

**TOWNSHIP OF HARDYSTON**

**ORDINANCE 2019-01**

**AN ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY TO AMEND AND SUPPLEMENT CHAPTER 185, ZONING, SECTION 185-58(S), RESORT ORIENTED HOUSING IN CONNECTION WITH A GOLF COURSE OF THE REVISED GENERAL ORDINANCES IN ORDER TO AMEND THE BULK REQUIREMENTS FOR SINGLE-FAMILY DETACHED DWELLING UNITS PERMITTED AS A CONDITIONAL USE IN ACCORDANCE WITH ARTICLE XVI, REGULATIONS GOVERNING CONDITIONAL USES**

**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 58, Specific Conditions for Conditional Uses, Subsection (S), Resort oriented housing in connection with a golf course, Item (4) of the aforesaid Revised General Ordinances is hereby amended and supplemented to read as follows:

S. Resort oriented housing in connection with a golf course.

(4) Single-family detached dwellings:

(a) Minimum lot area: 7,500 square feet.

(b) Minimum lot width: 55 feet.

(c) Yard requirements:

[1] Minimum front yard (from private road): 25 feet.

[2] Minimum rear yard: 25 feet.

[3] Minimum side yard: 8 feet.

(d) Maximum percent of lot coverage by impervious surfaces: 45%.

(e) Maximum Building Height: 2-1/2 stories or 35 feet.

**SECTION 2.** All ordinances of the Township of Hardyston which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 3.** If any section, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid by any court or competent jurisdiction, such decision shall not affect the remaining portion of this ordinance.

**SECTION 4.** This Ordinance may be renumbered for purposes of codification.

**SECTION 5.** This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

**NOTICE**

The ordinance published herewith was introduced and passed upon first reading at a meeting of the governing body of the Township of Hardyston, in the County of Sussex, New Jersey, held on January 23, 2019. It will be further considered for final passage after public hearing thereon, at a meeting of said governing body to be held in the Municipal Building, 149 Wheatsworth Road, Hardyston, New Jersey on February 27, 2019 at 7:00 p.m., or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning the same.

Jane Bakalarczyk, RMC/CMC

Municipal Clerk