

PLEASE TAKE NOTICE that the following Ordinance was introduced on first reading by the Township Committee of the Township of Kingwood, County of Hunterdon, State of New Jersey at a meeting held on the 5th day of January, 2015. The Ordinance was then ordered to be published according to law. Notice is hereby given that the said Ordinance will be considered for final passage at a public hearing to be held on the 5th day of February, 2015 at a meeting beginning at 7:00 PM at the Municipal Building located at the corner of County Route 519 and Oak Grove Road, Kingwood Township, New Jersey, at which time all interested persons will be heard.

AN ORDINANCE OF THE TOWNSHIP OF KINGWOOD, COUNTY OF HUNTERDON, STATE OF NEW JERSEY TO AMEND AND SUPPLEMENT THE LAND USE REGULATIONS OF THE TOWNSHIP OF KINGWOOD, SPECIFICALLY “ZONING, CHAPTER 132” OF THE GENERAL ORDINANCES PERTAINING TO ROUTE 12 SCENIC CORRIDOR (SCO) OVERLAY ZONE.

ORDINANCE NO. 18 – 01 - 2015

WHEREAS, the Kingwood Township Committee is desirous of amending existing ordinance provisions pertaining to the applicable setback requirements for buildings constructed within the area subject to the Scenic Corridor Overlay Zone regulation so as to relax those provisions and to provide for some accommodations in the event of existing setbacks which are less than 300 feet;

NOW, THEREFORE, be it ordained by the Mayor and Township Committee of the Township of Kingwood as follows:

SECTION I - CHAPTER 132 – ZONING, of the Ordinances of Kingwood Township, **ARTICLE III District Regulations, §132-41. Route 12 Scenic Corridor (SCO) Overlay Zone regulations**, of the Ordinances of Kingwood Township, is hereby amended and supplemented, as follows:

A.-G. No Change.

H. Area and yard requirements.

(1) No Change.

(2) In order to preserve the scenic vistas and distant views along the Route 12 Corridor between Baptistown and Frenchtown in Kingwood, the lot and buildings thereon for properties within the portion of the SCO District west of Baptistown (intersection of Route 12 and County Route 519) shall comply with an enhanced requirement for setback from Route 12 such that no principal or accessory building or off-street parking area shall be located closer to Route 12 than a distance equal to 1/2 of the average lot depth or a maximum of 300', whichever is less. Building width shall not exceed 2' of width for each 3' of building depth as measured parallel to Route 12. The profile of a building parallel to Route 12 shall not occupy more than 2' of the lot width measured at the setback line for each 3' of lot depth occupied. A pre-existing front yard building setback less than 300'

that is in existence at the time of adoption of this ordinance amendment, February 5, 2015, shall be permitted to continue without a variance from the zoning board of adjustment, provided however that in no case shall a future principal or accessory building or off-street parking area be located closer to Route 12 than 100 feet and further provided that future building additions shall conform to the building width to depth ratio required in this section. New residential subdivisions in the SCO District west of Baptistown shall comply with the Schedule of Lot and Building Requirements for the AR-2 District included at the end of § 132-30,^(a) except that the use of clustering and lot size averaging shall be mandatory for all new major residential subdivisions for purposes of maintaining the scenic vistas of this portion of the Route 12 corridor in accordance with the provisions of § 132-30. Accessory uses permitted. Accessory uses and structures to any of the above permitted principal uses are permitted as follows:

(3)-(4) No Change.

I.-M No Change.

SECTION II - All other provisions of Chapter 132 – Zoning, of the Ordinances of Kingwood Township not modified herein shall remain unchanged and in full force and effect.

SECTION III- If the provisions of any article, section, subsection, paragraph, subdivision, clause or application of the Ordinance shall be judged invalid by any Court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of any such article, section, subsection, paragraph, subdivision, clause or application, and to this end, the provisions of this Ordinance are hereby declared to be severable.

SECTION IV - This ordinance may be renumbered for codification purposes.

SECTION V - This Ordinance shall take effect immediately upon final passage, publication according to law, and filing with the Hunterdon County Planning Board.