

14-004 D

AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF RUMSON BY AMENDING CHAPTER XXII, DEVELOPMENT REGULATIONS

BE IT ORDAINED by the Borough Council of the Borough of Rumson, County of Monmouth, and State of New Jersey that Chapter XXII, Development Regulations, of the Code of the Borough of Rumson is hereby amended or supplemented as follows:

PURPOSE

The purpose of this Ordinance is to amend certain portions of the Development Regulations relating to the building height dormer requirements and step configuration at Barley Point.

Chapter XXII (Development Regulations) of the Code of the Borough of Rumson is hereby amended or supplemented as follows (new text is double underlined, text to be deleted is ~~struck through~~ and notations to the reader and changes in subparagraph designations either with or without changes to content are italicized):

SECTION 1

Chapter XXII (Development Regulations) Section 5.14 (Regulations Controlling the H-BP Historic-Barley Point Seasonal Residential Zone District) shall be amended as follows:

22-5.14 Regulations Controlling the H-BP Historic-Barley Point Seasonal Residential Zone District.

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| a. Permitted Uses. | No Change |
| b. Required Accessory Uses. | No Change |
| c. Permitted Accessory Uses. | No Change |
| d. Conditional Uses. | No Change |
- e. Zoning requirements, standards and regulations shall be in accordance with the following:
1. Minimum Lot Area. Thirty (30) acres.
 2. Minimum Lot Frontage. Thirty (30') feet.
 3. Minimum Setbacks from the River. Forty (40') feet from a bulkhead or other structural edge if any exist. If none exist, the setback shall be twenty-five (25') feet from the mean high water (mhw) line.
 4. Maximum Number of Units. No more than fifty-seven (57) residential bungalow units shall be permitted.
 5. Maximum Lot Coverage. Maximum lot coverage shall not exceed twenty (20%) percent of the lot area.
 6. Building Coverage. Not to exceed one thousand one hundred (1,100) square feet in area per residential bungalow unit excluding decks and accessory buildings.
 7. Decks/Balconies/Stoops. Each residential bungalow unit shall be permitted an attached deck and/or balcony and an entrance stoop subject to the following conditions:
 - (a) The aggregate area of all stoops, unroofed decks and/or balconies that extend outside of the exterior first floor walls, or the vertical projection of the exterior first floor walls, shall not exceed two hundred thirty (~~200~~ 230) square feet.
 - (b) Any roofed deck and/or balcony, except that portion under an eave permitted by subsection 22-5.14e,14, shall be considered gross floor area subject to the maximum gross floor area permitted by subsection 22-5.14.8.
 - (c) ~~One (1) freestanding entrance stoop is permitted provided that the stoop does not abut or connect to a deck and further provided that the stoop does not exceed thirty (30) square feet in area.~~ The area of stair treads or landings shall not be measured as part of the stoop.

(d) The stoop or unroofed deck may be expanded an additional fifteen (15) square feet for the placement of mechanical equipment, such as an air conditioning unit, provided that the total area of the expanded stoops, unroofed decks and balconies not exceed two hundred forty-five (45 245) square feet. ~~Stoops which are connected to a deck will be considered part of a deck and be subject to the two hundred (200) square foot limit for decks and balconies.~~

(e) The area of a stoop beneath an eave shall not be calculated as part of the maximum gross floor area permitted for the residential bungalow unit.

8. Maximum Gross Floor Area. The maximum gross floor area of a residential bungalow unit shall not exceed one thousand five hundred (1,500) square feet.

9. Building Height. The height of a residential bungalow unit shall not exceed ~~eighteen nineteen (18' 19')~~ eighteen nineteen (18' 19') feet from the finished first floor to the highest point on the roof and the highest point of roof peak shall not be more than twenty-one (21') feet above the minimum first floor elevation as required by the National Flood Insurance Program (FEMA) as shown on the adopted DFIRM or the Advisory Base Flood Elevation Map identified within the Documents referenced in subsection 17-3.2, whichever is greater.

10. Building to Building Setback. Residential bungalow units shall maintain the following minimum distances between each unit:

- (a) Side to Side. Five (5') feet.
- (b) Other than Side to Side. Ten (10') feet.

11. Parking. A minimum of one (1) space per building unit shall be provided within an on-site parking area. No on-street parking shall be permitted.

12. Roof Design. Residential bungalow units shall be limited to the following roof types: Gable, Gambrel, and Hip as defined in this chapter. Roof design shall meet the following provisions:

- (a) Neither the bottom of an eave nor the top of a wall plate at the connection to the roof rafter shall be more than two (2') feet above the second floor;
- (b) Minimum permitted roof pitch shall be 4 vertical to 12 horizontal;
- (c) Maximum roof pitch for the lower portion of a gambrel roof shall be 20 vertical to 12 horizontal; and
- (d) Ridges must be parallel with the long axis of the building.

13. Dormers. Dormers shall be permitted provided they comply with the following provisions:

- (a) Maximum outside width of a dormer shall not exceed eight (8') feet; and
- (b) Total width of all dormers on any one roof slope shall be the lesser of ~~sixteen (16') twenty-four (24') feet or fifty (50%) percent of the length of the roof measured midway between the eave and the ridge.~~ Total width of all dormers on both roof slopes shall be the lesser of thirty-two (32') feet or fifty (50%) percent of the total length of the roof (both sides) measured midway between the eave and the ridge.

14. Eaves. Eaves shall not project more than one (1') foot beyond the exterior wall.

15. Floor Projections. No portion of any floor above the first floor, except for decks/balconies subject to subsection 22-5.14e. 7. shall project beyond the first floor.

SECTION 2

All Ordinances or parts of Ordinances inconsistent with this Ordinance if held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this Ordinance.

SECTION 3

The Borough Clerk is hereby directed, upon adoption of the Ordinance after public hearing thereon, to publish notice of the passage thereof and to file a copy of this Ordinance as finally adopted with the Monmouth County Planning Board as required by N.J.S.40:55D-16. The Clerk

shall also forthwith transmit a copy of this Ordinance after final passage to the Borough Tax Assessor as required by N.J.S. 40:49-2.1.

SECTION 4

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

Introduced: April 22, 2014.

Passed and Approved:

I hereby approve of the
passing of this ordinance.

John E. Ekdahl,
Mayor

Attest:

Thomas S. Rogers,
Municipal Clerk/Administrator