

**BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY
ORDINANCE 2022-19**

**AN ORDINANCE AMENDING CHAPTER 450, ARTICLE V ZONE REGULATIONS,
SECTIONS 450-29 GB GENERAL BUSINESS ZONE AND 450-29.1 GBW GENERAL
BUSINESS WEST ZONE OF THE REVISED GENERAL ORDINANCES OF THE
BOROUGH OF BRADLEY BEACH**

BE IT HEREBY ORDAINED by the Mayor and Council of the Borough of Bradley Beach in the County of Monmouth, State of New Jersey that the Borough's Land Development Ordinance at Chapter 450, Article V Zone Regulations, Sections 450-29 GB General Business Zone and 450-29.1 GBW General Business West Zone are hereby amended as follows:

Note: Sections of Chapter 450, Article V Zone Regulations, Sections 450-29 GB General Business Zone and 450-29.1 GBW General Business West Zone that are to be added are set forth below. All additions are shown in ***bold with italics with underlines***. All deletions are shown in ***~~bold italics with strikeouts~~***. All sections that are unchanged remain in regular typeface.

SECTION 1:

§ 450-29. GB General Business Zone.

In the General Business Zone, no premises shall be used and no structure shall be erected, altered, or occupied for any purpose except the following and shall be further limited to those uses which are clearly of a scale and nature designed primarily to serve adjacent residential areas within a three-mile radius and which only incidentally serve other areas.

A. Permitted principal uses.

(1) Retail business establishments, including but not limited to the following:

- (a) Stores selling groceries, meats and poultry, baked goods, and other such items.
- (b) Drug and pharmaceutical stores.
- (c) Hardware, dry goods, and household supply stores.
- (d) Liquor stores.
- (e) Stationery, tobacco and newspaper stores.
- (f) Luncheonettes, delicatessens and confectionery stores.
- (g) Haberdashery, apparel and shoe stores.

- (h) Restaurants, diners and other eating and drinking establishments.
- (2) Personal service establishments, which shall include, but are not limited to, the following:
 - (a) Barber- and beauty shops.
 - (b) Shoe repair shops.
 - (c) Tailor shops, dry-cleaning shops and self-service laundries.
- (3) Business and professional offices, banks and fiduciary institutions, and post offices.
- (4) Office buildings.
- (5) Public parks and playgrounds.
- (6) Municipal buildings and other public facilities providing services essential to the operation of the Borough, subject to the general review and recommendation by the Planning Board.
- ~~(7) Hotels and motels, subject to the requirements and limitations of Chapter 258, Hotels.~~
- (7) Residential on the second and third floors in combination with permitted retail business or personal service establishments on the first floor.
- (8) Child-care centers.

(9) Coworking spaces as defined by §450-4

(10) Craft production as defined by § 450-4

B. Permitted accessory uses.

- (1) Storage buildings and garages subject to requirements in the Schedule of Height, Area and Yard Requirements.¹
- (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) Churches, lodges and similar quasi-public uses subject to the requirements and limitations in § 450-35.
- (2) Telecommunications towers and antennas, subject to the requirements and limitations of § 450-37 and Article XI, Telecommunications Towers and

Antennas.

(3) Townhouses subject to the requirements and limitations of § 450-27D(2).

(4) Hotels and motels subject to the requirements and limitations of § 450-38

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) Area, yard and building limitations:

(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: 40 feet (three stories).

(h) Maximum building coverage: 90%.

(i) Maximum impervious coverage: 100%.

(j) **Maximum F.A.R.: 2.5**

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

~~(l)~~ Minimum side yard (accessory structure): five feet.

~~(m)~~ Minimum rear yard (accessory structure): five feet.

~~(n)~~ Maximum building area (accessory structure): 120 square feet.

~~(o)~~ Maximum building height (accessory structure): 16 feet (one story).

E. Supplementary regulations.

(1) Nothing shall be stored out-of-doors for any purpose except that garbage and trash or any other refuse awaiting disposal may be stored in a rear yard in a completely enclosed container.

(2) Persons establishing uses in this zone are encouraged to give particular attention to aesthetic considerations, especially in connection with structural design and the use of landscaping to soften building lines.

(3) All corner lot development along Main St. shall have vehicular ingress and egress on the side streets to promote safer traffic flow and preserve parking opportunities

on Main Street.

