

ORDINANCE 196

AN ORDINANCE AMENDING ORDINANCE 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 PLANNING 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" SO AS TO ESTABLISH AN OFFICE-PROFESSIONAL ZONE IN THE VILLAGE OF LOCH ARBOUR.

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 Ordinance No. 156, which is the Ordinance referred to in the title hereof, is hereby amended and supplemented as follows:

Section 1. Section 701 (Zoning Districts) of Article 7 (Zoning Districts and Zoning Map) is hereby amended to read as follows:

"For the purpose of this Ordinance, the Village of Loch Arbour is hereby divided into use districts as follows:

<u>SYMBOLS</u>	<u>NAME</u>
R	Residential
C	Commercial
B	Beach
OP	Office-Professional

Section 2. Section 702 (Zoning Map) of Article 7 (Zoning Districts and Zoning Map) is hereby amended to read as follows:

"ZONING MAP"

The boundaries of these districts are hereby established as shown on a map entitled "Zoning Map of the Village of Loch Arbour" dated January 27, 1982, which accompanies and is hereby made a part of this Ordinance. The aforesaid map is amended to designate an Office-Professional Zone with respect to property designated as the Easterly 100 feet of Lot 22 and Lot 23 in Block 2 on the Official Tax Map of the Village of Loch Arbour."

Section 3. Article 7 (Zoning Districts and Zoning Map) is hereby amended to include a section to be designated as Section 706 "OP Office-Professional which shall read as follows:

A. Purpose

The purpose of this district is to permit the maintenance of general and professional office uses in order to create a transitional use between the "C" Commercial District and the "R" Residential District.

B. Principal Permitted Use On Land and In The Buildings

Office buildings for general or professional use.

C. Accessory Uses Permitted

- 1) Off-street parking as in Article 6.
- 2) Fences, walls and plantings as in Article 6.

D. Building Heights

No building shall exceed 35 feet in height or contain more than two stories above grade.

E. Area and Bulk Requirements

- |                               |   |
|-------------------------------|---|
| 1) Lot width                  | 100 feet  |
| 2) Lot depth                  | 125 feet  |
| 3) Lot area minimum (sq. ft.) | 12,500 square feet                              |
| 4) Side yards                 | 40 feet total<br>10 feet minimum<br>On one side |
| 5) Front yard minimum         | 70 feet   |
| 6) Rear yard minimum          | 10 feet   |
| 7) Building coverage maximum  | 18%   |

F. Off-Street Parking

- 1) One space per 250 square feet of gross floor area.
- 2) All off-street parking shall conform to Article 6.

G. Signs

- 1) One sign having a maximum size of 16 square feet may be maintained. Signs may be placed in the front yard area, provided however, no sign or any portion thereof shall be located within 10 feet of any property line.
- 2) The maximum height of any sign shall be 4 feet.
- 3) All signs shall conform to Article 6.

Section 4. All Ordinances or parts of Ordinances inconsistent herewith are repealed, but only to the extent of such inconsistency. All parts of Ordinance No. 156 not inconsistent herewith are hereby ratified and confirmed.

Section 5. 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 10<sup>th</sup> day of November, 1983, and was then read for the first time. The said Ordinance will be further considered for final passage by the Board of Trustees at the Village Offices at 8:00P.M. on the 7<sup>th</sup> day of December, 1983, at such time and place, or at any time and place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said Ordinance.