

ORDINANCE 2007 -16, as amended November 28, 2007

AN ORDINANCE AMENDING
CHAPTER XL (DEVELOPMENT REGULATIONS)
OF THE REVISED GENERAL ORDINANCES
OF THE BOROUGH OF BELMAR

The Mayor and Borough Council of the Borough of Belmar do ordain as follows:

ARTICLE 2

40-2 DEFINITIONS.

40-2.4 Definitions. Certain words, phrases, and terms in this chapter are defined for the purpose herein as follows:

i. Article 2, subsection 2.4 of Chapter XL of the Revised General Ordinances of the Borough of Belmar, *Definitions*, is hereby amended as follows¹:

Dormer, a projection from a roof that contains a window. Dormers shall be located upon compliance with the following conditions:

- Dormers must have sloped roof lines at a minimum of 18 ½ degrees (4/12 pitch ratio); and
- All dormers, except stairwells, must be stepped back a minimum of 24" from exterior wallface beneath it; and
- With the exception of a dormer above a stairwell, no single dormer may exceed 10 feet in length; and
- The width of a dormer above a stairwell shall be restricted to only that width necessary to afford the required headroom over the stairway at the upper most floor.
- The total length of all dormers shall not exceed 20% of the total main roof perimeter lineal footage.

ii. 40-2.4, *Definitions*, is hereby amended as follows:

Floor Area, Gross, Residential shall mean, the sum of the areas of the floor or floors of all principal and accessory buildings measured between the inside faces of exterior wall or from the centerline of walls common to two (2) structures for uses.

¹ Additions are indicated by underlining (thus); deletions indicated by strikeouts (~~the~~).

Floor area shall include any carport area that has habitable space above it , ~~but shall not include the floor area of non-habitable basements or cellars.~~

Floor area shall exclude all floors below the first or ground floor which are permitted to include a half-bathroom consisting of one toilet and one sink, however if such area(s) are developed with a kitchen, bedroom(s) and/or full bathroom(s) they shall be included in the calculation of Floor Area.

Floor area shall not include the floor area of non-habitable attics, except that one hundred (100%) percent of attics or top stories of a building which meets the definition of a Half Story as defined herein shall be included.

Floor area shall not include the floor area of a mechanical room for heaters, boilers, hot-water heaters, air-conditioning related equipment and similar equipment, provided that all such mechanical equipment is contained in the mechanical room, and the floor of the mechanical room is above the flood height, and further, the maximum amount to be excluded from the floor area for the mechanical room shall be no more than 64 square feet; additionally, a second mechanical room is permitted on any floor above the first mechanical room and the maximum amount to be excluded from the floor area for the second mechanical room shall be no more than 36 square feet.

All areas with a floor-to-ceiling height of fifteen (15) feet or more shall be doubled for the purpose of calculating floor area.

For the purpose of determining required parking only, areas used for parking will not be considered floor area.

iii. Any provision of the Revised General Ordinances of the Borough of Belmar inconsistent with the provision(s) above-written is hereby repealed.

iv. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to this section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

v. This Ordinance shall take effect upon final adoption and publication pursuant to law.

STATEMENT

The change applicable to dormers will increase the length of the stairwell dormers to allow for greater headroom and clearance at the top flight of stairs. This will allow greater design flexibility for floor plans of conforming structures on smaller lot sizes within the Borough.

The changes applicable to floor area ratio exclude the calculation of FAR for areas below first or ground floor level (basement/cellars) to allow for their development, except where those areas are developed with either kitchens and/or full bathrooms.