

ORDINANCE 2026-24

AN ORDINANCE OF COLTS NECK TOWNSHIP IN THE COUNTY OF MONMOUTH AND THE STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 102, “DEVELOPMENT REGULATIONS,” PART 4 ZONING AND DESIGN REQUIREMENTS FOR RESIDENTIAL DISTRICTS, ARTICLE VIII ZONING REQUIREMENTS, SUBSECTION 102-87 SCHEDULE OF LIMITATIONS: RESIDENTIAL AND AGRICULTURAL OF THE CODE OF COLTS NECK TOWNSHIP.

WHEREAS, ON APRIL 23, 1997, The Colts Neck Township Committee amended in its entirety Chapter 102, Development Regulations of the Code of Colts Neck Township;

WHEREAS, Colts Neck Township is continuously and closely involved in the planning and development process in the Township; and

WHEREAS, one of the purposes of planning is to review the Township’s policies and Development Regulations based on best available information and past experiences and to adopt regulations to guide the use of lands in a manner that promotes the public good and general public welfare, and

WHEREAS, a review of the Code has certain errors and omissions regarding the applicability of the “90 foot rule” in the A-5, Rural Residential District and the A-7 Residential District, and

WHEREAS, making clear that footnote No. 1 applies to the A-5 Rural Residential District and the A-7 Residential District will eliminate confusion for the public, staff and enforcement officials, and

WHEREAS, the purposes of this ordinance is to clarify and accurately reflect the intent of the 90 foot rule as originally adopted by the governing body, and

WHEREAS, the Township Committee has determined that adoption of this ordinance confirming the applicability of the “90 foot rule” to the A-5 Rural Residential District and the A-7 Residential District is in the best interest of the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Colts Neck, County of Monmouth, State of New Jersey as follows: (additions to text indicated by underline; deletions to text indicated by ~~strikeout~~).

SECTION 1: That Section 102-87 Schedule of Limitations: residential and agricultural be amended and supplemented in the following parts only.

§ 102-87. Schedule of limitations: residential and agricultural.

[Amended 4-14-1999; 6-9-1999; 11-10-1999; 12-16-2020 by Ord. No. 2020-21; 6-29-2022 by Ord. No. 2022-8]

Schedule of Limitations: Residential and Agricultural							
	District						
Type	A-1	A-2	A-3	A-4	A-5	AG	A-7
Minimum lot area, interior (square feet)	88,000	40,000	30,000	§ 102-85	220,000	§ 102-86	40,000
Minimum lot area, corner (square feet)	N/A	N/A	35,000	N/A	N/A	N/A	N/A
Minimum lot frontage	300 ft. ¹	200 ft. ¹	150 ft. ¹	§ 102-85 ¹	400 ft ¹	§ 102-86 ¹	150 feet ¹

Schedule of Limitations: Residential and Agricultural							
	District						
Minimum lot width	300 ft.	200 ft.	150 ft.	§ 102-85	400 ft.	§ 102-86	150 feet
Minimum lot depth	200 ft.	175 ft.	150 ft.	§ 102-85	400 ft.	§ 102-86	175 feet
Minimum yards							
Principal buildings (see definitions in § 102-4)							
Front yard	75 ft. ¹	75 ft. ¹	75 ft. ¹	§ 102-85	75 ft. ¹	§ 102-86 ¹	75 feet ¹
Side yard (each)	50 ft. ¹	40 ft. ¹	30 ft. ¹	§ 102-85	50 ft. ¹	§ 102-86 ¹	40 feet ¹
Rear yard	50 ft. ¹	25 ft. ¹	15 ft. ¹	§ 102-85	50 ft. ¹	§ 102-86 ¹	40 feet ¹
Accessory buildings							
Front yard	100 ft.	100 ft.	100 ft.	§ 102-85	100 ft.	§ 102-86	100 feet
Side yard	50 ft./ 25 ft. ⁸ ¹¹	25 ft.	15 ft.	§ 102-85	50 ft.	§ 102-86	40 feet
Rear yard	50 ft./ 25 ft. ⁹ ¹²	25 ft.	15 ft.	§ 102-85	50 ft.	§ 102-86	40 feet
To another building	20 ft.	20 ft.	20 ft.	§ 102-85	20 ft.	§ 102-86	20 feet
For more specific requirements, see § 102-48 .							
Maximum building coverage							
Principal buildings							
One-story	10%	10%	10%	§ 102-85	10%	§ 102-86	10%
Two-story	6.6%	6.6%	6.6%	§ 102-85	6.6%	§ 102-86	6.6%
Accessory buildings	5%	5%	5%	§ 102-85	5%	§ 102-86	5%
Maximum lot coverage (see definitions)	20%	20%	30%	40%	20%	§ 102-86	20%
Maximum building height							
Number of stories	2.5	2.5	2.5	§ 102-85	2.5	§ 102-86	2.5
Height	35 ft.	35 ft.	35 ft.	§ 102-85	35 ft.	§ 102-86	35 feet

