

§ 145-34 Lakes Residential.

A.

Purpose. The purpose of this district is to ensure, where available, the quality of development that has been fostered throughout the single-family structures and ensure a moderate density similar to the existing residential use pattern. Protection of environmental resources is encouraged, and all structures must use public sewers.

B.

Permitted principal uses: One single-family detached dwelling per lot of required minimum size.

C.

Permitted accessory uses:

(1)

Accessory buildings and sheds.

(2)

Fences and walls.

(3)

Home occupations.

(4)

Recreational vehicles.

(5)

Signs.

(6)

Private residential swimming pools.

(7)

Decks.

D.

Regulations and limitations.

[\(1\)](#)

Minimum lot size: 10,000 square feet.

[\(2\)](#)

Minimum lot dimensions, residential buildings and garages.

[\(a\)](#)

Width at building line: not less than 100 feet, except, where the area of the lot exceeds 15,000 square feet, the width shall not be less than 95 feet.

[\(b\)](#)

Depth of front and rear yards: not less than 25 feet.

[\(c\)](#)

Side yards: the two side yards shall not be less than 25 feet in the aggregate width and neither shall be less than 10 feet. The distance between any buildings on adjoining lots shall not be less than 20 feet.

[\(d\)](#)

Lakefront and corner homes shall be considered to have two front yards and two side yards.

[\(e\)](#)

Sheds shall be placed in side yards of lakefront corner homes.

[\(3\)](#)

Area occupied by buildings/impervious coverage limits. Unless otherwise provided in this chapter, the maximum impervious surface on a single-family residential lot in residence districts shall not exceed an amount determined by the following calculations: Not more than 25% of the area of the lot may be occupied by the principal building. The sum total of the principal building and all impervious coverage granted for sheds, sidewalks, patios, decks, driveways, pools, other man-made recreational facilities and any other improvement constructed as an impervious surface shall not exceed 35% of the lot area. Total pervious and impervious coverage shall not exceed 40% of lot area.

[Amended 6-23-2010 by Ord. No. 566]

[\(4\)](#)

Building height: No residential building shall exceed 35 feet in height nor shall it exceed 2 1/2 stories excluding the basement. No private garages shall exceed 18 feet in height or exceed one story.

(5)

Access to street, road or trail: No building shall be erected on any lot that is not contiguous, for the distance of at least 35 feet to a public street, road or trail maintained by the Borough, county or state, or contiguous to a dedicated street, road, trail shown on a map or plan approved by the Borough Council for filing in the office of the County Clerk and duly filed in said office.

(6)

No building may be constructed within the one-hundred-year floodplain.

(7)

No more existing indigenous trees greater than three inches in diameter, or indigenous shrubs greater than four feet in height, may be removed from any property in this district than are necessary to accommodate the improvements to be made. In no event will more than 30% of such trees be removed. For purposes of this section, indigenous trees and shrubs are those listed in N.J.A.C. 7:50-6.25.

(8)

All new driveways constructed within the Borough shall conform to the following standards:

[Added 6-23-2010 by Ord. No. 566]

(a)

No driveway or portion thereof shall be located within three feet of the side property line or within 15 feet of the rear property line, lakefront lots not within 25 feet of the lakeside property line or waterline, whichever is closer. No driveway or portion thereof shall be located within 25 feet of the paved edge of any public intersection. For corner lots accessing intersecting streets, no driveway or portion thereof shall be located within 50 feet from the edge of the intersection of Street A and 25 feet from the intersection of Street B.

(b)

No property with less than 75 feet of frontage shall have more than one curb cut, not to exceed 22 feet in width as measured along the front property line. No property with frontage of 75 feet or greater shall have more than two curb cuts with the aggregate curb cut measurements not to exceed 33 feet.

(c)

Sight triangles shall be maintained for all driveways. Plant and tree growth or objects of any kind that would obstruct a person's line of sight or impede the safe egress from any driveway shall be prohibited. Existing trees or other plantings or the location of structures exceeding 30 inches in height that would obstruct the clear sight of persons exiting any driveway shall be prohibited. For driveways located along roads of other jurisdictions (county or state), if all local standards are met, additional design, traffic and safety regulations of those jurisdictions shall also be met.

E.

Minimum off-street parking: two spaces per dwelling unit or as specified in the RSIS.

F.

Specifically prohibited uses.

(1)

Outdoor storage of any kind of materials except as needed during the construction of any permitted structure, unless specifically permitted elsewhere in this chapter.

(2)

Outdoor storage of any kind of materials used in the conduct of a commercial business or used in the conduct of a permitted home occupation.

(3)

Outdoor overnight parking of any commercial vehicle or defined in the ordinance.

(4)

Any activity causing offensive noise, odor, dust, smoke, gases, or other vapors, electrical disturbances or interferences, disturbing lights or disturbing vibrations.

(5)

The installation and/or erection of a dish antenna with a dish diameter greater than two feet.

(6)

Any other use not herein specifically allowed.