

TOWNSHIP OF WALL

ORDINANCE NO. 4-2019

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING CHAPTER 140, SECTIONS 17 AND 202 OF THE WALL TOWNSHIP MUNICIPAL CODE REGARDING DETACHED GARAGES

WHEREAS, the Township Committee, through Chapter 140, relating to Land Use and Development, and specifically Article XXVII relating to Accessory Buildings and Structures, is authorized to regulate the design standards, size, and set back requirements of detached garages; and,

WHEREAS, the Township Committee understands that current Wall Township Code requirements with respect to detached garage size and set back requirements apply without variation to different size lots and different zoning districts; and,

WHEREAS, the Township Committee further understands that it is in the Township's best interests to create design standards for detached garages; and,

WHEREAS, the Township Committee wishes to amend Chapter 140, Sections 17 and 202 to clarify permissible design standards, size, and set back requirements of detached garages located within the Township of Wall; and,

NOW, BE IT ORDAINED by the Township Committee of the Township of Wall, in the County of Monmouth, in the State of New Jersey, as follows:
(new language is in bold and deleted language is stricken through):

Section 1. Chapter 140. Land Use and Development Regulations. Part 1. General Provisions, Article III. Definitions and Word Usage

140-17. Definitions.

GARAGE, PRIVATE

An accessory building used for storage ~~only and having a capacity of not more than three automobiles of vehicles and materials accessory to the principal building on the lot.~~ **Accessory garages shall be permitted to have a bathroom that includes a toilet and sink, except that no bathing facilities shall be permitted. Under no circumstance is a private garage permitted for habitation.**

Section 2. 140-202. GARAGES.

A. A private garage accessory to a principal building is permitted in any zone district.

B. Private garage space ~~may be provided for not more than three motor vehicles accessory to a principal building. Such space shall be limited to an area of 1,000 square feet and~~ must provide an adequate and accessible driveway **of at least eight (8) feet in width**, in compliance with the parking requirements of this chapter.

C. No garage shall be higher than 1 ½ stories and 16 feet in height such that the half-story above shall be non-habitable and provide no more than six feet standing room from the top of the floor framing to the roof framing/collar tie at the underside of the roof.

~~On properties 20,000 square feet and under, garages shall be set back from side and rear property lines no less than five feet. On properties of more than 20,000 square feet, garages shall be set back from side and rear property lines no less than 10 feet.~~

D. All detached private garages in residential zones shall comply with the following additional requirements. Except that in cases where the required principal building setback for the zone is less than the required setback set forth below, the required principal building setback shall govern:

Lot Size (square feet)	Maximum Garage Size (square feet)	Side and Rear Yard Setback (feet)
0- 15,000	600	7.5
15,001 to 59,999	900	15
60,000 or larger	1,400	20

E. The exterior finish of all detached garages in residential zones shall be substantially similar to that of the principal dwelling with regards to color. Fabric or corrugated metal siding or roofing shall be prohibited.

F. Garage doors on detached garages in residential zones shall be limited to a maximum of three standard size door bays of nine (9) feet wide by nine (9) feet high, where a double door, which does not exceed eighteen (18) feet in width may be substituted for two of the bays.

Section 3. All ordinances or parts of ordinances in conflict or inconsistent with any part of this Ordinance are hereby repealed to the extent that they are in such conflict or inconsistent.

Section 4. This Ordinance may be renumbered for codification purposes.

Section 5. In the event that any section, part or provision of this Ordinance shall be held to be unenforceable or invalid by any court, such holding shall not affect the validity of this Ordinance as a whole, or any part thereof, other than the part so held unenforceable or invalid.

Section 6. This Ordinance shall take effect upon final passage and publication as provided by law.

Introduced: March 27, 2019

Adopted:

Attest: _____
Roberta Lang, RMC
Township Clerk

Approve: _____
Kevin P. Orender
Mayor

SUMMARY AND NOTICE

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**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, IN
THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING CHAPTER 140,
SECTIONS 17 AND 202 OF THE WALL TOWNSHIP MUNICIPAL CODE REGARDING
DETACHED GARAGES**

Adoption of this Ordinance will clarify permissible design standards, size, and set back requirements of detached garages located within the Township of Wall

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall on **March 27, 2019** and will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on **April 24, 2019** at 7:30 p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in the Township of Wall, Town Hall, to the members of the general public who shall request the same or may be viewed on our website at www.wallnj.com.

Roberta M. Lang, R.M.C.
Township Clerk