

ORDINANCE 2021-03
BOROUGH OF DUNELLEN

Adopted February 16, 2021

Dunellen Municipal Code, Chapter 115, Zoning, is amended to read as follows:

115-7. Definitions.

BUILDING HEIGHT – The vertical distance measured from the average grade of the corners of the structure to the highest point of the structure. The building height in all residential districts shall not be greater than thirty-five (35 ft.). The building height in all Commercial Zones shall not be greater than forty feet (40 ft.). All exceptions as set forth in Chapter 115-27 remain in full force and effect.

FLAG LOT – Any lot that does not meet the required lot width and/or any lot on which the principal structure does not front directly on a public road.

115-10. Compliance Required.

F. Flag lots are prohibited in all zones.

115-14. Principal Buildings.

B. Location of improved street. All principal buildings shall be built upon a lot with frontage upon a public street improved in accordance with Borough requirements or for which such improvements have been insured by the posting of a performance guaranty.

115-15. Accessory Structures.

E. Height restrictions. In any residential district, no accessory shall exceed fifteen (15) feet in height to the highest point of the structure.