

SECTION III. Paragraph C. of **Subchapter 102-118.2 Exceptions** is changed to read as follows:

- C. The maximum principal building height limits in Chapter 102 - Developmental Regulations shall not apply church spires, church belfries, church cupolas in Residential Districts; municipally owned buildings in all Districts; and chimneys, flues, elevators, or mechanicals in Design and City Commercial Districts, provided that:
- (1) The aggregate area covered by all such features shall not exceed 20% of the total roofed area; and
 - (2) The height of such features shall not exceed fifteen (15) feet above the maximum permitted principal building height for the District.

SECTION IV. The following Subchapter is added:

102-118 Building Height.

The Maximum Eave Height and Maximum Permitted Principal Building Height shall be determined based on the Effective Building Width as follows:

Effective Building Width	Max. Eave Height	Max. Building Height
Less than 24	20.0 feet	27 feet
24 feet to less than 30 feet	21.0 feet	29 feet
30 feet to less than 35 feet	22.0 feet	31 feet
35 feet to less than 40 feet	22.5 feet	33 feet
40 feet and over	23.0 feet	35 feet

The roof of the Principal Building shall be contained within the envelope as described under **Building, Maximum Roof Slope** (Required Building Envelope) using the Maximum Eave Height and Maximum Building Height for the particular lot as determined above. Dormer projections are permitted outside of the maximum roof slope envelope provided that they do not project beyond the Effective Building Width envelope and are not more than 30% in length (along each side yard); the length as determined by using the physical lot depth dimension minus the total of the required District rear yard setback and required District front yard setback. For example, if the physical lot depth is 80 feet; the District front yard setback requirement is 12 feet; and the District rear yard setback requirement is 15 feet, the length of dormer projection into the roof slope envelope shall not be longer than 15.9 feet along either side yard (30% of 80-15-12; or $0.3 \times 53 = 15.9$ feet). No dormer shall be permitted to be closer than ten feet to the front and rear setback lines. Lesser setbacks for front and rear yards as granted by variance shall not be utilized in the calculation of permitted dormer lengths.

SECTION V. The following paragraph is added to Subchapter **102-147. Enforcing Officer; Duties:**

- F. Surveys signed and sealed by a N.J. Licensed Professional Surveyor shall be submitted to the Municipal Construction Code Official within five (5) business days following completion of each of the followings stages of construction:
- (1) Foundation/top of block indicating setbacks to all property lines and Effective Building Width
 - (2) Completion of roof framing showing all of the information contained in Paragraph a. and maximum eave heights and eave overhangs along side yards and maximum building height.
 - (3) Final Survey after completion of building(s) and site improvements showing building and mechanical setbacks to all property lines, first floor elevation, finished building height elevation, and finished eave height elevation based on (NGVD1929), .
 - (4) If the Owner, Contractor, or Building Permittee fails to submit the information within the required time, the Construction Code Official shall order stoppage of the work and issue written notice to the Property Owner and Building Permittee to comply within ten (10) days of the date of the letter and submit the necessary survey, or surveys. If the required surveys are not received within the ten (10) day period, the Construction Code Official shall file a complaint for violation of this Subchapter with the Municipal Court

SECTION VI. All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

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