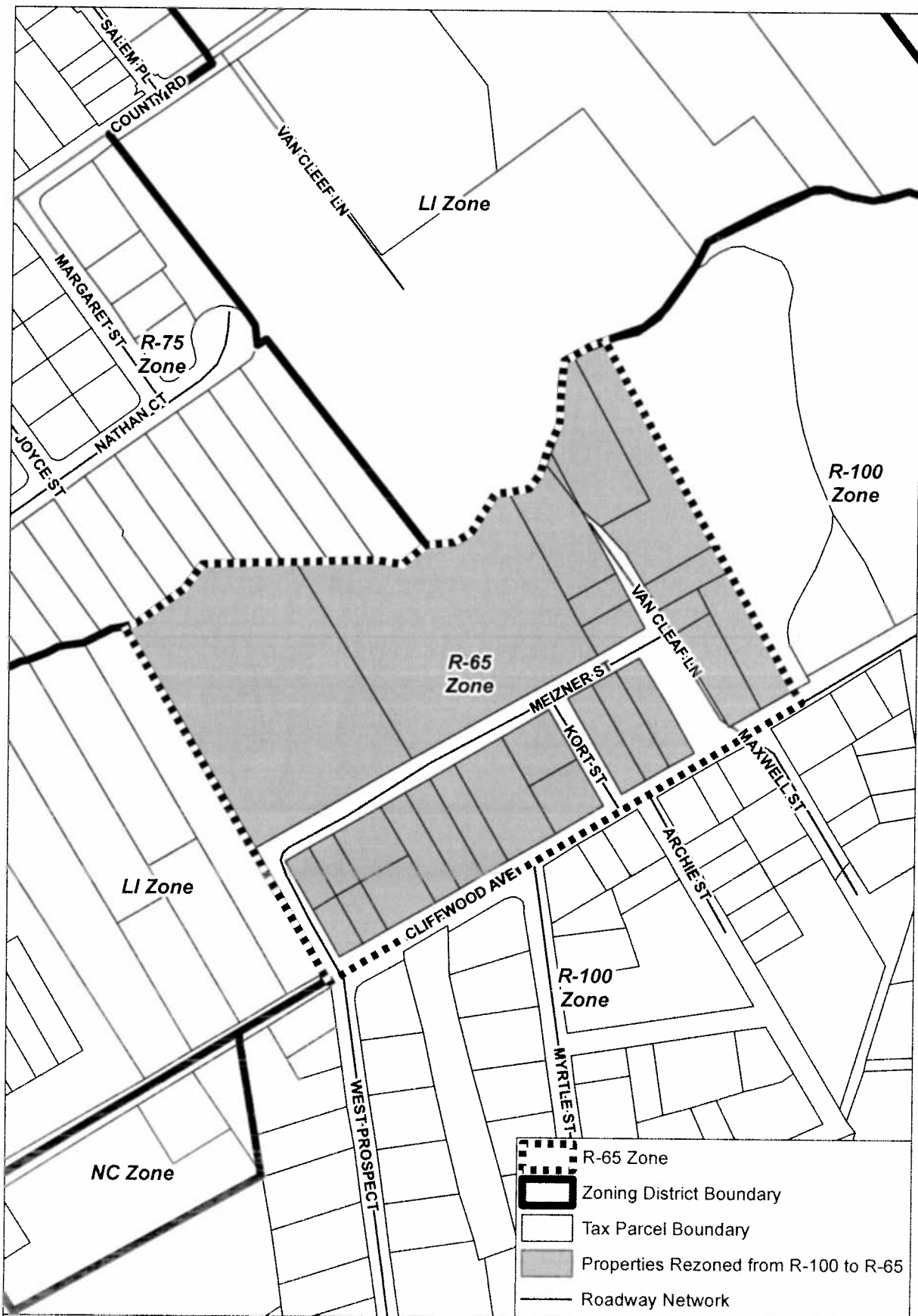
**SECTION 5.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.


**SECTION 6.** This ordinance shall take effect after second reading and after a copy has been transmitted to the Monmouth County Planning Board and publication as required by law.

