

BOROUGH OF CRESSKILL

ORDINANCE NO. 23-27-1628

AN ORDINANCE AMENDING CHAPTER §275-35 R-40, R-15 AND R-10 ONE  
FAMILY RESIDENCE ZONE- BUILDING COVERAGE

WHEREAS, the Borough of Cresskill Building Department, Construction Code Official has advised the Mayor and Council of various proposed amendments to the Borough's Ordinance; and

WHEREAS, the Building Department Construction Code Official has proposed an amendment to the Building Coverage Regulations.

NOW THEREFORE, BE IT ORDAINED, that the Council does hereby concur with the Construction Code Official and does hereby amend §275-35 (A), specifically Maximum Permitted Building Coverage for R-15 and R-10 zones as follows:

§275-35 (A):

<u>Regulation</u>	<u>R-15</u>	<u>R-10</u>
Maximum Permitted		
Building Coverage	15%**	20%**

**\*\*NOTES:**

1. Building Coverage is amended to reflect the amendment to §275-3 "Building Coverage", wherein 150 feet of uncovered deck shall not be considered in the calculation of building coverage and shall not be included in the above percentages

BE IT FURTHER ORDAINED, that all other provisions contained in Section 275-35 are readopted in their entirety; and

BE IT FURTHER ORDAINED, that if there are any conflicting provisions in Section 275-35, it shall be conclusively presumed that this newly ordained Section 275-35(A) shall control.

**SEVERABILITY.** If the provisions of any article, section, subsection, paragraph, subdivision, or clause of this ordinance shall be judged invalid in whole or in part or as applied to any particular circumstance or individual by a court of competent jurisdiction, such order of judgment shall not effect or invalidate the remainder of any article, section, subsection, paragraph, subdivision, or clause of this ordinance.

**REPEALER.** All ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistencies only.

**EFFECTIVE DATE.** This ordinance shall take effect immediately upon final passage and publication as required by law.

