

ORDINANCE #2020-18
AN ORDINANCE AMENDING AND SUPPLEMENTING
THE BOROUGH CODE OF THE BOROUGH OF
ALLENHURST, CHAPTER XXVI, SUBSECTION 4.3
ENTITLED "DEVELOPMENT REGULATIONS, R-2
RESIDENTIAL DISTRICT"

Offered By:

Seconded By:

WHEREAS, the Borough Council of the Borough of Allenhurst has determined that it is in the best interests of the community to revise a portion of its existing Borough Code Concerning the Development Regulations, section 26-4.3 to add new subsection "b".

NOW THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Allenhurst that Chapter 26, section 4.3 of the Borough Code of the Borough of Allenhurst, be and is hereby amended and supplemented as follows:

SECTION 1. §26-4.3 Development Regulations, R-2 Residential District,

Existing §26-4.3 is hereby renumbered 26-4.3(a), with existing subsection "a." renumbered as subsection "1." And,

The following Section §26-4.3(b) is hereby added:

(b) Notwithstanding the provisions of subsection (a) of this Section or the provisions of any other Section of these Regulations, all lots in the R-2 Residential District shall conform to the following requirements:

1. For any lot in this District of a minimum of four thousand (4000) square feet but less than five thousand (5000) square feet, the maximum permitted floor area of the dwelling house shall be one thousand eight hundred (1800) square feet plus an additional forty-two (42) square feet of floor area for every one hundred (100) square feet by which the lot exceeds the minimum.
2. For any lot in this District of a minimum of five thousand (5000) square feet, the maximum permitted floor area of the dwelling house shall not exceed two thousand one hundred (2100) square feet plus an additional forty-two (42) square feet of floor area for every one hundred (100) square feet by which the lot exceeds the minimum.
3. Portions of lot sizes of less than one hundred (100) square feet each above the minimum may not be considered in the above calculations. By way of example and not limitation, the formula for a lot containing 4,335 square feet is: 1800 square foot maximum floor area plus (3 x 42) additional square feet, for a total of 1926 maximum square feet of floor area. The remaining 35 square feet are discarded and shall not be considered in calculating the maximum floor area of the dwelling house.

SECTION 2. A copy of this Ordinance, upon introduction, shall be provided to all appropriate municipal agencies, including the Planning Board, for their review and comment pursuant to applicable New Jersey Statutes.

SECTION 3. Any ordinances or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed as of the effective date of this Ordinance. All other provisions of the Allenhurst Borough Code are ratified and remain in full force and effect.

SECTION 4. If any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid, such invalidity shall not affect the other provisions of

applications of this Ordinance which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.

SECTION 5. This Ordinance shall take effect immediately upon its passage and adoption according to law.

VOTE: Comm. McLoughlin ____; Comm. Bolan ____; Mayor McLaughlin ____.