

BOROUGH OF NORWOOD

ORDINANCE NO. 16:01

AN ORDINANCE AMENDING CHAPTER 233 THE CODE
OF THE BOROUGH OF NORWOOD ON ZONING TO
REGULATE PATIOS

WHEREAS, the Mayor and Council of the Borough of Norwood is authorized to create and from time to time modify land use regulations consistent with N.J.S.A. 40:55D-1 et seq., the Municipal Land Use Law, and the purpose of this ordinance is to better define the regulations that apply to patios in the Borough.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Norwood, County of Bergen, State of New Jersey, as follows:

Section 1: Section 233-17 of Chapter 223 of the Code of the Borough, regulating yards and open spaces, is amended to add the following new subsection §233-17(B)(6) to the list of projections permitted in required yards:

6. Patios may project into any required rear yard of any residential lot located in the R-7.5 and R-10 zoning districts for a distance that is the lesser of one third of the required depth of the rear yard or one third of the depth of the rear yard when measured from its narrowest point, provided that the structures on the lot otherwise comply with all of the other applicable regulations set forth in this Code.

Section 2: Section 233-3 of the Code titled "Definitions and Word Usage" is amended to substitute the following definitions:

Improved Lot Coverage - The percentage of lot area that is improved with principal and accessory buildings, structures, and uses, including but not limited to decks, driveways, tennis courts, parking areas, garages, walkways, patios, terraces, loading areas, hard surfaces, pools, or other man-made structures and improvements. Detention or retention basins are excluded if they are constructed of natural materials.

Building Area - The maximum horizontal projected area of a principal building and its accessory buildings, excluding decks, uncovered porches, terraces, patios, and steps.

Section 3: Section 233-3 of the Code is further amended to add the following definitions:

Deck - A platform that is attached to a building, or that is directly adjacent to a building, and which is supported by pillars or posts and is not covered by a permanent roof.

Porch - A structure, which may be in whole or in part screened, enclosed, or covered by a roof, and which is attached to or directly adjacent to a building.

Patio - A ground-level, improved surface or structure directly adjacent to a building and not covered by a permanent roof.

Terrace - See definition of patio.

Section 4: All ordinances or parts of ordinances that are inconsistent with the provisions of this ordinance are repealed, but only to the extent of any inconsistencies.

Section 5: The provisions of this ordinance are severable. If any court declares any part of this ordinance to be unconstitutional or invalid, the remaining parts of this ordinance will remain in full force and effect.

Section 6: This ordinance will take effect upon passage and publication in accordance with N.J.S.A. 40:49-2(d), and copies will be served on the County Planning Board and the Borough's tax assessor within thirty (30) days of adoption.

Introduced and passed first reading: March 6, 2016

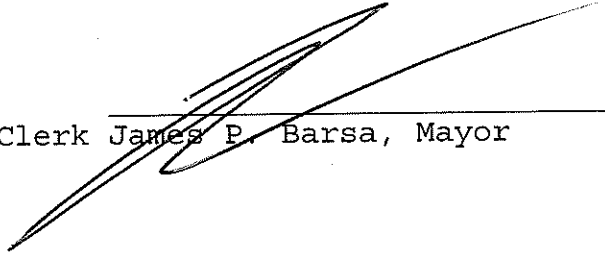
Passed second reading: April 13, 2016

ATTEST:

APPROVED BY:



Lorraine L McMackin, Borough Clerk



James P. Barsa, Mayor

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