

**ORDINANCE 65-2008**

**ORDINANCE OF THE BOROUGH OF MADISON AMENDING CHAPTER 195 ENTITLED "LAND DEVELOPMENT ORDINANCE" OF THE MADISON BOROUGH CODE Article I, Section 195-7 to replace current definition of "Building Coverage" and to Amend Article V, § 195-30.1. F. to add an exemption regarding projections and encroachments**

**WHEREAS**, the Planning Board has held discussions over the past few months and received input from the Zoning Board of Adjustment via their Annual Reports regarding changes to Madison Land Development Ordinance Chapter 195; and

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**WHEREAS**, the Planning Board has recommended to the Borough Council to amend Article I § 195-7. Definitions to replace the current definition of "Building Coverage"; and

**Whereas**, the Planning Board has recommended to the Borough Council to amend Article V, § 195-30.1. F. to add an exemption regarding projections and encroachments

**WHEREAS**, the Council concurs with the Planning Board recommendations.

**NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED** by the Mayor and Council of the Borough of Madison, in the County of Morris and the State of New Jersey, as follows:

**SECTION 1. Article I § 195-7.** Definitions. of the Madison Borough Code Land Development Ordinance is hereby amended to replace the current definition of "Building Coverage" with the following new definition:

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building coverage: The horizontal plane projection of all covered or roofed areas of a structure on a lot, whether permanent or temporary, including cantilevered areas and similar projections, but excluding roof eaves, roof overhangs, bay or bow windows, and chimneys projecting a maximum of two feet from the structure, divided by the lot area, expressed as a percentage. See Figure 2 (*Note to Codifier include existing figure 2*).

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**SECTION 2 Article V § 195-30.1. F.** Projections and encroachments.

Is hereby amended to add the following exemption:

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**Article V, § 195-30.1. F. (11).** Front entry roofs with a maximum depth of five (5) and a half feet and a maximum width of eight (8) feet shall be exempt from front yard setback requirements in residential zones, provided that the distance between the proposed front entry roof and the front property line is at least 75% of the required applicable front yard setback.

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**SECTION 3.** All ordinances or parts thereof which are inconsistent or in conflict with the provisions of this ordinance or any part thereof are hereby repealed to the extent of said inconsistency or conflict.

**SECTION 4.** This Ordinance shall take effect as provided by the law.

ADOPTED AND APPROVED

\_\_\_\_\_ MARY-ANNA HOLDEN, Mayor

Attest:

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MARILYN SCHAEFER, Borough Clerk

Introduced and passed:

Published, Madison Eagle:

Hearing:

Hearing and consideration for final adoption:

Published upon final adoption: