

ORDINANCE NO. 15-04
INTRODUCTION DATE: 04-15-15
ADOPTION DATE: 05-20-15

AN ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 4 (REGULATIONS APPLICABLE TO ALL ZONING DISTRICTS), SECTION 4-9 (ACCESSORY BUILDINGS AND STRUCTURES) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY.

BE IT ORDAINED by the Township Committee of the Township of Millstone, County of Monmouth and State of New Jersey, as follows:

I

Chapter XXXV Land Use Regulations, Article 4 Regulations Applicable to all Zoning Districts, Section 4-9 Accessory Buildings and Structures, is hereby amended as follows:

Section 4-9.1 through 4-9.10. No change.

Section 4-9.11 Building Size Restrictions is hereby deleted in its entirety and replaced with the following:

Section 4-9.11 Accessory Building Size Restrictions.

a. Except for permitted accessory buildings on farms, the maximum size of any accessory building is limited as follows unless a different size is specified in this ordinance for a particular type of accessory building:

1. Lots six (6) acres in size and larger:
1,200 square feet for any single accessory building, provided that the total area of all accessory buildings does not exceed 2,400 square feet.
2. Lots three (3) acres, but less than six (6) acres in size: 1,000 square feet for any single accessory building, provided that the total area of all accessory buildings does not exceed 2,000 square feet.
3. Lots one (1) acre, but less than three (3) acres in size: 900 square feet for any single accessory building, provided that the

total area of all accessory buildings does not exceed 1,800 square feet.

4. Lots less than one (1) acre in size:
750 square feet for any single accessory building, provided that the total area of all accessory buildings does not exceed 1,500 square feet.

b. In addition to the above size limitation for an accessory building, the "Maximum Percent Lot Coverage" and the "Maximum Percent Building Coverage" provisions of the applicable zoning district shall not be exceeded, except as otherwise permitted in sections 4-2.1 and 4-2.2 of this chapter.

c. For permitted accessory buildings on farms, the size of any accessory building is subject to the "Maximum Percent Lot Coverage" and the "Maximum Percent Building Coverage" provisions of the applicable zoning district, except where otherwise specified in this chapter.

II

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

III

If any section, subparagraph, sentence, clause or phrase of this Ordinance shall be held to be invalid, such decision shall not invalidate the remaining portion of this Ordinance.

IV

This Ordinance shall take effect upon adoption and publication according to law and filing with the Monmouth County Planning Board.

EXPLANATORY STATEMENT: This Ordinance amends Section 4-9.11 regarding accessory building size restrictions.