

**ORDINANCE NO. 2025-10  
TOWNSHIP OF GREEN, COUNTY OF SUSSEX, STATE OF NJ**

**AN ORDINANCE AMENDING GREEN TOWNSHIP CODE, CHAPTER 30,  
“LAND USE REGULATIONS”, REGARDING ZONE R-1.5 RESIDENTIAL DISTRICT LOT SIZE  
AND BULK STANDARDS FOR EXISTING DEVELOPED RESIDENTIAL PROPERTIES, AND  
CREATING A NEW ZONE R-1.5/0.5**

**WHEREAS**, the Green Township Land Use Board adopted a Master Plan Reexamination Plan, last revised February 13, 2025 (“Master Plan”), which in part recommended review of the minimum lot area and bulk standards for the R-1.5 District, related to existing developed residential properties; and

**WHEREAS**, the Master Plan proposed a 0.5-acre minimum lot size and revised bulk standards for existing developed residential properties in the R-1.5/0.5 Residential District, to permit improvements to existing residences in the District without triggering numerous variances; and

**WHEREAS**, the Green Township Committee has reviewed the Master Plan comments, and determined that the suggested changes to the R-1.5 Residential District, should be made.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Committee of the Township of Green, Sussex County, New Jersey, that Chapter 30, “Land Use Regulations” of the Code of the Township of Green, is revised as follows:

**SECTION 1.**

Chapter 30 “Zoning” Sections 30-4, WORDS AND PHRASES DEFINED, is amended to add the following:

**THROUGH LOT**

Shall mean a lot that fronts on two (2) parallel streets or that fronts on two (2) streets that do not intersect at the boundaries of the lot.

**SECTION 2.**

Chapter 30, Schedule of Requirements, Attachment 2, per Code Section 30-31, shall be revised as follows:

Zone	Prin. Use	Height Feet	Min. Lot Area Acres	Density/ FAR	Max Depth Feet	Width Street Line Feet	Width Setback Line Feet	Min Setbacks Feet			Max Building Coverage Percent	Imp. Cov. Percent
								FY	RY	SY		
<b>R-1.5/0.5 (New residences)</b>	SF	35	1.5	1 Unit/ 1.5 ac.	285	112	190	60	75	25	20	N/A
<b>R-1.5/0.5**** (Existing residences)</b>	SF	35	0.5	1 Unit/0.5 ac.	100	50	50	30	50	15	40	N/A

\*\*\*\* In the R-1.5/0.5 Zone, the 0.5 standards apply to existing residences with less than 1.5 acres only. Existing residences with 1.5 acres or more must follow 1.5 standards. New residences must follow the 1.5 standards. New subdivisions must follow the 1.5 standards.

**SECTION 3.**

All references to “R-1.5 Residential District” throughout the Township Code shall be replaced with “R-1.5/0.5 Residential District”.

**SECTION 4.** Chapter 30 “Zoning” Sections 30-64 YARDS is amended to read as follows:

§ 30-64.1 Yard Requirements.

Every lot must provide front, rear and side yards as required by its zone district. All front yards must face upon a dedicated public street or a private street approved by the Planning Board. On streets less than 50 feet in width, the required front yard shall be increased by  $\frac{1}{2}$  the difference between the width of the street and 50 feet. If a width greater than 50 feet is shown on an adopted Master Plan or the Official Map, the required front yard shall be increased by  $\frac{1}{2}$  the difference between the width of the street and said greater width. In the R-1.5/0.5 District, the maximum additional front yard setback shall be five (5) feet.

§ 30-64.4 Corner Lots and Through Lots.

Where a lot is bounded by more than one street, the front yard setback requirement from each abutting street shall be met. On a corner lot or a through lot, the owner may select any street as the front of the lot, regardless of which direction the building faces. For corner lots, the yard opposite the front of the lot shall be considered the side yard for purposes of meeting the minimum side yard requirement. Corner lots will have two front and two side yards. For through lots, the yard opposite the front yard shall be considered the rear yard for purposes of meeting the minimum rear yard requirement.

§ 30-64.5 Accessory Structures in the R-1.5/0.5 Zone District.

Permitted accessory structures, excluding pools, may be located within the ~~front~~, side or rear yard in the R-1.5/0.5 Zone District provided that the structure is a minimum of five (5) feet from any property line. Accessory structures may be located in front of the principal structure on a lot, provided they meet or exceed the front yard setback. Pools may be located within the side or rear yards provided that they are a minimum of ten (10) feet from the property line.

**SECTION 5.**

All ordinances of the Township of Green, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

**SECTION 6.**

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

**SECTION 7.**

This Ordinance shall take effect immediately upon final passage, approval, and publication as required by law.

**SECTION 8.**

This Ordinance may be renumbered for codification purposes.

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**SECTION 9.**

The Township Clerk is directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the County Planning Board and to all others entitled to notice pursuant to the provisions of N.J.S.A. 40:55D-15. Upon adoption of this Ordinance, after public hearing, the Township Clerk is further directed to publish such notice of the passage and to file a copy of this Ordinance, as finally adopted, with the Sussex County Planning Board, as required by N.J.S.A. 40:55D-16.

ATTEST:

TOWNSHIP OF GREEN,  
IN THE COUNTY OF SUSSEX

\_\_\_\_\_  
Mark Zschack, RMC, Township Clerk

\_\_\_\_\_  
Virginia Raffay, Mayor

**Record of Vote - Introduction:**

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
DeYoung						√
Phillips	√		√			
Qarmout			√			
Rose		√	√			
Mayor Raffay			√			

**Record of Vote - Adoption:**

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
DeYoung			√			
Phillips	√		√			
Qarmout			√			
Rose		√	√			
Mayor Raffay			√			

INTRODUCED: October 6, 2025

ADVERTISED: October 10, 2025

ADOPTED: October 20, 2025

ADVERTISED: October 26, 2025