

## ORDINANCE 2017-8

AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BRADLEY BEACH, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AMEND ARTICLE V ZONE REGULATIOND SECTION 450-30 O-P WEST OFFICE, PROFESSIONAL ZONE, 450-31 B-O-R WEST BUSINESS, OFFICE AND RESEARCH ZONE AND ATTACHMENT 1 OF CHAPTER 450, “ZONING”

### Schedule of Height, Area and Yard Requirements

#### Borough of Bradley Beach

[Amended 8-8-2006 by Ord. No. 2006-12; 4-24-2007 by Ord. No. 2007-6; 10-25-2011 by Ord. No. 2011-19; 8-26-2014 by Ord. No. 2014-16]

Zone District	Use	Location	Minimum Lot Requirements			Minimum Yard Requirements					Coverage and Height		
			Area <sub>1</sub> (square feet)	Width <sub>1</sub> (feet)	Depth <sub>1</sub> (feet)	Principal Structure			Accessory Structure		Maximum Building Coverage (%)	Maximum Impervious Coverage (%)	Maximum Building Height  (feet)
						Front (feet)	Rear (feet)	Side (feet)	Rear (feet)	Side (feet)			
R-1	All	Interior lot Corner lot	5,000 5,000	50 50	100 100	15 and 25 <sup>-2,5</sup> 15 and 25 <sup>-2,5</sup>	25 <sub>3</sub> 25 <sub>3</sub>	5 and 10 <sub>4,5</sub> and 10 <sub>4</sub>	5 5	5 5	35% 35%	60% 60%	35 35
R-T	1 family Townhouse	Interior lot Corner lot lot All	5,000 5,000 30,000	50 50 200	100 100 100	15 and 25 <sup>-2,5,6</sup> 15 and 25 <sup>-2,5,6</sup> 15 and 25 <sup>-2,5,6</sup>	25 <sub>3</sub> 25 <sub>3</sub> 25	5 and 10 <sub>4,5</sub> and 10 <sub>4</sub> 5 and 10	5 5 5	5 5 5	35% 35% 35%	60% 60% 60%	35 35 35

R-B	1 family			50	100								35
	2 family	Interior lot		50	100								35
		Corner lot	5,000	50	100	15 and 25- 2.5,5 15 and	25 <sub>3</sub>	5 and 10 <sub>4</sub> 5					35
		Interior lot	5,000	50	100	25-2.5,5 15 and 25-2.5,6	25	5 and 10 <sub>4</sub>	5 5 5	5 5 5	35% 35% 35%	60% 60% 60%	35
	Garden apartment	5,000			15 and 25- 2.5,6 15 and	25 <sub>3</sub>	5 and 10 <sub>4</sub> 5	5 5 5	5 5 5	35% 20% 25%	60% 60% 60%	35	
Townhouse	30,000	200	100	25-2.5,6 15 and 25-2.5,6	25	5 and 10 5 and 10						35	
		Corner lot All	30,000	200	100								35
		All		200	100								35
GBW	Business	All	5,000	50	100	None	10	None	5	5	90%	100%	48
O-P	Office professional	All	5,000	50	100	None	10	None	5	5	90%	100%	40
B-O-R	Business office	All	20,000	100	100	10	10	10 and 14	5	5	50%	80%	40
<b>O-P-W AH-1</b>	<b>Office professional</b>	<b>All</b>	<b>5,000</b>	<b>50</b>	<b>100</b>	<b>None</b>	<b>10</b>	<b>None</b>	<b>5</b>	<b>5</b>	<b>90%</b>	<b>100%</b>	<b>36</b>
<b>B-O-R-W AH-2</b>	<b>Business office</b>	<b>All</b>	<b>20,000</b>	<b>100</b>	<b>100</b>	<b>10</b>	<b>10</b>	<b>10 and 14</b>	<b>5</b>	<b>5</b>	<b>50%</b>	<b>80%</b>	<b>36</b>

## NOTES

1. Any and all existing on February 1, 2003, shall be deemed conforming with respect to lot width, depth and area

2 The minimum front yard shall be 15 feet on north-south streets and 25 feet on east-west streets.

3 The rear yard for lots not meeting the minimum lot depth requirement may be reduced proportionately to the existing lot depth as a percentage of required lot depth, but in no case shall they be less than 10 feet.

4 The minimum side yards for lots not meeting the minimum lot width requirement that exist shall be 10% and 20% of the lot width.

5 When the prevailing setback of existing buildings along a block front is less than the setback required, the prevailing setback may be applied as "front yard setback" for a new building along the same block front, provided that such setback shall not be less than ten (10) feet

6 Only if parking is provided in the side yard, rear yard or under the building. No parking will be allowed in the front yard for a new building along the same block front, provided that such setback shall not be less than ten (10) feet

**§ 450-30 O-P-West Office Professional Zone. (Lots within the O-P Zone West of Main Street)**

A. Permitted principal uses.

- (1) Professional and business offices, including offices for doctors, dentists, lawyers, architects, engineers, accountants, real estate and similar businesses or office activities employing a predominantly white-collar clerical staff, not engaged in retail or wholesale sales on the premises of any articles or products of a tangible nature and where no heavy or noisy machinery, equipment or instruments are utilized in the operation of the business.
- (2) Apartments on the second and third floors in combination with permitted professional or business offices on the first floor.  
[Amended 4-24-2007 by Ord. No. 2007-6]
- (3) Single-family residential dwellings, subject to the limitation and requirements of the R-1 Single-family Residential Zone.
- (4) Public Parks and playgrounds.
- (5) Municipal buildings and other public facilities providing services essential to the operation of the Borough, subject to the general review and recommendation of the Planning Board.
- (6) Child care centers.

