

ORDINANCE 2017-10

AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BRADLEY BEACH, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, CHAPTER FOUR HUNDRED FIFTY , ARTICLE FIVE, SECTION TWENTY SIX D(1)(d), AREA, YARD, AND BUILDING REQUIREMENTS AND CHAPTER FOUR HUNDRED FIFTY , ARTICLE FIVE, SECTION TWENTY SEVEN D(2)(4), AREA, YARD, AND BUILDING LIMITATIONS FOR TOWNHOUSES

450-26D (1)

(d) Minimum front yard: 15 feet and 25 feet. The front yard depth shall be a minimum of 15 feet on north-south streets and 25 feet on east-west streets or the minimum depth of any front yard within the block and fronting on the same street on which the structure fronts. When the prevailing setback of the existing buildings along a block front is less then the setback requirements, the front yard set back distance may be reduced to the average of front yard setbacks of principal structures on all developed properties on the same side of the street within 200 feet of the property as documented by a map prepared by a licensed land surveyor The average depth will be from the front wall of the structure, provided that such setback is not less then ten (10) feet. Front porch shall be also averaged within 200 feet on each side of the lot and within the same block front

450-27D (2)

(4) Minimum front yard: 15 feet and 25 feet. The front yard depth shall be a minimum of 15 feet on north-south streets and 25 feet on east-west streets or the minimum depth of any front yard within the block and fronting on the same street on which the structure fronts, whichever is the greater. When the prevailing setback of the existing buildings along a block front is less than the setback requirements, the front yard setback distance may be reduced to the average of front yard setbacks of principal structures on all developed properties on the same side of the street within 200 feet of the property as documented by a map prepared by a licensed land surveyor The average depth will be from the front wall of the structure, provided that such setback is not less than ten (10) feet. Front porch shall be also averaged within 200 feet on each side of the lot and within the same block front

**BE IT FURTHER ORDAINED** by the Mayor and Borough Council of the Borough of Bradley Beach, in the County of Monmouth, that Chapter Four Hundred Fifty Article V of the Revised General Ordinances of the Borough of Bradley Beach, shall be amended to reflect said change.

THIS ORDINANCE shall become effective upon final passage and publication according to law.

\_\_\_\_\_  
KELLY BARRETT  
Municipal Clerk

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GARY ENGELSTAD  
Mayor

Introduced: February 14, 2017  
Date of Hearing and Adoption:

Publication Dates \_\_\_\_\_

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