

ORDINANCE 2015-4

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF OCEAN,
COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING CHAPTER 410-8,
DEFINITION OF "BUILDING HEIGHT" OF THE TOWNSHIP CODE**

Be it Ordained by the Township Committee of the Township of Ocean, County of Ocean, State of New Jersey, that Chapter 410-8 of the Township Code, entitled "Definitions", be amended to delete the definition of "Building Height" and replace same with the following:

BUILDING HEIGHT-

- A. For residential properties which are not located in a flood hazard area (FHA), as defined by N.J.A.C. 7:13, building height shall be the vertical dimension measured from the average elevation of the finished grade at the front of the building to the highest point of the roof for flat roofs; the average distance between the eaves and ridge level for gable, hip, and gambrel roofs; and to the deck level for mansard roofs. Building height shall be a maximum of 35 feet and 2.5 stories.
- B. For residential properties which are located in a flood hazard area (FHA), as defined by N.J.A.C. 7:13, building height shall be the vertical dimension measured from the flood hazard area design flood elevation, as defined by N.J.A.C. 7:13(Design flood is the BFE required height plus 1 foot of freeboard) , to the highest point of the roof for flat roofs; the average distance between the eaves and ridge level for gable, hip, and gambrel roofs; and to the deck level for mansard roofs. Building height in a FHA shall be a maximum of 32 feet and 2.5 stories.
- C. For nonresidential properties, building height shall be the vertical dimension measured from the average elevation of the finished grade at the front of the building to the highest point of the roof for flat roofs; the average distance between the eaves and ridge level for gable, hip, and gambrel roofs; and to the deck level for mansard roofs. Building height shall be as required by the zoning district requirements.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced and passed by the Township Committee of the Township of Ocean on first reading at a meeting held on the ____ day of _____, 2015. The Ordinance will be considered for second and final reading at a meeting of the Township Committee which is scheduled for the ____ day of _____, 2015, at 6:30 p.m., or as soon thereafter as the matter may be reached, at the Municipal Building located at 50 Railroad Avenue, Waretown, New Jersey, at which time the public is invited to ask questions, raise objections, or provide public comment with regard to the proposed adoption of this Ordinance.

Diane Ambrosio, RMC
TOWNSHIP CLERK