**Signed:** \_\_\_\_\_

Fred Tagliarini, Mayor  
Aberdeen Township

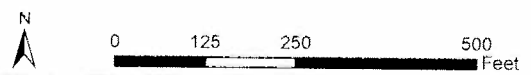
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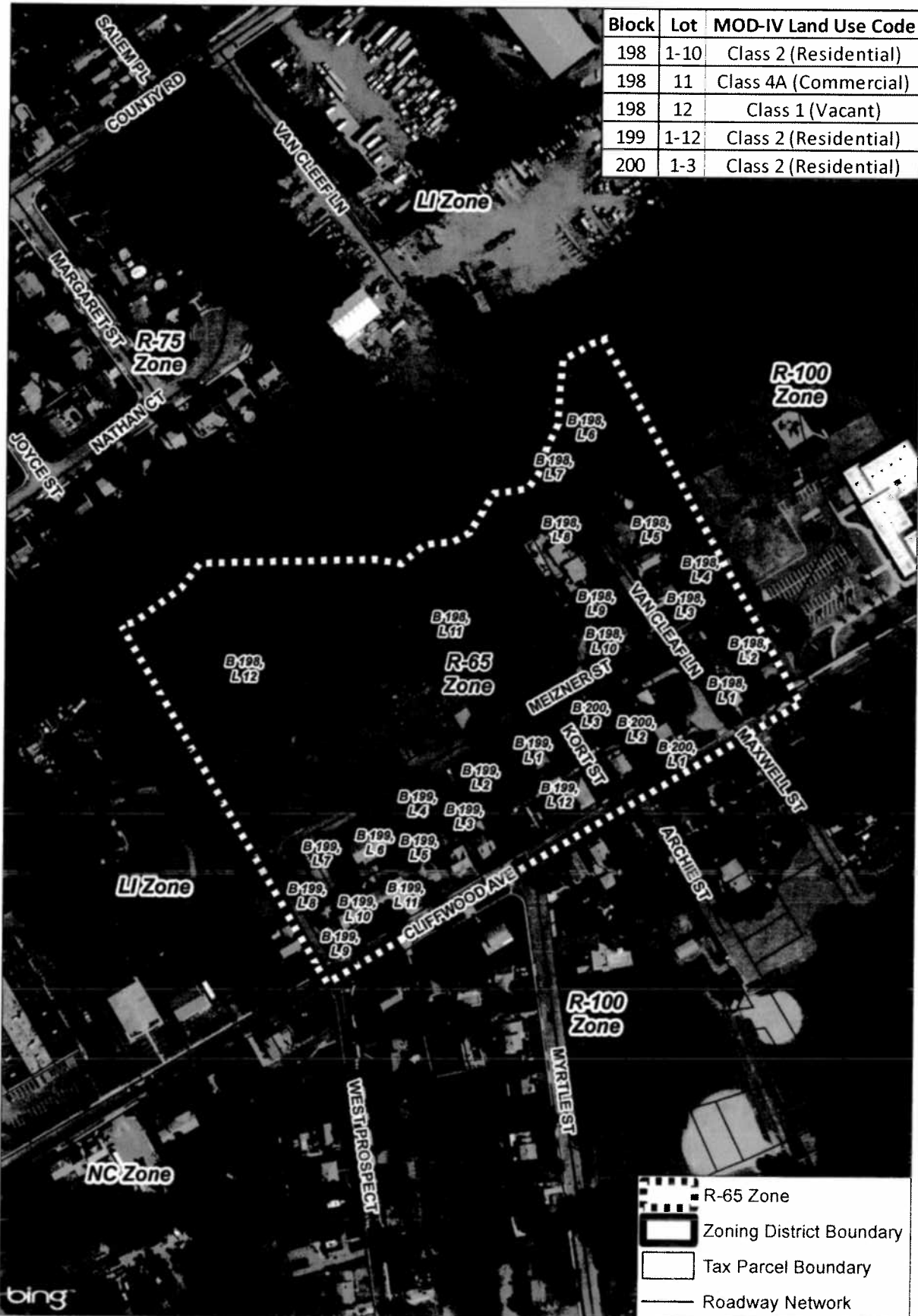

 T&M Associates  
 11 Tindall Road  
 Middletown, NJ 07748-2792  
 Phone: 732-671-6400  
 Fax: 732-671-7365

Prepared by: JAC, 7/10/2017  
 Source: NJDOT, NJGIN, Monmouth County,  
 Township of Aberdeen, T&M Associates  
 G:\Projects\ABDN\01806\GIS\Projects\Figure 1- Rezoning Map.mxd

**Figure 1 - Rezoning Map (R-65 Zone)**  
**Township of Aberdeen,**  
**Monmouth County, New Jersey**



Block	Lot	MOD-IV Land Use Code
198	1-10	Class 2 (Residential)
198	11	Class 4A (Commercial)
198	12	Class 1 (Vacant)
199	1-12	Class 2 (Residential)
200	1-3	Class 2 (Residential)




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**R-65 Zone Aerial Map**  
**Township of Aberdeen,**  
**Monmouth County, New Jersey**

