

**ORDINANCE 15-2025**  
**AN ORDINANCE TO AMEND AND SUPPLEMENT**  
**CHAPTER 17 ZONING OF THE BOROUGH CODE OF THE BOROUGH OF SEA GIRT**

EXISTING

17-2 Definitions

HALF STORY - Shall be defined as attic space above or second story which shall have a pitched roof to begin within 12 inches of the ceiling joists line of the story below and which pitch shall have a minimum slope of 30%. Such attic space, if finished, shall have a minimum vertical wall of five feet in a finished area including deck and balcony space not to exceed 50% of the second story living space in the case of a 2 1/2 story structure. Chimneys shall not be elevated more than three feet above the established ridge height. Decorative structures such as, but not limited to, railings, widow walks, parapets, etc., are not allowed to be more than an additional two feet above the established ridge height. Dormers attached to half-stories must meet the setback requirements included in the definition of dormers.

REVISIONS

To be Removed: ~~Strikeout~~

To be Added: **Bold & Underline**

17-2 Definitions

HALF STORY

Shall be defined as attic space above or second story which shall have a pitched roof to begin within 12 inches of the ceiling joists line of the story below. Such attic space shall have a minimum vertical wall of five feet including deck, **stairwells, elevator shaft, roofed over porch, balcony space and mechanical platforms** not to exceed 50% of the second story living space in the case of a 2 1/2 story structure. All applications for review where a half story is proposed, there shall be a delineation line showing where the five (5) foot ceiling height is located. ~~Chimneys shall not be elevated more than three feet above the established ridge height. Decorative structures such as, but not limited to, railings, widow walks, parapets, etc., are not allowed to be more than an additional two feet above the established ridge height. Dormers attached to half-stories must meet the setback requirements included in the definition of dormers.~~

**DECORATIVE STRUCTURES**

**Decorative structures such as, but not limited to, railings, widow walks, parapets, etc., are not allowed to be more than an additional two feet above the established ridge height. Dormers attached to half-stories must meet the setback requirements included in the definition of dormers. Weathervanes are not counted towards overall height of any decorative structure.**

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Dawn Harriman, RMC, CMR  
Municipal Clerk

**PUBLIC NOTICE**

**PUBLIC NOTICE IS HEREBY GIVEN** that the foregoing Ordinance No. 15-2025 was introduced at a meeting of the Borough Council of the Borough of Sea Girt, County of Monmouth on the 12<sup>th</sup> day of November, 2025 and was then read for the first time. The said Ordinance will be further considered for final passage by the Borough Council on 10<sup>th</sup> day of December, 2025 at 7:00 PM at the Sea Girt Elementary School and virtually via Zoom platform. At such time and place, or at any time and place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning the said Ordinance.

Introduced: November 12, 2025

Adopted: