

TOWNSHIP OF PEQUANNOCK

ORDINANCE NO. 2012-11

ORDINANCE AMENDING THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PEQUANNOCK AND REVISING THE FRONT YARD SETBACK REQUIREMENTS FOR CERTAIN RESIDENTIAL STRUCTURES IN THE SPECIAL FLOOD HAZARD AREA

BE IT ORDAINED by the Township Council of the Township of Pequannock, in the County of Morris and State of New Jersey, as follows:

Section 1. Chapter 189, Section 189.03.060 entitled "R-9 Residence District," shall be amended by the following amendment to subsection (B)(4) which shall read in its entirety as follows:

(4) Front Yard Setback. There shall be a front yard at least thirty-five (35) feet in depth. The front yard setback of a residential structure located in the Special Flood Hazard Area may be reduced to not less than 25' if the elevation of the structure has been raised above the Special Flood Hazard Area elevation and subject to the limitations contained in the subsection. The purpose of the decreased front yard setback is to provide additional area for that portion of the structure related to the entrance staircase, platform(s)/landing(s) and porch needed in the effort to raise an existing residential structure's first floor elevation above the Special Flood Hazard Area. Such entrance staircase, platform(s)/landing(s) and porch shall not occupy more than 4% of the required front yard area of the residence, where the standard front yard setback is 35'. The entrance staircase structure shall not exceed a maximum of 10 risers to a platform/landing. Such a restriction will ensure that any proposed new entry will not result in a long expansive staircase entrance to the home. The entrance shall be permitted to be covered by a roof to provide both protection from the elements and to provide aesthetic improvement. Such covered structure shall only be over the raised first floor entrance and its encroachment into the required front yard setback shall not exceed the permitted 25' setback associated with the entrance staircase, platform(s)/landing(s) and porch. The area around the entrance staircase and platform(s)/landing(s) shall be landscaped with a variety of evergreen shrubs to provide screening and coverage of the base or underside of the entrance staircase, platform(s)/landing(s) and porch structure.

Section 2. If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Section 3. All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 4. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

Introduced: March 27, 2012

Adopted: April 24, 2012



Joseph J. Delaney, Jr., Township Clerk



Richard Phelan, Mayor