

ORDINANCE 177

AN ORDINANCE AMENDING SECTION 704E (AREA AND BULK REQUIREMENTS FOR SINGLE-FAMILY DWELLING DETACHED) OF ORDINANCE NO. 156 ENTITLED "AN ORDINANCE ESTABLISHING LAND USE DEVELOPMENT REGULATIONS AND RESTRICTIONS PURSUANT TO THE MUNICIPAL LAND USE LAW (CHAPTER 291, LAWS OF N. J. 1975); ESTABLISHING A ZONING BOARD OF ADJUSTMENT AND PALNNING BOARD PURSUANT TO SAID LAW; AND REPEALING ALL PRIOR ORDINANCES RELATING TO ZONING AND PLANNING, AND PROVIDING PENALTIES FOR THE VIOLATION OF THE TERMS AND PROVISIONS THEREOF IN THE VILLAGE OF LOCH ARBOUR, IN THE COUNTY OF MONMOUTH AND STATE OF NEW JERSEY."

BE IT ORDAINED by the Board of Trustees of the Village of Loch Arbour, in the County of Monmouth and State of New Jersey, that the Ordinance referred to in the title hereof is amended and supplemented as follows:

Section 1. Section 704E (Area and bulk requirements For Single-Family Dwelling detached) of Article 7 (Zoning Districts and Zoning Map) is hereby amended to read as follows:

"704E. Area and Bulk Requirements for Single-Family Dwelling Detached.

1. Lot Width - 75 feet
2. Lot depth - 100 feet
3. Lot Area - 7,500 square feet
4. Side Yards (each) - 5 feet
5. Rear Yards - 25 feet
6. Front Yard Set-Back - shall not increase or decrease the pronounced uniformity of the street front alignment of the existing buildings and in the depths of the existing front yards. The said required front-yard shall substantially conform with those provided for adjacent buildings.
7. Maximum Building Coverage - Thirty (30%) per cent of the lot.
8. Off-Street Parking - two (2) spaces per dwelling. No cars or vehicles of any type shall be parked on lawns or on required areas for front, side or rear yards.
9. No commercial vehicle shall be parked out-of-doors overnight."

Section 2. All Ordinances or parts of Ordinances which are inconsistent herewith are repealed, but only to the extent of such inconsistency.

Section 3. This Ordinance shall take effect immediately upon its 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 Board of Trustees of the Village of Loch Arbour, in the County of Monmouth and State of New Jersey, on the 16<sup>th</sup> day of May, 1980 and was then read for the first time. The said Ordinance will be further considered for final passage by the Board of Trustees at Village Hall at 7:00 P.M. on the 20<sup>th</sup> day of June, 1980, at such time and place, or at any time and place to which said meeting may be adjourned, all persons interested will be given the opportunity to be heard concerning said Ordinance.

