

DEVELOPMENT REGULATIONS

40 Attachment 2

Schedule 40-5-1A

Schedule of Zoning District Requirements Residential Districts
Borough of Belmar

[Ord. No. 1993-48 § 2; Ord. No. 1994-54 §§ 1—3; Ord. No. 1996-13 §§ 1, 2; Ord. No. 2000-15 §§ xiv— xviii; Ord. No. 2002-15; Ord. No. 2004-12 § iii; Ord. No. 2006-03; Ord. No. 2013-04 § 2]

Zone District	Minimum Lot Size				Minimum Yard Requirements (1) (In Feet)					
	Interior Lots		Corner Lots		Principal Buildings				Accessory Buildings and Structures	
	Area	Frontage	Area	Frontage	Front	Side	Total Two	Rear	Side	Rear
	Sq. Ft.	(2) Feet	Sq. Ft.	(2) Feet	Yard	Yard	Side Yards	Yard	Yard	Yard
Residential Single Family										
R-100	10,000	80	10,000	80	20	10	20	75	10	10
R-75 (8)	7,500	50	9,000	60	20	5	15	40	3	3
R-70	7,000	50	8,400	60	20	5	15	35	3	3
R-50	5,000	50	6,000	60	20	5	15	35	3	3
R-40	4,000	40	5,500	55	20	5	10	25	3	3
R-36	3,600	40	4,950	55	20	5	10	25	3	3
R-1-50 (7) (9)	5,000(6)	40(6)	5,000	50	20	5	10	30	3	3

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**Schedule of Zoning District Requirements Residential Districts, Continued
Borough of Belmar**

Zone District	Lot Shape Requirements Minimum Diameter (3)	Maximum Building Height (9)				Maximum Lot Coverage Impervious Surface	Maximum Building Coverage
	(In Feet)	Principal Building Feet	Principal Building Stories	Accessory Building Feet	Accessory Building Stories	Percentage	Percentage
Residential Single Family							
R-100	55	35	2 1/2	18	1	*	*
R-75 (8)	30	35	2 1/2	18	1	*	*
R-70	30	35	2 1/2	18	1	*	*
R-50	30	35	2 1/2	18	1	*	*
R-40	25	35	2 1/2	18	1	*	*
R-36	25	35	2 1/2	18	1	*	*
R-1-50	25	35	3	18	1	*	*

July 2, 1990, Revised 3/11

*See Schedule 40-5-1A.1, Schedule of Floor Area Ratio, Maximum Lot Coverage and Building Coverage Requirements, Residential.

DEVELOPMENT REGULATIONS

Schedule 40-5-1A

Schedule of Zoning District Requirements Residential Districts, Continued Borough of Belmar

Notes:

- (1) The location of accessory structures defined as essential services, and the location of signs, fences and antenna structures are governed by Article 7 of the Development Regulations.
- (2) The lot width at the front yard building setback line must adhere to the lot frontage requirement.
- (3) Each lot shall be able to contain within it the shape of a circle tangent to the front yard setback line and located within the minimum side and rear yard lines. The diameter of the circle shall be as prescribed for the zone district (See Illustration).
- (4) Reserved.
- (5) Reserved.
- (6) Area 5,000 square feet, frontage 40 feet where vehicle access is provided through provision of a 20-foot wide access lane across the rear yard of the subject and adjacent properties.
- (7) No detached accessory building shall be less than 10 feet from a principal building.
- (8) The requirements for single-family housing in the R-1-50 Zone may apply to single-family housing in the R-75 Zone wherein properties within the R-75 Zone provide frontage along Ocean Avenue.
- (9) For structures developed in accordance with Chapter 35, Flood Damage Prevention, height limitations hereunder shall be the vertical distance of a structure measured from the corresponding base flood elevation reflected on the then current FEMA Flood Insurance Rate Maps or Advisory Base Flood Elevations and Advisory Flood Hazard Maps, whichever imposes the more stringent requirement.