B. Permitted accessory uses.

[Amended 4-24-2007 by Ord. No. 2007-6]

- (1) Storage buildings and garages subject to the requirements in the Schedule of Height, Area and Yard Requirements.[1]  
[1] Editor's Note: The Schedule of Height, Area and Yard Requirements is included as an attachment to this chapter.
- (2) Signs and awnings, subject to the requirements and limitations of Article X, Signs and Awnings.
- (3) Parking lots and parking garages.
- (4) Trash storage and recycling enclosures.

C. Conditional uses.

(1) None.

D. Area, yard and building requirements. The following standards are established hereafter and are further set forth in the Schedule of Height, Area and Yard Requirements of this chapter:[2]

(1) For single-family dwellings:

(a) Area, yard and building limitations: same as § **450-26D** and as further set forth in the Schedule of Height, Area and Yard Requirements.[3]

[3] Editor's Note: Former Subsection D(1)(b), limiting living space to two stories was repealed 12-29-2006 by Ord. No. 2006-22.

(2) For all other uses:

(a) Minimum lot area: 5,000 square feet.

(b) Minimum lot width: 50 feet.

(c) Minimum lot depth: 100 feet.

(d) Minimum front yard: none.

(e) Minimum side yards: none.

(f) Minimum rear yard: 10 feet.

(g) Maximum building height: **3 Stories-36 Feet**

(h) Maximum building coverage: 90%.

(i) Maximum impervious coverage 100%

(j) Minimum off-street parking: per § **450-39**.

(k) Minimum side yard (accessory structure): five feet.

(l) Minimum rear yard (accessory structure): five feet.

(m) Maximum building area (accessory structure): 20 square feet.

(n) Maximum building height (accessory structure): 12 feet (one story).

[2] Editor's Note: The Schedule of Height, Area and Yard Requirements is included at the end of this chapter.

E. Supplementary regulations:

[Amended 12-29-2006 by Ord. No. 2006-22]

- (1) For single-family dwellings: same as § 450-26E.

**§ 450-31. B-O-R-West Business, Office and Research Zone. (Lots within the B-O-R Zone located west of Main Street)**

A. Permitted uses.

- (1) All uses permitted in the GB General Business Zone and as further specified in § 450-29A.
- (2) The manufacturing of products, provided that the process includes only the assembly of previously prepared or refined materials. No process shall include chemical reaction; the use of heat other than soldering or welding; any machinery, the operation of which will generate noise or vibration audible or otherwise perceptible at or beyond the property line on which the machinery is located.
- (3) Research laboratories.
- (4) Public parks and playgrounds.
- (5) Municipal buildings and other public facilities providing services essential to the operation of the Borough, subject to general review and recommendation by the Planning Board.

B. Permitted accessory uses.

- (1) None.

C. Conditional uses.

- (1) None.

D. Area, yard and building requirements. The following standards are established hereafter and are further set forth in the Schedule of Height, Area and Yard Requirements of this chapter:[1]

- (1) Commercial uses permitted as per § **450-31A(1)**. As specified in § **450-29D** of this chapter for GB General Business Zone.
  - (2) All other uses permitted in the zone.
    - (a) Minimum lot area: 20,000 square feet.
    - (b) Minimum lot width: 100 feet.
    - (c) Minimum lot depth: 100 feet.
    - (d) Minimum front yard: 10 feet.
    - (e) Minimum side yards: 10 feet.
    - (f) Minimum rear yard: 10 feet and 14 feet.
    - (g) Maximum building height: **3 stories 36 feet**
    - (h) Maximum building coverage: 50%.
    - (i) Maximum impervious coverage: 80%.
    - (j) Minimum off-street parking: per § **450-39**.
    - (k) Minimum side yard (accessory structure): five feet.
    - (l) Minimum rear yard (accessory structure): five feet.
    - (m) Maximum building area (accessory structure): 120 square feet.
    - (n) Maximum building height (accessory structure): 12 feet (one story).
- [1] Editor's Note: The Schedule of Height, Area and Yard Requirements is included at the end of this chapter.

E. Supplementary regulations.

- (1) There shall be no out-of-doors storage or display except that garbage and trash waiting collection may be stored in rear yard areas in a completely enclosed container.
- (2) Where the office-research zone abuts a residential area, a minimum thirty-foot buffer must be established.

**SECTION 1. REPEALER**

The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.

**SECTION 2. INCONSISTENT ORDINANCES**

All other Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency.

**SECTION 3. SEVERABILITY**

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

**BE IT FURTHER ORDAINED** by the Mayor and Borough Council of the Borough of Bradley Beach, in the County of Monmouth, that Chapter Four Hundred Fifty of the Revised General Ordinances of the Borough of Bradley Beach, shall be added to reflect said change.

THIS ORDINANCE shall become effective upon final passage and publication according to law.

---

KELLY BARRETT

Municipal Clerk

---

GARY ENGELSTAD

Mayor

Introduction: May 9, 2017

Adoption:

