

**ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE
OF NEW JERSEY, AMENDING AN ORDINANCE, TO IMPROVE CLARITY AND
PRECISION OF PREVIOUSLY ADOPTED ORDINANCES**

WHEREAS Ordinance No. 2017-28 amended the off-street parking requirement for business and professional offices and banks from one (1) space for every three-hundred (300) square feet of gross floor area to one (1) space for every two-hundred-fifty (250) square feet of gross floor area, and Ordinance No. 2017-51 unintentionally amended same off-street parking requirement from one (1) space for every two-hundred-fifty (250) square feet of gross floor area back to one (1) space for every three-hundred (300) square feet of gross floor area.

WHEREAS Ordinance No. 2017-51 unintentionally omitted the Riparian Buffer Conservation Overlay, which was established with previous Ordinance No. 2017-24, from the list of established zone districts provided at Section 18-901(A).

WHEREAS Ordinance No. 2017-51 unintentionally omitted paragraphs 3 and 4, which provide instruction on the interpretation of zone boundaries and existed prior to the adoption of Ordinance No. 2017-51, from Section 18-901(B), entitled "Zoning Map and Interpretation".

WHEREAS it has become apparent that the "Schedule of General Regulations", which is appended to Chapter XVIII, entitled "Unified Development Ordinance", does not include information on certain zones, which should be included in same.

WHEREAS the Single-Family Residential Zone (R-40A) has been removed from the list of established zone districts provided at Section 18-901(A), but the provisions for the Single-Family Residential Zone (R-40A) have not been removed from the Unified Development Ordinance.

BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

SECTION 1. Existing Section 18-807(B)3 of the Lakewood Township Code is hereby amended as follows (new text is **bold and underlined**; text to be deleted is **~~bold and stricken~~**):

3. Business and professional offices and banks, other than medical or dental: one (1) space for each **~~three hundred (300)~~ two hundred fifty (250)** square feet of gross floor area.

SECTION 2. Existing Section 19-901(A) of the Lakewood Township Code is hereby amended as follows in order to include the existing Riparian Buffer Conservation Overlay, which is regulated by existing Section 18-902(V), in the list of established zone districts (new text is **bold and underlined**; text to be deleted is **~~bold and stricken~~**):

A. The following zoning districts are hereby created and all land within the Township of Lakewood shall be placed in one of these districts by designation on a zoning map, as described below.

1. Agricultural (A-1)
2. Residential (R40)
3. Residential (R20)
4. Residential (R15)
5. Residential (R12)
6. Residential (R12A)
7. Residential (R10)
8. Residential (R7.5)
9. Multi-Family Residential (R-M)
10. Multi-Family Limited Residential (R-LM)
11. Public Housing (PH-1)
12. Office Transitional (OT)
13. Neighborhood Business (B-1)
14. Central Business (B-2)
15. Highway Business (B-3)
16. Wholesale Service (B-4)
17. Highway Development (B-5)
18. Highway Development (B-5A)
19. Highway Development (HD-6)
20. Highway Development (HD-7)
21. Residential Office Park (ROP)

22. Open Space and Preservation (OSP)
23. Airport Hazard Zone (AHZ)
24. Cedarbridge Redevelopment Area (DA-1)
25. Industrial (M-1)
26. Reserved
27. Reserved
28. Industrial Park Limited Professional Service (LP)
29. Reserved
30. Corporate Campus/Stadium Support Zone (B-6)
31. Hospital Support (HS)
32. Single Family Residential (R-10A)
33. Airport Business Commercial (ABC)
34. Oak Street Core Neighborhood Overlay Zone-1 (OSCN 1)
35. Oak Street Core Neighborhood Overlay Zone-2 (OSCN 2)
36. Cross and Prospect Street Core (CPSC) Overlay
37. Reserved
38. Public Purpose (PP) Overlay
39. Single Family Residential (R-10B)
40. Reserved
41. Single Family Residential (R-20A)
42. Reserved
43. Residential Cluster (R-15/10 C)
44. Residential Cluster (R-20/12 C)

- 45. Residential Cluster (R-40/20 C)
- 46. Planned Development Non-Contiguous Cluster (PDNC) Overlay
- 47. Riparian Buffer Conservation Overlay**

SECTION 3. Existing Section 18-901(B), entitled "Zoning Map and Interpretation" is hereby amended as follows in order to include further provisions related to the interpretation of zone boundaries (new text is **bold and underlined**; text to be deleted is **~~bold and stricken~~**):

B. Zoning Map and Interpretation

- 1. The boundaries of these zoning districts are established on a map entitled "Zoning Map of the Township of Lakewood – 2017," dated December 7, 2017, which accompanies this chapter and is incorporated herein. (Ord. No. 2017-51 § 3)
 - a. Amendments to the Zoning Map:
 - (1) Reserved for future use.
- 2. The map entitled "Amended Zoning Map of the Township of Lakewood - 2017" and dated December 7, 2017 shall be adopted and replace the Zoning Map referred to above upon the completion of roadway improvements so as to minimize traffic congestion as recommended in the 2017 Lakewood Township Master Plan, and more specifically set forth in the introductory "WHEREAS" clauses of Ordinance No. 2017-51. (Ord. No. 2017-51 § 3)
- 3. The boundaries between zoning districts are, unless otherwise indicated, either the centerlines of streets or railroad rights-of-way, municipal boundary lines, property lines existing at the time of the zoning map adoption or amendment, or lines parallel or perpendicular thereto. Distances not specifically indicated shall be determined by the scale of the map.**
- 4. Where a district boundary line divides a lot existing at the time of adoption of this chapter, the regulations applicable to the least restrictive district shall extend over the portion of the lot in the more restrictive district for a distance of not more than twenty (20) feet.**

SECTION 4. Existing "Schedule of General Regulations", which is appended to Chapter XVIII, entitled "Unified Development Ordinance", is amended as shown in

attachment A in order to include information on certain additional zone districts (new text is **bold and underlined**; text to be deleted is **~~bold and stricken~~**).

SECTION 5. Existing Section 18-902(2), entitled "Single-Family Residential (R-40A)" is hereby repealed in its entirety and reserved for future use.

SECTION 6. Existing Section 18-906, entitled "Public and Private Schools", Paragraph H, entitled "Front Yard Setback Requirements", is hereby amended as follows (new text is **bold and underlined**; text to be deleted is **~~bold and stricken~~**):

H. Front Yard Setback Requirements.

1. In all residential zones, namely the R-40, R-20, R-15, R-12, R-12A, R-10, R-7.5, R-M, R-LM, R-10A, **R-12B, R-12C, R-10B, R-12D, and R-20A, and R-40A** zones, as well as the A-1 zone, the minimum front yard setback requirement shall be increased by twenty (20) feet.
2. For all other zone districts that permit schools, except for the Central Business (B-2) zone, increase minimum front yard setback requirement by forty (40%) percent. The increased front yard setback requirement shall not apply to the B-2 zone.

SECTION 7. All ordinances or parts of ordinances that are found to be inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 8. If any section, subsection, paragraph, sentence or any part hereof is adjudged unconstitutional or invalid, such judgement shall not affect, impair or invalidate the remainder of this Ordinance not directly involved in the controversy in which such judgement shall have been rendered.

SECTION 9. A copy of this Ordinance must be transmitted to the Ocean County Planning Board upon final passage.

SECTION 10. This Ordinance shall take effect immediately upon final passage and publication as required by law.

NOTICE

PUBLIC NOTICE is hereby given that the foregoing Ordinance was introduced at a meeting of the Township Committee of the Township of Lakewood, in the County of Ocean and State of New Jersey on **February 7, 2019**, and was then read for the first time. The said Ordinance will be further considered for final passage by the Township Committee in the Town Hall at 6:00 P.M. on **March 28, 2019**. At such time and place or any time or place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said Ordinance.


Kathryn Hutchinson, RMC, CMC, CMR, RPPS
Township Clerk

CERTIFICATION

I, Kathryn Hutchinson, Township Clerk of the Township of Lakewood, do hereby certify the foregoing to be a true and exact copy of the ordinance which was adopted by the Township Committee of the Township of Lakewood at a meeting held on **March 28, 2019** at 6:00 P.M., at the Municipal Building, located at 231 Third Street, Lakewood, NJ 08701.


Kathryn Hutchinson, RMC, CMC, CMR, RPPS
Township Clerk

SCHEDULE OF GENERAL REGULATIONS

Zone	Minimum Lot Requirements ⁽¹⁾		Minimum Yard Requirements								Percent Maximum Bldg. Coverage	Maximum Height Ft.
			Principal Building			Accessory Bldg.						
	Area Sq. Ft.	Width Ft.	Front ⁽²⁾	Rear ⁽⁴⁾	Side		One	Both	Rear	Side		
A-1	2 acres	200	50	20	15	40		10		10	25	35
R-40	40,000	150	50	30	15	40		10		10	25	35
R-40/20 C	<u>Please refer to Chapter 18-902</u>											
R-20	20,000	100	30	20	10	25		10		10	30	35
R-20A	<u>Please refer to Chapter 18-902</u>											
R-20/12 C	<u>Please refer to Chapter 18-902</u>											
	15,000	100	30	20	10	25		10		10	30	35
R-15/10 C	<u>Please refer to Chapter 18-902</u>											
R-12	12,000	90	30	20	10	25		10		10	30	35
R-12A	12,000	75	30	20	10	25		10		10	30	35
R-10	10,000	75	30	20	10	25		10		10	30	35
R-10A	10,000	75	30	20	10	25		10		10	30	35
R-10B	<u>Please refer to Chapter 18-902</u>											
R-7.5	7,500	50	25	15	7	15		7		7	35	35
R-M	10,000	75	25	15	12	25		7		7	35	65
R-LM	Same As RM											
PH-1	Refer to Chapter: Section 18-903J											
OT	10,000	75	25	15	12	25		7		7	25	35
B-1			15	10	7 ⁽³⁾	15 ⁽³⁾		5		5		35
B-2				10	7 ⁽³⁾	15 ⁽³⁾		5		5		65
B-3	20,000	150	50	30	30	60		30		30	25	45
B-4	10,000	100	15	10	10 ⁽³⁾	20 ⁽³⁾		5		10		45
B-5	2 Acres	200	100	50	50	100		30		30	30	50
B-5A	Same as B-5											
B-6	2 Acres	200	100	50	50	100						
HD-6	10,000	75	50 *	30	15	35		10			30	50
HD-7	1 Acre	150	50 **	50	30	60		30		30	25	65
R-OP	10,000	75	25	15	12	25		7		7	25	35
OSP	3 Acres	200	50	20	15	40		10		10	20	30
AHZ	See Section 18-903K											

Zone	Minimum Lot Requirements ⁽¹⁾		Minimum Yard Requirements							Percent Maximum Bldg. Coverage	Maximum Height Ft.
			Principal Building			Accessory Bldg.					
	Area Sq. Ft.	Width Ft.	Front ⁽²⁾	Rear ⁽⁴⁾	Side			Rear	Side		
					One	Both	Side				
DA-1	3 Acres	300	50	30	30	70	10	10	10	40	75
M-1	3 Acres	300	50/100	30	30	70	10	10	10	40	65
LP	Same As M-1										
HS	<u>Refer to Chapter; Section 18-903(S)</u>										
ABC	3 Acres	300	50/100	30	30	70	10	10	10	40	65
OSCN 1	<u>Refer to Chapter; Section 18-902(M)</u>										
OSCN 2	<u>Refer to Chapter; Section 18-902(N)</u>										
CPSC	<u>Please refer to Chapter 18-1022</u>										
PP	<u>Refer to Chapter; Section 18-903(U)</u>										
PDNC	<u>The bulk requirements of the underlying zone districts shall apply.</u>										
Riparian Buffer Conservation Overlay	<u>Refer to Chapter; Section 18-902(V)</u>										

* See Section 18-903G3

** See Section 18-903H3

Notes:

- (1) Lots requiring septic systems shall be of sufficient size to achieve required distances in accordance with New Jersey Department of Environmental Protection septic design regulations (N.J.A.C. 7:9A)
- (2) Front yard requirements apply only to new developments and to blocks on which only one house is situated. In any district where more than one residence building is situated on one side of a block, no new building shall be erected and no existing building reconstructed or altered to project beyond a setback line which will represent an average of the setback lines or distances of all residence building on said side of the block.
- (3) No side yard required for business property on side adjacent to an existing business property.
- (4) Rear yard requirements above set forth shall not apply, however, to any property having its rear boundary line one and the same as the boundary line of a municipal parking lot. When the rear of a property abuts a municipal parking lot, the rear yard requirements shall be five feet on any property whereon the owner at the owner's expense provides a five foot wide sidewalk covering the entire five feet from side line to side line of said property along the rear line abutting the parking lot. The provision is hereby made to permit building within five feet of the parking lot line upon condition that satisfactory sidewalk is provided for ingress and egress to the municipal parking lot and to insure the safety of persons using the rear area of the lands abutting municipal parking lots. The provision, however, shall not apply to any property wherein no installation of sidewalk as above set forth is made prior to a building being erected other than in conformity with the minimum yard requirements otherwise set forth in the Schedule of General Regulations. (Amended August 12, 1965.)
- (5) Minimum yard requirements may be reduced by recommendation of the industrial commission with consent of the planning board.