

AN ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 16A, "LAND USE AND DEVELOPMENT ORDINANCE",
OF THE BOROUGH OF LITTLE SILVER,
COUNTY OF MONMOUTH, STATE OF NEW JERSEY

BE IT ORDAINED by the Mayor and Borough Council of the Borough of Little Silver, County of Monmouth, and State of New Jersey, as follows:

1. That Section 2.3 Definitions of Article II, and Section 10.4 R-1 Estate Residential Zone (E-11); Section 10.5 R-1A Low Density Residential Zone (F-12); Section 10.6 R-2 Medium Density Residential Zone (E-11) and Section 10.7 R-3 Medium Density Residential Zone (E-12) of Article X "Zoning District Regulations" of Chapter 16A, "Land Use and Development Ordinance", of the Borough of Little Silver, County of Monmouth, State of New Jersey is hereby amended by adding the following:

ARTICLE II "Definitions"

SECTION - 2.3 Definitions

Section 2.3 Definitions

"Building Height" means the vertical distance measured from the average elevation of the existing grade at all corners of the building, to the highest point of the roof. Noncommercial, residential, roof top radio or television antennas with an overall height of less than ten feet (10') and an attached surface to the principal structure of less than two square feet (2') are excluded from this calculation. For buildings located in the Coastal Flood Hazard Area as shown on the Advisory Flood Hazard Map, dated December 12, 2012, the building height will be measured as the vertical distance measured above the required finished floor elevation to the highest point of the roof.

ARTICLE X "Zoning District Regulations"

SECTION-10.4 R-1 ESTATE RESIDENTIAL ZONE

E. Area Yard and Building Requirements

11. For buildings located in the in the Coastal Flood Hazard Area per the Advisory Base Flood Map, dated December 12, 2012:

It is recommended that the first floor elevation be a minimum of four (4) feet above the Base Flood Elevation, or the Advisory Base Flood Elevation, whichever is higher. No structure shall exceed 2 ½ stories, or 42 feet in height above the surrounding grade.

SECTION-10.5 R-1A LOW DENSITY RESIDENTIAL ZONE

F. Area, Yard and Building Requirements

12. For buildings located in the in the Coastal Flood Hazard Area per the Advisory Base Flood Map, dated December 12, 2012:

It is recommended that the first floor elevation be a minimum of four (4) feet above the Base Flood Elevation, or the Advisory Base Flood Elevation, whichever is higher. No structure shall exceed 2 ½ stories, or 42 feet in height above the surrounding grade.

SECTION -10.6 R-2 MEDIUM DENSITY RESIDENTIAL ZONE

E. Area, Yard and Building Requirements

11. For buildings located in the in the Coastal Flood Hazard Area per the Advisory Base Flood Map, dated December 12, 2012:

It is recommended that the first floor elevation be a minimum of four (4) feet above the Base Flood Elevation, or the Advisory Base Flood Elevation, whichever is higher. No structure shall exceed 2 ½ stories, or 42 feet in height above the surrounding grade.

SECTION-10.7 R-3 MEDIUM DENSITY RESIDENTIAL ZONE

E. Area, Yard and Building Requirements

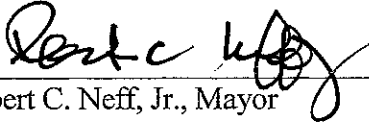
12. For buildings located in the in the Coastal Flood Hazard Area per the Advisory Base Flood Map, dated December 12, 2012:

It is recommended that the first floor elevation be a minimum of four (4) feet above the Base Flood Elevation, or the Advisory Base Flood Elevation, whichever is higher. No structure shall exceed 2 ½ stories, or 42 feet in height above the surrounding grade.

2. This ordinance shall take effect upon its passage and publication according to law.

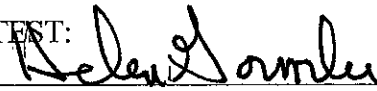
INTRODUCED : March 4, 2013
PASSED : April 1, 2013
APPROVED : April 1, 2013

I HEREBY APPROVE THE PASSING OF THIS ORDINANCE



Robert C. Neff, Jr., Mayor

ATTEST:



Helen Gormley, Administrator/Clerk

OrdLandUseFloorAreaBuildingHeights