

**CITY OF ABSECON**

**ORDINANCE 05-2023**

**ORDINANCE AMENDING THE CODE OF THE CITY OF ABSECON,  
CHAPTER 224 – LAND USE AND DEVELOPMENT,  
ARTICLE XX – SITE PLAN REVIEW, SECTION 128 - PARKING**

**WHEREAS**, the 2016 Reexamination contained specific recommendations for modifications to the City's Zone Plan, which recommendations require modifications to Chapter 224; and

**WHEREAS**, there is a desire to encourage economic growth in the Central Business District (C-1) by acknowledging that there are numerous parcels of New Jersey Avenue in the Central Business District (C-1) that existed with commercial uses before there were parking requirements; and

**WHEREAS**, historically there are numerous parcels fronting on New Jersey Avenue in the Central Business District (C-1) that existed with commercial uses before there were parking requirements; and

**WHEREAS**, properties with business establishments fronting on New Jersey Avenue (between Shore Road and Southwest Street) are within reasonable walking distance to mass transit such as the Absecon Train Station and NJ Transit bus stops; and

**WHEREAS**, existing smaller properties either have no on-site parking or very little on-site parking. It is acknowledged that there is on-street parking along New Jersey Avenue that is available for patrons; and

**WHEREAS**, there is at least 25 private parking lots, 1 Municipal, 2 State public parking lots consisting of over 500 parking spaces, and over 270 on-street parking spaces within the Downtown Central Business District or within a reasonable walking distance; and

**WHEREAS**, there is on-street parking that has been historically available for patrons that customarily patronize more than one business establishment while utilizing one parking space.

**WHEREAS**, the expanding use of Uber/Lyft car service result in reduction of parking demand for restaurant and bar uses.

**NOW, THEREFORE**, be it **ORDAINED** by City Council of the City of Absecon, County of Atlantic, State of New Jersey, as follows:

**SECTION 1.**

Section 224-128 B – adding subsection (18) as follows:

- A. In the case of a commercial business establishment that is located in the Central Business District (C-1) with frontage on New Jersey Avenue (between Shore Road and Southwest Street), the parking requirements are reduced to 50%.

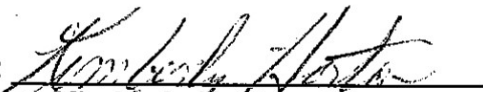
**SECTION 2.**


Any Ordinance or part thereof which is inconsistent with any provision of this Ordinance is hereby repealed to the extent of such inconsistency.

**SECTION 3.**

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

**DATED: February 16<sup>th</sup>, 2023**

**SIGNED:**   
**Kimberly Horton, Mayor**

**ATTEST:**   
**Carie A. Crone, RMC, Municipal Clerk**

Passed on first reading at a regular meeting of the Municipal Council held on February 2<sup>nd</sup>, 2023. Laid over and advertised for public hearing and final adoption on February 16<sup>th</sup>, 2023. Notice is hereby given that the foregoing Ordinance was approved for final adoption by the Municipal Council of the City of Absecon at a regular meeting held on February 16<sup>th</sup>, 2023.