

TOWNSHIP OF MAPLEWOOD



ORDINANCE

2870-17

**AN ORDINANCE
TO AMEND
CHAPTER 271
OF THE CODE
OF THE TOWNSHIP OF MAPLEWOOD
ENTITLED
"Zoning and Development Regulations"**

"Interpretive Statement"

This ordinance will implement certain zoning bulk requirements for residential properties located within R-1-7, R-1-5, R-1-4 and R-2-4 Districts within the Township of Maplewood.

WHEREAS, the Maplewood Township Committee has requested that the Maplewood Planning Board review ("Planning Board") the zoning bulk requirements for residential properties within the Township; and

WHEREAS, the Planning Board has made certain recommendations amending the zoning bulk requirements for residential properties within the Township of Maplewood.

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Maplewood, County of Essex, State of New Jersey that Chapter 271 of the Code of the Township of Maplewood entitled "Zoning and Development Regulations" be amended as follows:

FIRST: Section 271-3 Definitions

Shall be amended by redefining "Lot Coverage" as follows:

The area of a lot covered by all buildings and structures, including driveways, parking lots, pedestrian walkways, swimming pools and other man-made improvements on the ground surface which are more impervious than the natural surface.

All other definitions shall remain unchanged.

SECOND: Section 271-70 Zone Requirements

Shall be amended as follow:

A. Residential single-family R-1-7, R-1-5 and R-1-4 Districts.

(4) Area and setback requirements.

(a) Minimum requirements shall be as follows:

| Type | District | | |
|--|---|-------|-------|
| | R-1-7 | R-1-5 | R-1-4 |
| Lot area (square feet) | 7,000 | 5,000 | 4,000 |
| Lot width (feet) | 70 | 50 | 40 |
| Front yard (feet) | 30 | 25 | 25 |
| Side yard, each (feet) | 7 | 5 | 4 |
| Side yard, combined | 25% of lot width | | |
| Rear yard (feet) | 25 | 25 | 25 |
| Rear yard (percent of lot depth) | 25 | 25 | 25 |
| Setback of street-facing door of attached garage | No further forward than the main front façade of the dwelling | | |

(b) Maximum requirements shall be as follows:

| Type | District | | |
|---|--|-------|-------|
| | R-1-7 | R-1-5 | R-1-4 |
| Curb cut (percent of lot width) | 20 | 24 | 30 |
| Building coverage ¹ (percent) | 30 | 30 | 30 |
| Lot coverage ¹ (percent) | 45 | 45 | 45 |
| Front yard (percent paved) | 25 | 30 | 40 |
| Building height (feet) | 35 | 35 | 35 |
| Building height (stories) | 2 | 2 | 2 |
| Eave height (feet) | 24 | 24 | 24 |
| Front façade width ² | 75% of lot width or 40 feet, whichever is less | | |
| Façade length adjacent to side lot line ² (feet) | 30 | 30 | 30 |

NOTES:

¹ For lots 12,000 square feet or greater in area, in any district, maximum building coverage shall be 25 percent and maximum lot coverage shall be 40 percent.

² Any exterior wall that is offset in plane by a minimum depth of two feet shall be considered a separate façade.

B. Residential single- and two-family R-2-4 District.

(4) Area and setback requirements:

(a) Minimum requirements shall be as follows:

| Type | District | |
|--|---|-------------------------|
| | Single-Family | Two-Family ¹ |
| Lot area (square feet) | 4,000 | 5,000 |
| Lot width (feet) | 40 | 50 |
| Front yard (feet) | 20 | 20 |
| Side yard, each (feet) | 4 | 5 |
| Side yard, combined | 25% of lot width | |
| Rear yard (feet) | 25 | 25 |
| Rear yard (percent of lot depth) | 25 | 25 |
| Setback of street-facing door of attached garage | No further forward than the main front façade of the dwelling | |

NOTES:

¹ In two-family dwellings where each dwelling is on a separate lot, the minimums for each lot shall be: lot area, 2,500 square feet; lot width, 25 feet; and there shall be no minimum combined side yard. All other minimums are as shown in the table above.

(b) Maximum requirements shall be as follows:

| Type | District | |
|---|--|------------|
| | Single-Family | Two-Family |
| Curb cut (percent of lot width) | 30 | 30 |
| Building coverage ¹ (percent) | 35 | 35 |
| Lot coverage ¹ (percent) | 50 | 40 |
| Front yard (percent paved) | 40 | 40 |
| Building height (feet) | 35 | 35 |
| Building height (stories) | 2 | 2 |
| <u>Eave height (feet)</u> | 24 | 24 |
| <u>Front façade width²</u> | 75% of lot width or 40 feet, whichever is less | |
| Façade length adjacent to side lot line ² (feet) | 30 | 30 |

NOTES:

¹ For lots 12,000 square feet or greater in area, maximum building coverage shall be 25 percent and maximum lot coverage shall be 40 percent.

² Any exterior wall that is offset in plane by a minimum depth of two feet shall be considered a separate façade.

All other sections shall remain unchanged.

THIRD: Severability

If any section, paragraph, subparagraph, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the specific section, paragraph, subparagraph, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

FOURTH: Repeal of Prior Ordinances

Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance be and the same are hereby repealed to the extent of any such inconsistencies.

FIFTH: Effective Date

This Ordinance shall take effect after final passage and publication and as provided by law and upon notice by certified mail, return receipt requested to the Municipal Clerk of all adjoining Municipalities and to the Essex County Planning Board.

PUBLIC NOTICE is hereby given that the foregoing proposed Ordinance was introduced and read by title for the first time at a meeting of the Township Committee of the Township of Maplewood, held on Tuesday August 1, 2017, 7:30 p.m., at the Maplewood Police and Court Building, 1618 Springfield Avenue, Maplewood, New Jersey, and that Committee met again on Tuesday, September 5, 2017, at 7:30 p.m., at the Maplewood Police and Court Building, 1618 Springfield Avenue, Maplewood, New Jersey, at which time and place the Committee proceeded to consider the said Ordinance on second reading and final passage.

ELIZABETH J. FRITZEN, R.M.C.
Township Clerk