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SCHEDULE 40-5-1A.1

**Schedule of Floor Area Ratio, Maximum Lot Coverage
(Impervious Surface) and Building Coverage Requirements, Residential
(Subsection 40-5.6)**

[Ord. No. 2006-03 § III; Ord. No. 2010-03 § I; Ord. No. 2013-09 § 2]

Lot Size (Square Feet)	Maximum Floor Area Ratio (FAR)	Maximum Lot Coverage (Impervious Surface)	Maximum Building Coverage
10,000 and over	50%	40%	20%
7,500 to 9,999	55%	50%	25% (1)
7,000 to 7,499	55%	50%	25% (2)
5,051 to 6,999	65%	55%	30% (3) (4)
4,000 to 5,050	75%	55%	30%
0 to 3,999	78%	55%	30%

Notes:

- (1) Not to include a detached garage of up to 440 square feet in calculation of "Maximum Building Coverage."
- (2) Not to include a detached garage of up to 320 square feet in calculation of "Maximum Building Coverage."
- (3) Not to include a detached garage of up to 240 square feet in calculation of "Maximum Building Coverage."
- (4) Not to include any detached accessory buildings in calculation of "Maximum Building Coverage" if the property is in the R-1-50 Zone.
- (5) A detached garage exceeding the maximum size in Notes 1, 2, and 3 above, shall have the entire square footage of the detached garage be included in the Building Coverage calculation.

DEVELOPMENT REGULATIONS

Schedule 40-5-1B

Schedule of Zoning District Requirements Commercial Districts
Borough of Belmar
(Subsection 40-5.1)

[Ord. No. 2001-21 §§1,2; Ord. No. 2004-02 §2; Ord. No. 2004-20 §2; Ord. No. 2013-04 §3]

Zone District	Minimum Lot Size				Minimum Yard Requirements (1) (In Feet)					
	Interior Lots		Corner Lots		Principal Buildings			Accessory Buildings and Structures		
	Area Sq. Ft.	Frontage (2) Feet	Area Sq. Ft.	Frontage (2) Feet	Front Yard	Side Yard	Total Two Side Yards	Rear Yard	Side Yard	Rear Yard
Commercial										
CBD-1	7,500	50	7,500	50	0	0 (5)	0 (6)	10 (7)	5 (5)	5 (7)
CBD-2 (3)(9)	7,500	50	7,500	50	20	5 (5)	10 (6)	10 (7)	5 (5)	5 (7)
B-C	7,500	50	7,500	50	20	5 (5)	10 (6)	15 (7)	5 (5)	5 (7)
MC-1	20,000	150	20,000	150	20	5 (5)	10 (6)	10 (7)	5 (5)	5 (7)
MC-2	10,000	100	10,000	100	20	5 (5)	10 (6)	10 (7)	5 (5)	5 (7)
PO-75	7,500	50	7,500	50	15	5 (5)	10	15 (7)	5 (5)	5 (7)

July 2, 1990

Zone District	Lot Shape Requirements	Maximum Building Height (10)				Maximum Lot Coverage	Maximum Building Coverage	Maximum Floor Area Ratio
	Minimum Diameter (3)	Principal Building		Accessory Building		Impervious Surface		
	(In Feet)	Feet	Stories	Feet	Stories	Percentage	Percentage	(FAR)
Commercial								
CBD-1	45	45	4	16	1	100 (8)	80	2.00
CBD-2 (9)	25	35	2 1/2	16	1	80	50	0.40
B-C	42	35	2 1/2	16	1	80	50	0.40
MC-1	70	35	2 1/2	16	1	80	50	0.30
MC-2	60	35	2 1/2	16	1	80	50	0.30
PO-75	40	35	2 1/2	18	1	80	50	0.40

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Schedule 40-5-1B

**Schedule of Zoning District Requirements
Commercial Districts, Continued
Borough of Belmar
(Subsection 40-5.1)**

Notes:

- (1) The location of accessory structures defined as essential services, and the location of signs, fences and antenna structures are governed by Article 7 of the Development Regulations.
- (2) The lot width at the front yard building setback line must adhere to the lot frontage requirement.
- (3) For lots in the CBD-2 Zone fronting on Main Street and Railroad Avenue, the yard requirements set forth for the CBD-1 Zone shall apply.
- (4) Each lot shall be able to contain within it the shape of a circle tangent to the front yard setback line and located within the minimum side and rear yard lines. The diameter of the circle shall be as prescribed for the zone district (See illustration).
- (5) If the lot abuts a residential zone or use, a minimum 10' side yard setback shall be required.
- (6) A minimum 10' side yard setback shall be required on each side of a lot abutting a residential zone or use.
- (7) If a lot abuts a residential zone or use, a minimum 25' rear yard setback shall be required.
- (8) At least ten (10) percent of the lot area shall be reserved for landscaped areas. Such areas may include landscaped plazas and widened sidewalks using decorative surfaces and planting arrangements and related urban design amenities.
- (9) Zoning requirements in the Planned Residential Development District for persons aged 55 and older as a conditional use in the CBD-2 District along the Route 71 Corridor may be found in subsection 40-5.5.
- (10) For structures developed in accordance with Chapter 35, Flood Damage Prevention, height limitations hereunder shall be the vertical distance of a structure measured from the corresponding base flood elevation reflected on the then current FEMA Flood Insurance Rate Maps or Advisory Base Flood Elevations and Advisory Flood Hazard Maps, whichever imposes the more stringent requirement.

DEVELOPMENT REGULATIONS

Schedule 40-5-2A

Schedule of Uses, Residential Districts
Borough of Belmar

[Ord. No. 1994-54 §§ 2,3; Ord. No. 2000-15 §§ xix, xx; Ord. No. 2004-12 § iii; Ord. No. 2008-07 Exh. A]

X - Permitted Principal Use
C - Permitted Conditional Use

A - Permitted Accessory Use
R - Required Accessory Use

Type of Use	R-100	R-75	R-70	R-50	R-40	R-36	R-1-50
RESIDENTIAL							
Single Family Dwellings	X	X	X	X	X	X	X
Two Family Dwellings							
Multiple Dwellings							
Community Residence for the Developmentally Disabled and Victims of Domestic Violence							
1-6 residents	X	X	X	X	X	X	X
7-15 residents	C	C	C	C	C	C	C
Multi-Family Cluster Development (4)		C					C
RETAIL/OFFICE/SERVICE							
Bed and Breakfast Inns		C	C	C	C		C
EDUCATIONAL							
Elementary and Secondary Schools	C	C	C	C	C	C	C
Nursery Schools	C	C	C	C	C	C	C
PUBLIC (1)							
Public Libraries	X	X	X	X	X	X	X
Places of Worship	C	C	C	C	C	C	C
Municipal Services and Facilities	X	X	X	X	X	X	X
Public Parks, Playgrounds, Athletic Fields and Swimming Pools	X	X	X	X	X	X	X
Public Utilities	C	C	C	C	C	C	C

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Schedule 40-5-2A

Schedule of Uses, Residential Districts, Continued
Borough of Belmar

X - Permitted Principal Use
C - Permitted Conditional Use

A - Permitted Accessory Use
R - Required Accessory Use

Type of Use	R-100	R-75	R-70	R-50	R-40	R-36	R-1-50
OTHER							
Non Commercial TV/Radio Antennas	A	A	A	A	A	A	A
Exempt Signs as set forth in subsection 40-7.24d	A	A	A	A	A	A	A
Tool Sheds	A	A	A	A	A	A	
Fences, Hedges and Walls	A	A	A	A	A	A	
Private Garages	A	A	A	A	A	A	A
Private, Non-Commercial Swimming Pool	A	A	A	A	A	A	A
Off-Street Parking and Loading (2)							
Buffers (3)	R	R	R	R	R	R	R
Essential Services							R
	A	A	A	A	A	A	A

