## 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. | $5,000 \mathrm{sq} . \mathrm{ft}$. | $60,000 \mathrm{sq}$. 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 | $\begin{gathered} 25 \% \text { of lot } \\ \text { frontage } \\ \hline \end{gathered}$ |  |  |  |  |
| 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 | 50\% | 50\% | 50\% | 50\% | 50\% | 50\% | 50\% | 50\% |


| Floor Area |
| :--- |
| Minimum |
| One-story detached <br> dwelling |
| One and one-half <br> (including split-level and <br> two-story detached <br> dwellings) |
| 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

