

**BOROUGH OF WEST CAPE MAY
COUNTY OF CAPE MAY
STATE OF NEW JERSEY**

ORDINANCE NO. 510-16

**AN ORDINANCE AMENDING THE WEST CAPE MAY
ZONING ORDINANCE REGARDING FRONT PORCHES**

WHEREAS, sections 27-10.6 and 27-11.9 of the Revised General Ordinances of the Borough of West Cape May establishes front porch regulations in the R-1 and R-2 zones respectively; and

WHEREAS, the Borough has determined there was a typographical error at the end of each of those sections and the Borough Commission believes it appropriate to correct those sections of the code.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Borough of West Cape May as follows:

Section 1. Section 27-10.6 of the West Cape May zoning ordinance is hereby amended as follows (deletions shown in ~~strikeout~~):

27-10.6 R-1 Front Porch.

- a. Each single-family dwelling in the R-1 zoning district with a front porch that is fully open on the front and at least one (1) side may deduct two hundred (200) square feet of porch space from the dwelling's gross floor area ~~lot coverage~~.
- b. Each two (2) family dwelling in the R-1 zoning district with a front porch that is fully open on the front and at least one (1) side may deduct four hundred (400) square feet of porch space (two hundred (200) square feet per unit) from the dwelling's gross floor area ~~lot coverage~~.

Section 2. Section 27-11.9 of the West Cape May zoning ordinance is hereby amended as follows (deletions shown in ~~strikeout~~):

27-11.9 R-2 Front Porch.

- a. Each single-family dwelling in the R-2 zoning district with a front porch that is fully open on the front and at least one (1) side is allowed to deduct two hundred (200) square feet of porch space from the dwelling's gross floor area ~~lot coverage~~.

b. Each two-family dwelling in the R-2 zoning district with a front porch that is fully open on the front and at least one (1) side is allowed to deduct four hundred (400) square feet of porch space from the dwelling's gross floor area ~~lot coverage~~.

c. Each three-dwelling units in the R-2 zoning district with a front porch that is fully open on the front and at least one (1) side is allowed to deduct six hundred (600) square feet of porch space from the dwelling's gross floor area ~~lot coverage~~.

d. Each four-dwelling unit in the R-2 zoning district with a front porch that is fully open on the front and at least one (1) side is allowed to deduct eight hundred (800) square feet of porch space from the dwelling's gross floor area ~~lot coverage~~.

Section 3. Referral. This ordinance shall be referred to the West Cape May Planning Board for consistency review pursuant to the Municipal Land Use Law.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of that conflict.

Section 5. Severability. Should any portion of this ordinance be declared unconstitutional or invalid, the remaining portion of this ordinance shall not be affected thereby and shall remain in full force and effect, and to that end the provisions of this ordinance are declared to be severable.

Section 6. Effective Date. This ordinance shall take effect 20 days after passage and publication, according to law.

Pamela M, Kaithern, Mayor

Peter C. Burke, Deputy Mayor

Carol E. Sabo, Commissioner

Elaine L. Wallace, RMC
Municipal Clerk

Introduced: May 11, 2016
Adopted:

NOTICE OF PENDING ORDINANCE

The foregoing Ordinance was introduced at a Regular Meeting of the Board of Commissioners of the Borough of West Cape May held on May 11, 2016 when it was read for the first time and then ordered to be published according to law. This Ordinance will be further considered for final passage by the Board of Commissioners of the Borough of West Cape May at a meeting to be held at Borough Hall, 732 Broadway, West Cape May, New Jersey on June 22, 2016 at 7:00 p.m. or as soon thereafter as possible, at which time and place, all persons interested will be given an opportunity to be heard concerning such ordinance.

Elaine L. Wallace, RMC
Municipal Clerk