January 23, 1992

<p>Notes:</p> <p>(1) See subsection 40-5.4 for Public Use Overlay District provisions.</p> <p>(2) Off-street parking and loading shall be required as an accessory use in all zone districts, except CBD-1 zone, off-street parking shall be provided in public or shared use parking lots. New development in the CBD-1 zone shall be required to demonstrate that, under a shared parking approach, adequate parking is available in a public or shared parking lot. New development in the CBD-1 zone shall also demonstrate that off-street loading can be provided in a common area or on-site.</p> <p>(3) Buffers shall be required as an accessory use to any nonresidential use which abuts a residential zone district. Buffers shall also be required as an accessory use to any multi-family development which abuts a single family or two family residential zone district.</p> <p>(4) Multi-Family Cluster Development permitted in the MF-75 zone per subsection 40-6.13.</p>
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Prepared by: Townplan Associates, July 2, 1990

Revised: January 23, 1992

DEVELOPMENT REGULATIONS

Schedule 40-5-2B
Schedule of Uses, Commercial Districts
Borough of Belmar
(Subsection 40-5.1)

[Ord. No. 1993-24 §§ 1—5; Ord. No. 1996-10 § 2; Ord. No. 1998-03 § 1; Ord. No. 2001-21 §§ 1, 2; Ord. No. 2004-02 § 2; Ord. No. 2004-15 §§ 2, 3; Ord. No. 2004-20 § 2; Ord. No. 2013-18 § 2; Ord. No. 2014-13]

X - Permitted Principal Use
 C - Permitted Conditional Use

A - Permitted Accessory Use
 R - Required Accessory Use

Type of Use	CBD-1	CBD-2	B-C	MC-1	MC-2	PO-75
RETAIL/OFFICE/SERVICE						
Travel Agencies	X	X				
Paint, Glass and Wallpaper Stores	X	X				
Hardware Stores or Automotive Supplies	X	X				
Variety Stores	X	X	X			
Grocery Stores, Convenience Stores	X	X				
Candy, Nut and Confectionery Stores	X	X	X			
Retail Bakeries	X	X				
New and Used Car Dealers and Associated Leasing of Vehicles		X				
Motor Vehicle Service Stations		C			X	
Clothing Stores	X	X	X	X		
Furniture and Home Furnishings Stores	X	X				
Restaurants, Caterers	X	X	X	X	X	
Drive-In/Take-Out Restaurants	C	C	C (5)	C	C	

BELMAR CODE

Schedule 40-5-2B

Schedule of Uses, Commercial Districts, Continued
 Borough of Belmar
 (Subsection 40-5.1)

X - Permitted Principal Use
 C - Permitted Conditional Use

A - Permitted Accessory Use
 R - Required Accessory Use

Type of Use	CBD-1	CBD-2	B-C	MC-1	MC-2	PO-75
Bars, Taverns	X	X	X	X	X	
Liquor Stores	X	X				
Secondhand Shops, Antique Stores	X	X				
Sporting Goods and Bicycle Shops	X	X	X			
Book Stores	X	X				
Camera and Photographic Supply Stores	X	X	X			
Gift, Novelty and Souvenir Shops	X	X	X	X		
Florists	X	X				
Tobacco Stores and Stands	X	X				
News Dealers and Newsstands	X	X	X			
Optical Goods Stores	X	X				
Commercial and Savings Banks	X	X				
Investment Offices	X	X				X
Hotels and Motels	C	C		X		
Bed and Breakfast Inns			C			
Coin-Operated Laundries and Dry-Cleaning Drop-Off	X	X				
Tailor Shops, Reweaving Shops, Fur Storage	X	X				X
Photographic Studios, Portraits	X	X				
Beauty Shops	X	X				
Barber Shops	X	X				
Shoe Repair and Shoeshine Parlors	X	X				X
Tax Return Preparation Services	X	X				
Photocopying and Duplicating Services		X				
Automotive Repair Shops	X	X			X	
Radio and Television Repair						

DEVELOPMENT REGULATIONS

Schedule 40-5-2B

Schedule of Uses, Commercial Districts, Continued
 Borough of Belmar
 (Subsection 40-5.1)