§ 450-29.1. GBW General Business West Zone. [Added 8-26-2014 by Ord. No. 2014-16]

In the General Business West Zone, no premises shall be used and no structure shall be erected, altered, or occupied for any purpose except the following and shall be further limited to those uses which are clearly of a scale and nature designed primarily to serve adjacent residential areas within a three-mile radius and which only incidentally serve other areas.

A. Permitted principal uses.

(1) Retail business establishments, including but not limited to the following:

(a) Permitted on the first floor only:

- [1] Stores selling groceries, meats and poultry, baked goods, and other such items.
- [2] Drug and pharmaceutical stores.
- [3] Hardware, dry goods, and household supply stores.
- [4] Liquor stores.
- [5] Luncheonettes, delicatessens and confectionery stores.

(b) Permitted on the first and second floor only:

- [1] Stationery, tobacco and newspaper stores.
- [2] Haberdashery, apparel and shoe stores.
- [3] Restaurants, diners and other eating and drinking establishments.

(2) Personal service establishments, which shall include, but are not limited to, the following are permitted on the first and second floors only:

(a) Barber- and beauty shops.

(b) Shoe repair shops.

(c) Tailor shops, dry-cleaning shops and self-service laundries.

(3) Business and professional offices, banks and fiduciary institutions, and post offices are permitted on the first and second floors only.

(4) Office buildings are permitted on the first and second floors only.

- (5) Public parks and playgrounds are permitted on the ground floor only.
- (6) Municipal buildings and other public facilities providing services essential to the operation of the Borough, subject to the general review and recommendation by the Planning Board, are permitted on the first and second floors only.
- ~~(7) Hotels and motels, subject to the requirements and limitations of Chapter 258, Hotels, are permitted on all floors.~~
- (7) Child-care centers are permitted on the first and second floors only.
- (8) Residential on the second, third and fourth floors in combination with permitted retail business or personal service establishments on the first floor.

(9) Coworking spaces defined by §450-4

(10) Craft production as defined by §450-4

B. Permitted accessory uses.

- (1) Storage buildings and garages subject to requirements in the Schedule of Height, Area and Yard Requirements.³
- (2) Signs and awnings, subject to the requirements and limitations of Article X, Signs and Awnings.
- (3) Parking lots and parking garages, limited to grade or first floor only.
- (4) Trash storage and recycling enclosures.

C. Conditional uses.

- (1) Churches, lodges and similar quasi-public uses subject to the requirements and limitations in § 450-35.
- (2) Telecommunications towers and antennas, subject to the requirements and limitations of § 450-37 and Article XI, Telecommunications Towers and Antennas.
- (3) Townhouses subject to the requirements and limitations of § 450-27D(2).

(4) Hotels and motels subject to the requirements and limitations of of § 450-38

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:⁴

- (1) Area, yard and building limitations:

- (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: 48 feet (four stories).
- (h) Maximum building coverage: 90%.
- (i) Maximum impervious coverage: 100%.
- (j) Maximum F.A.R.: 3.0**
- (k)** Minimum off-street parking: per § 450-39.
- (l)** Minimum side yard (accessory structure): five feet.
- (m)** Minimum rear yard (accessory structure): five feet.
- (n)** Maximum building area (accessory structure): 120 square feet.
- (n) Maximum building height (accessory structure): 16 feet (one story).

E. Supplementary regulations.

- (1) Nothing shall be stored out-of-doors for any purpose except that garbage and trash or any other refuse awaiting disposal may be stored in a rear yard in a completely enclosed container.
- (2) Persons establishing uses in this zone are encouraged to give particular attention to aesthetic considerations, especially in connection with structural design and the use of landscaping to soften building lines.

(3) All corner lot development along Main St. shall have vehicular ingress and egress on the side streets to promote safer traffic flow and preserve parking opportunities on Main Street.

(4) All fourth (4) floor stories shall be set back a minimum of 10 ft. from all street fronting building facades.

SECTION 2: 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 3: All ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.

SECTION 4: If any section, paragraph, subdivision, clause or provision of this ordinance is

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

SECTION 5: This ordinance shall take effect upon its passage and publication and review according to law.

Introduced: November 22, 2022

Date of Hearing and Adoption: