

TOWNSHIP OF HARDYSTON

2015-17

**AN ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX,
STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 185,
ZONING, SECTION 185-25(A), BULK REQUIREMENTS FOR EXISTING SINGLE
FAMILY HOMES IN UNSUBDIVIDED LAKE COMMUNITIES WITHIN IN THE
MIDD-10 ZONE , OF THE REVISED GENERAL ORDINANCES**

BE IT ORDAINED by the Municipal Council of the Township of Hardyston, County of Sussex, State of New Jersey, as follows:

SECTION 1. Chapter 185, Zoning, Section 25, Lake Communities, Subsection (A) of the aforesaid Revised General Ordinances is hereby amended and supplemented to read as follows:

§185-25 Lake Communities

Existing single-family structures in unsubdivided lake communities are exempt from the bulk requirements of the MIDD-10 Zone. New principal structures must meet the requirements of the MIDD-10 Zone. Existing single-family structures must meet the following standards:

A. Principal buildings.

- (1) Minimum distance between buildings: 20 feet.
- (2) Minimum distance to lake: 15 feet or the existing setback, whichever is less.
- (3) Minimum distance to center line of any road or common driveway, as defined in §185-23F: 15 feet or existing setback, whichever is less.
- (4) Maximum height: 2 1/2 stories or 30 feet, whichever is less.
- (5) Minimum distance to a property line: 40 feet.
- (6) Maximum size of addition: 100% of the existing footprint or 500 square feet of additional footprint whichever is less.

B. Accessory structures, excluding docks and boathouses.

- (1) Minimum distance to associated principal structure: five feet.
- (2) Minimum distance to separate principal structure: 10 feet or existing setback, whichever is less.
- (3) Minimum distance to center line of any road or common driveway as defined in 185-23F: 10 feet.
- (4) Maximum height: 15 feet.

NOTICE

PLEASE TAKE NOTICE that notice is hereby given that the above ordinance was introduced and passed at the regular meeting of the Hardyston Township Council held at the Municipal Building, 149 Wheatsworth Road, Hardyston, New Jersey, on October 14, 2015. The same came up for final adoption at a meeting of the Township Council of the Township of Hardyston held on October 28, 2015, and after all persons present were given the opportunity to be heard concerning the same, it was finally passed, adopted and will be in full force and effect in the Township according to law.

Jane Bakalarczyk, RMC/CMC
Municipal Clerk