

ORDINANCE NO. O-17-8
TOWNSHIP MEETING DATE - June 27, 2017

ORDINANCE AMENDING CHAPTER 190 (LAND USE), ARTICLE I (GENERAL PROVISIONS), SECTION 190-3 (DEFINITIONS) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

BE IT ORDAINED by the Township Committee of the Township of Freehold, County of Monmouth, State of New Jersey, as follows (additions are underlined, and deletions are in [~~brackets~~]):

I

Chapter 190, Land Use, Article I, General Provisions, Section 190-3, Definitions, is hereby amended to read as follows:

190-3 Definitions.

A. No change.

B. As used in this chapter, the following terms shall have the meaning indicated:

FLOOR AREA; GROSS HABITABLE OR GROSS LEASABLE; FLOOR AREA RATIO

In any and all buildings, the total gross area of all floors shall be calculated as follows for the corresponding types of buildings:

(1) **FLOOR AREA, GROSS HABITABLE.**

The sum of the areas of the floor or floors of a building which are enclosed and suitable for human occupancy and have a clear ceiling height of at least seven feet, six inches, including closet space, attached garages and hallways, and excluding basements, cellars, attics, dead air space, open porches, breezeways, and all accessory buildings. Such area shall be measured from outside to outside of exterior walls or from the center line of the wall separating two dwelling structures.

(2) **FLOOR AREA, GROSS LEASABLE** - No change.

(3) **FLOOR AREA RATIO (FAR)** - No change.

NOTE TO CODIFIER: All other definitions under this Section remain the same.

II

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

III

If any section, subparagraph, sentence, clause or phrase of this Ordinance shall be held to be invalid, such decision shall not invalidate the remaining portion of this Ordinance.

IV

This Ordinance shall take effect upon adoption and publication according to law and filing with the Monmouth County Planning Board.

EXPLANATORY STATEMENT:

This Ordinance amends the definition of Floor Area, Gross Habitable in Chapter 190 to treat cellars and basements as excludable for calculating gross habitable floor area.