

**ORDINANCE NO.: 633**

**AN ORDINANCE OF THE BOROUGH OF MANTOLOKING,  
OCEAN COUNTY, NEW JERSEY, AMENDING CHAPTER XXX OF THE  
REVISED GENERAL ORDINANCES  
LAND USE REGULATIONS**

BE IT ORDAINED by the Borough Council of the Borough of Mantoloking, in the County of Ocean, State of New Jersey, as follows:

1. Appendix B, Bulk Standards is amended as follows:

(a) Delete ~~maximum number of stories;~~

Insert: maximum number of habitable stories;

(b) Delete ~~Ratio of second floor habitable area to first floor footprint;~~

Insert: Ratio of second floor habitable area to first habitable floor footprint area;

(c) Front Yard Setback – R-6-8:

Delete ~~57~~, with footnote of 7;

Insert 15, with footnote of 7;

2. Article 30-2.2 – Definitions:

Half Story: Delete: ~~The space under a sloping roof above the second story which has the line of intersection of the roof and wall face not more than two (2) feet above the floor level and in which space the possible floor area with headroom of five (5) feet or less occupies at least fifty (50%) percent of the floor area of the second story and the floor area of finished living space with headroom of five (5) feet or more occupies less than thirty three and one third (33 and~~

~~1/3%) per cent of the floor area of the second story below. See Appendix B., Bulk Standards.~~

Insert: The space under a sloping roof above the second habitable story where the floor area of (finished living space) with headroom of seven feet (7') or more occupies less than thirty three and one-third (33 and 1/3% of the floor area of the second story below. This definition shall be consistent with the current definition for a "habitable attic" as contained in the UCC (Uniform Construction Code) requirements.

3. Article 30-4.7a – Dormers on Structures:

~~Delete: The ridge of a dormer must be horizontal and shall not exceed the ridge or roof line of the sloping roof in which it is situated. The dormer above the second story shall not extend beyond the ridge of the roof eave. The aggregate width of dormers above the second floor shall not exceed one third of the width of the sloping roof in which they or it are situated.~~

Insert: The ridge of a dormer must be horizontal and shall not exceed the ridge or roof line of the sloping roof in which it is situated. The dormer above the second habitable story shall not extend beyond the ridge of the roof eave. The aggregate width of dormers above the second habitable floor shall not exceed one third of the width at the roof ridge line of the sloping roof in which they or it are situated.

4. Article 30-6.11b(4) – Maximum permitted height of detached garage:

Delete ~~15'~~; insert 18'.

5. Appendix C – Fees:

w. Zoning Permits - \$100.00

Add: w.1. Zoning Permits – Air conditioner - \$25.00

6. All other provisions of the Ordinance to which this is an amendment shall remain in full force and effect.

7. This Ordinance shall be effective upon final adoption.

**NOTICE**

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced and passed upon first reading at a regular meeting of the Mayor and Council of the Borough of Mantoloking, in the County of Ocean and State of New Jersey held on the 26th day of November, 2013, and said Ordinance will be considered for final passage at the Mantoloking Yacht Club, 1224 Bay Avenue, Mantoloking, New Jersey, at 4:30 p.m. on the 17th day of December, 2013, or as soon thereafter as said matter may be reached, at which time and place all persons interested will be given an opportunity to be heard.

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IRENE H. RYAN, R.M.C.