

**TOWNSHIP OF WALL**  
**ORDINANCE NO 21 -1996**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING AND SUPPLEMENTING "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL", PERTAINING TO THE REGULATION OF FENCES AND POOL CABANAS.**

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Wall in the County of Monmouth and State of New Jersey as follows:

Section 1. Chapter XIV, "Land Use and Development", of "The Revised General Ordinances of the Township of Wall, 1977", as amended and supplemented, Article IV, "Zoning", Section 14-400, "Zoning", Subsection 14-408.7, "Accessory Buildings and Structures", be and the same is hereby further amended and supplemented by the deletion therefrom of Subparagraph 14-408.7b.6.(d) and the substitution therefor of the following:

"(d) Height permitted in residential zones. Fences in residential zones may be erected, altered or reconstructed to a height not to exceed six (6) feet above natural ground level, except that no fence may be higher than four (4) feet above natural ground level in any front yard or between a front property line and the established principal building setback, whichever distance is greater." (400H.7b.6.(d))

Section 2. Chapter XIV, "Land Use and Development", of "The Revised General Ordinances of the Township of Wall, 1977", as amended and supplemented, Article IV, "Zoning", Section 14-400, "Zoning", Subsection 14-408.7, "Accessory Buildings and Structures", be and the same is hereby further amended and

supplemented by the deletion therefrom of Subsection 14-408.7b.4.(c), and the substitution therefor of the following:

“(c) One pool side cabana shall be permitted on a residential lot on which there exists a swimming pool pursuant to this chapter. Cabanas shall be no higher than 16 feet and one story, shall be setback a minimum of ten (10) feet from the pool walls, and shall comply with the following additional requirements:

<u>Lot Size</u>	<u>Maximum Cabana Size</u>	<u>Side and Rear Yard Setback</u>
up to 19,999 s.f.	100 s.f.	5 ft.
20,000 to 59,999 s.f.	180 s.f.	10 ft.
60,000 s.f. or more	220 s.f.	25 ft” (400H.7.b.4.(c))

Section 3. All Ordinances, or parts thereof, inconsistent with the provisions of this Ordinance, be and the same are hereby repealed to the extent of such inconsistency.

Section 4. Should any section, paragraph, clause or any other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect or impair the remainder of this Ordinance.

Section 5. This Ordinance shall take effect upon its passage and publication according to law.

### **NOTICE**

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 September 11, 1996 and will be further considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on October 9, 1996 at 8:00 o'clock 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.

BEATRICE M. GASSNER, C.M.C.

Township Clerk