NOTES:

General notes applicable to all categories:

^aWhere two or more requirements apply to a situation, the more stringent requirement shall apply.

^bUnless specifically stated otherwise in this chapter, the following may be located in the yard areas required for principal buildings: parking and loading areas with related aisles and driveways; fences and walls not exceeding four feet in height; mailboxes, signs, lampposts, flagpoles, wells, septic systems and similar structures. In addition, the following parts of a principal building may extend into

the required yard areas up to a maximum of two feet: chimneys, bay windows, eaves, gutters and downspouts.

[Amended 5-25-2005]

°A minimum of 85% of the minimum required lot area or a minimum of 75,000 square feet, whichever is smaller, in all zones must be free of wetlands and associated buffer areas; floodplains; conservation, open space, drainage and right-of-way easements, landscaping easements, drainage easements, special water resource protection areas, scenic viewshed boundary and similar environmental features or encumbrances which restrict development of the property.

[Amended 5-25-2005]

Specific notes applicable where indicated:

¹Lot frontage; building projection.

[Amended 12-29-1999]

- (a) The lot frontage in any residential zone may be reduced to not less than 75% of the required frontage on those lots abutting streets on an outside curve having a centerline radius of 500 feet or less, provided that the resulting subdivision conforms to good subdivision design practices. In the A-1, A-2, A-5, A-7 and AG Zones, if the length of the principal building, projected on the front lot line for building width projection (said line being defined in § 102-4), exceeds 90 feet, the required front, each side and rear yard setback requirements shall be increased one foot for each foot the building projection exceeds 90 feet. In determining whether the principal building projected on the front line for building width projection exceeds 90 feet, the following process shall be utilized:

[Amended 5-25-2005]

- [1] Extend the minimum side yard setback on each side to intersect the front lot line.
 - [2] Connect the two intersecting points created by Subsection [1] above with a straight line and extend beyond the intersection points, as needed, for Subsection [3] below.
 - [3] Project at a 90° angle to the line created in Subsection [2], a new straight line on each side of the structure and position it so that it touches the outermost portion of the structure.
 - [4] Measure at right angles the distance between the two lines created in Subsection [3] above. This is the length of the principal building projected on the front lot line.
- (b) Figures 1, 2, 3, 4 and 5 are set forth as part of the appendix to Chapter 102 to illustrate this section.^[3]

²Applies to accessory structures of 150 square feet or less.

[1] Editor's Note: Applies to accessory structures of 150 square feet or less

[2] Editor's Note: Applies to accessory structures of 150 square feet or less

[3] Editor's Note: Figures 1 through 5 are **included at the end of this chapter**.

SECTION II: Severability.

If any section, paragraph subsection, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.

SECTION III: Repealer.

The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this ordinance shall remain in full force and effect.

SECTION IV: Inconsistent Ordinance.

SECTION V: This ordinance shall take effect immediately upon passage, publication and filing according to law.

Priscilla Halley

Brian O'Malley, RMC
Municipal Clerk

RECORD OF VOTE										
	First Reading					Second Reading				
	October 14, 2026					October 28, 2026				
	M S	Yes	No	NV	Ab	M S	Yes	No	NV	Ab
Mayor Viola		X					X			
Deputy Mayor Buzzetta		X				S	X			
Rizzuto	S	X				M	X			
Torchia Buss	M	X					X			
Tobia		X					X			
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent										