

**TOWNSHIP OF WALL  
ORDINANCE NO. 31-2005**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING CHAPTER 140, THE "LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL," OF THE CODE OF THE TOWNSHIP OF WALL, PERTAINING TO DRIVEWAYS, GAZEBOS AND THE MLCC ZONE.**

**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 140, the "Land Use and Development Regulations of the Township of Wall", of the Code of the Township of Wall, as amended and supplemented, Section 140-195, "Yards", be and the same is hereby further amended and supplemented by the deletion therefrom of subsection 140-195B.(6) and the substitution therefor of the following:

“(6) Parking and driveway facilities may be located in any yard except where specifically prohibited but shall not be closer than five (5) feet from any side or rear property line.”

**Section 2.** Chapter 140, the "Land Use and Development Regulations of the Township of Wall", of the Code of the Township of Wall, as amended and supplemented, Section 140-305 be and the same is hereby further amended and supplemented by the deletion of the title of the section and the substitution therefor of the following: "140-305. MLCC Congregate Care Zone."

**Section 3.** Chapter 140, the "Land Use and Development Regulations of the Township of Wall", of the Code of the Township of Wall, as amended and supplemented, Article XXVII, "Accessory Buildings and Structures", be and the same is hereby further amended and supplemented by the addition thereto of the following

new section:

**“140-204.1. Gazebos on single-family residential properties.**

Gazebos on single-family residential properties shall be subject to the following regulations:

- A. One gazebo shall be permitted on a residential lot on which there exists a single-family dwelling. A gazebo shall be subject to the following requirements and shall be no higher than 16 feet and one story in height:

<b>Lot Size</b> <b>(square feet)</b>	<b>Maximum Gazebo Size</b> <b>(square feet)</b>	<b>Side and Rear Yard</b> <b>Setback</b> <b>(feet)</b>
Up to 19,999	100	5
20,000 to 59,999	180	10
60,000 or more	220	25”

**Section 4.** All Ordinances, or parts thereof, inconsistent with the provisions of this Ordinance, be and the same are hereby repealed to the extent of such inconsistency.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 5.** 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 6.** This Ordinance shall take effect upon its passage and publication according to law, and upon the filing thereof with the Monmouth County Planning Board.

**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 14, 2005, and will further be considered for final passage and adoption at the Wall

Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on October 12, 2005, at 7:30 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.

LORRAINE KUBACZ, R.M.C.

Township Clerk