

TOWNSHIP OF MOORESTOWN

ORDINANCE NO. 17-2011

AN ORDINANCE OF THE TOWNSHIP OF MOORESTOWN  
AMENDING CHAPTER 180, ARTICLE I, PURPOSE; DEFINITIONS  
OF THE CODE OF THE TOWNSHIP OF MOORESTOWN TO CLARIFY  
THE DEFINITION OF A CORNER LOT

WHEREAS, the Township of Moorestown has previously adopted an Ordinance defining a corner lot as a lot situated at the intersection of two streets, roads or highways; and

WHEREAS, the aforesaid definition is inapplicable to a lot which does not front on two street, roads or highways, yet functions as a corner lot because of a sharp bend in the street, road or highway which it abuts; and

WHEREAS, it is unclear in applying yard descriptions to corner lots which yards are to be designated as side yards and which lots, if any, are to be designated as rear yards; and

WHEREAS, the Township of Moorestown has determined that it is in the best interests of the Township to modify the present definition of a corner lot to render it applicable to all lots functioning as corner lots and to provide guidance to the public and municipal officials so that yard descriptions are clear and uniformly applied.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey, that Article I of the Moorestown Zoning Code, at Section 180-2 Definitions, is hereby amended to delete the present definition of corner lot and substitute the following definition therefore:

Section 1: CORNER LOT – A lot or parcel of land abutting upon two or more streets, roads or highways at their intersection or upon two parts of the same street forming an interior angle of less than one hundred thirty five degrees (135°).

CORNER LOT, YARDS – In determining yard set backs for corner lots the short side of a corner lot shall be deemed the primary frontage and shall meet the front yard set back requirements and the long side of said lot shall be deemed the secondary frontage and shall meet the front yard set back requirements applicable thereto. The yard opposite the primary frontage shall meet the minimum rear yard requirement. The remaining yard shall meet the minimum side yard requirement.

Section 2: Effective Date. This ordinance shall take effect upon its final passage, adoption and publication on the earliest date permitted by law.

Section 3: Severability. If any section, paragraph, clause, phrase, term, provision or part of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid or inoperative, such judgment shall not affect, inhere or invalidate the remainder thereof, which shall be confined in its

operation to the section, paragraph, clause, term, provision or part thereof directly involved in the controversy in such judgment shall be rendered.

Section 4: Short Title. This Ordinance may be cited as Ordinance No. 17-2011.

#### NOTICE

The ordinance published herewith was introduced and passed upon first reading at a meeting of the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey, held on May 23, 2011. This ordinance will be further considered for final passage by the Township Council at a meeting to be held in the Media Center of the William Allen Middle School, 801 North Stanwick Road, Moorestown, NJ on June 13, 2011 at 7:30pm or at any time and place to which such meeting may be adjourned. All persons interested will be given the opportunity to be heard concerning such ordinance. During the week prior to and including the date of such further consideration, copies will be made available at the Municipal Clerk's Office to any member of the general public who shall request such copies.

Patricia L. Hunt, RMC  
Township Clerk