

**BOROUGH OF NORWOOD
ORDINANCE NO. 16:21**

*An Ordinance Amending Chapter 233 the Code of the Borough of
Norwood Titled "Zoning," Regarding Lot Coverage*

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 the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), and the purpose of this ordinance is to clarify and better define some of the existing regulations relating to lot coverage.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Norwood as follows:

Section 1: Section 233-3(B) of the Code of the Borough of Norwood ("Code") is amended to delete the current definitions of the terms building area, building coverage, improved lot coverage, lot coverage, and terrace, and to include or substitute the following definitions:

Egress opening – An architectural feature of a building or structure used for egress from below grade facilities.

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, both pervious and impervious. Detention or retention basins are excluded if they are constructed of natural materials.

Lot coverage – The percentage of a lot that is covered or occupied by buildings measured on a horizontal planer around the periphery of the foundation(s) and including the area under the roof of any structure supported by columns, but not having walls, as measured around the extremities of the roof above the columns.

Terrace – A raised level area with vertical or sloping front or sides faced with masonry, turf, or the like.

Walkway – A ground-level, improved surface directly adjacent to a building or other improved surface that functions to allow pedestrian traffic movement from one improved surface or structure to another.

Window well – An architectural feature to allow light and air into below grade windows but not used for egress.

Section 2: Code Section 233-17 titled “Yards and Open Spaces” is amended in part as follows:

§233-17. Yards and Open Spaces.

A. [Remains unchanged].

B. [Subsection 1 remains unchanged].

2. Cornices, canopies, eaves, bay windows, window wells, balconies, landings, and other similar architectural features may project a maximum distance of not more than two feet into required yards. Front steps may project a maximum distance of not more than four feet into a required front yard.

[Subsections 3 to 5 remain unchanged].

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 all improvements on the lot otherwise comply with all of the other applicable regulations including, but not limited to Maximum Lot Coverage and Improved Lot Coverage, set forth in this Code.

7. Walkways of any residential lot located in the R-7.5 and R-10 zoning districts may project a maximum distance of not more than three feet into required yards, provided that the walkways are no wider than three feet, are not covered by a permanent roof, and all improvements on the lot otherwise comply with all of the other applicable regulations, including, but not limited to Maximum Lot Coverage and Improved Lot Coverage, set forth in this Code.

8. Driveways may project into front or side yards from the face of the primary structure or detached garage to the R.O.W., provided that all improvements on the lot otherwise comply with all of the other applicable regulations, including, but not limited to Maximum Lot Coverage and Improved Lot Coverage, set forth in this Code.

The width of a driveway will be approximately sized based on the size of the garage it services, but no driveway may be wider than 10 feet for each car that can fit in the garage, excluding tandem parking.

Section 3: Any references in Code Sections 233-49, 233-50, 233-60, 233-120, and 233-121 to the term “building coverage” are amended to state “lot coverage.”

Section 4: Code Chapter 233, Schedule A, Schedule of General Requirements for Topographic Slope Less Than 15%, is amended to state, under the heading “Maximum Improved Lot Coverage” 45% for both the R-7.5 and R-10 zoning districts.

Section 5: Code Chapter 233, Schedule B, Tables 1 to 6 of the Schedule of Area, Yard and Bulk Regulations in Areas of Steep Sloping Land, is amended to state the following under the heading “Maximum Improved Lot Coverage” for both the R-7.5 and R-10 zoning districts:

Schedule B Table 1 -- 43%

Schedule B Table 2 -- 40%

Schedule B Table 3 -- 38%

Schedule B Table 4 -- 36%

Schedule B Table 5 -- 34%

Schedule B Table 6 -- 32%

Section 6: All ordinances or parts of ordinances that are inconsistent with the provisions of this ordinance are hereby repealed, but only to the extent of any inconsistencies.

Section 7: The provisions of this ordinance are severable. If any part of this ordinance is declared to be unconstitutional or invalid by any court, the remaining parts of this ordinance will remain in full force and effect.

Section 8: 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 days of adoption.

Introduced and passed first reading: August 10, 2016

Passed second reading: September 14, 2016

ATTEST:

APPROVED BY:



Lorraine L. McMackin,
Borough Clerk



James P. Barsa, Mayor