

Town of Farmingdale Code of Ordinances – Revisions

Chapter 4 Land Use Control

Article II Definitions

Deleted definitions:

2. Building (Replace with new definition below)

8(B). Front Lot Line (Replace with new definition below)

9-A. Non-Permanent Structure

23. Structure – Accessory (Replace with new definition below)

New Definitions:

Accessory Use, Building or Structure

A use, building, structure or portion of a building supplementary and/or subordinate to a main use or building on the same lot occupied by or devoted exclusively to a principle use. When an accessory building is attached to main building in a substantial manner, such as a wall, roof, breezeway or other roofed or enclosed passage, the accessory building is considered a part of the main building.

Building

Any structure which is constructed or erected, or positioned, either temporary or permanent, having a roof supported by columns, walls, or any other supports, which is used for housing, storing, or enclosing persons, animals, or personal property or conducting business activities or other uses. When any portion thereof is completely separated from every other part thereof by division of walls from the ground up, and without enclosed passageways or openings, each portion of such building is deemed a separate building. The definition includes mobile homes or mobile structures, pre-manufactured or pre-cut structures, movable storage units, freight containers, and semi-trailers positioned or installed on property and serving in the function of a building. All buildings require a building permit be issued pursuant to the Building Permit Ordinance.

Shoreland Zone

The land area located within two hundred-fifty (250) feet, horizontal distance of the normal high-water line of any great pond, river, stream, or saltwater body; within two hundred and fifty (250) feet of upland edge of a coastal or freshwater wetland; or within seventy-five (75) feet of the normal high-water line of a stream.

Lot Line, Front

The property boundary line that runs common with and adjacent to, any street frontage or right-of-way separating such lot from such street; in the case of a double frontage lot or a corner lot, the owner may choose which street the lot fronts, with preference given to that street that provides direct vehicular access to the lot.