X - Permitted Principal Use
 C - Permitted Conditional Use

A - Permitted Accessory Use
 R - Required Accessory Use

Type of Use	CBD-1	CBD-2	B-C	MC-1	MC-2	PO-75
Other Electrical Equipment Repair Shops	X	X				
Motion Picture Theaters, Except Drive-In	X		X			
Video Tape Rentals	X	X	X			
Bowling Centers	X		X			
Professional Offices, Business Offices	X	X				
Professional Offices, as defined in subsection 40-2.4						X
Child Care Centers	X	X	X	X	X	
Reupholstery and Furniture Repair	X	X				
Book Stores			X			
Apartments/Residences on second floor of Commercial or Professional Office Structure	X	X	X	X	X	X
Health and Fitness Clubs and Gymnasiums and studios for art, music, dance, gymnastics, yoga for the purpose of giving instruction (9)	X	X	X			
PRD Planned Residential Development District		C				
Brewery Facility	X					
MARINE						
Boat Building and Repairing					X	
Services incidental to Water Transportation				X	X	
Marinas and Related Support Facilities				X	X	
Boat Dealers					X	
PUBLIC (1)						
Public Libraries	X	X	X	X	X	
Municipal Services and Facilities	X	X	X	X	X	X
Post Offices	X	X				
Public Utilities			C			C

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Schedule 40-5-2B

Schedule of Uses, Commercial Districts, Continued
 Borough of Belmar
 (Subsection 40-5.1)

X - Permitted Principal Use
 C - Permitted Conditional Use

A - Permitted Accessory Use
 R - Required Accessory Use

Type of Use	CBD-1	CBD-2	B-C	MC-1	MC-2	PO-75
Public Parks, Playgrounds, Athletic Fields and Swimming Pools	X	X	X	X	X	
Hospitals, Philanthropic and Eleemosynary		C				
Public Utilities	C	C		C	C	C
OTHER						
Noncommercial TV/Radio Antennas	A	A	A	A	A	A
Exempt Signs as set forth in subsection 40-7.24d	A	A	A	A	A	A
Signs as set forth in subsection 40-7.24	A	A	A	A	A	
Fences, Hedges and Walls	A	A	A	A	A	A
Garages for Commercial Vehicles	A	A	A	A	A	A
Private, Noncommercial Swimming Pool	A (2)	A (2)		A (2)	A (2)	A (6)
Off-Street Parking and Loading (3)	R	R	R	R	R	R
Buffers (4)	R	R	R	R	R	R
Essential Services	A	A	A	A	A	A
Tool Sheds						A (6)
Wireless Telecommunications Facilities (8)						
Planned residential development district		C(9)				

DEVELOPMENT REGULATIONS

Schedule 40-5-2B

Schedule of Uses, Commercial Districts, Continued Borough of Belmar (Subsection 40-5.1)

Notes:

- (1) See subsection 40-5.4 for Public Use Overlay District provisions.
- (2) A private noncommercial swimming pool shall be a permitted accessory use to a hotel or a motel in the CBD-1, CBD-2, B-C, and MC-1 zones.
- (3) Off-street parking and loading shall be required as an accessory use in all zone districts, except the CBD-1 zone. Within the CBD-1 zone, off-street parking shall be provided in public or shared use parking lots. New Development in the CBD-1 zone shall be required to demonstrate that, under a shared parking approach, adequate parking is available in a public or shared parking lot. New development in the CBD-1 zone shall also demonstrate that off-street loading can be provided in a common area or on site.
- (4) Buffers shall be required as an accessory use to any nonresidential use which abuts a residential zone district. Buffers shall also be required as an accessory use to any multi-family development which abuts a single family or two family residential zone district.
- (5) Without liquor licenses.
- (6) Permitted when associated with second floor apartments.
- (7) PRD Planned Residential Development District within the CBD-2 zone see subsection 40-5.5.
- (8) See subsection 40-6.12 Wireless Telecommunications Towers and Antennas.
- (9) Facilities identified may be up to 5,000 square feet gross floor area (GFA) and shall provide off street parking of 1 space per 100 square feet of GFA.

BELMAR CODE

SCHEDULE 40-5-3

ILLUSTRATION OF LOT SHAPE REQUIREMENT

