

ORDINANCE 2026-04

BOROUGH OF BELMAR - COUNTY OF MONMOUTH

ORDINANCE AMENDING CHAPTER 40, ARTICLE V ZONING DISTRICTS, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BELMAR

BE IT HEREBY ORDAINED by the Mayor and Council of the Borough of Belmar in the County of Monmouth, State of New Jersey that the Borough’s Land Development Ordinance at Chapter 40, Article V Zoning Districts, Sections 5.2 is hereby amended and Section 5.8 is hereby created by a new overlay zoning district within the southwestern portion of the Borough entitled “Mixed Use Overlay Zone 2 (MU-O2). The purpose of the MU-O2 would be to allow for a combination of mixed uses between 11th and 16th Avenues, west of West Railroad Avenue and East of State Routes 71 and 35, including commercial, retail, and residential uses.

Mixed Use Overlay 2 (MU-O2)

A. Purpose. The purpose of the MU-O2 Zone is to allow for a combination of mixed uses between 11th and 16th Avenues, west of West Railroad Avenue and East of State Routes 71 and 35 as indicated in the attached map, including commercial, retail, and residential uses.

B. Permitted Principal Uses (Land and Building)

- 1. Mixed Use** consisting of business, office, and retail permitted uses permitted within the Seaport Redevelopment Area on ground level with residential units above; no residence on ground level; townhouse units are permitted in the rear of the mixed-use building. Any mixed-use development with five (5) or more dwelling units requires a mandatory 20% set aside for affordable housing. All affordable housing units shall be developed in accordance with UHAC requirements.
- 2. Essential services**
- 3. Municipal facilities, public parking lots, public parks, and walkways** deemed necessary and appropriate by the governing body.

C. Permitted Accessory Uses

- 1. Off-street parking and loading facilities**
- 2. Signs, conforming to the provisions of the development regulations**
- 3. Fences and walls**

D. Conditional Uses. Other uses permitted upon site approval of the Planning Board

- 1. Townhouse attached with individual connecting walls**
- 2. Bed and Breakfast**

E. Area and bulk requirements

Minimum Lot Area:	7,000 square feet
Minimum Lot Frontage:	50 feet
Minimum Lot Width:	50 feet
Minimum Lot Depth:	125 feet
Minimum Front Yard:	0 feet
Minimum Side Yard:	0 feet
Minimum Rear Yard:	0 feet
Maximum Building Height:	3.5 stories (42 ft.) at the street line; 4 stories (48 ft) setback 12 feet from the street line
Maximum Lot Coverage:	80%
Buffer to existing Residential Use or Zone:	10 ft.

F. Off -street parking and Loading requirements

- 1. All residential development shall comply with the Residential Site Improvement Standards for all residential development.**
- 2. Non-residential use will not be required to have off-street parking.**

G. Design Criteria: In accordance with the Design Guidelines set forth within the Seaport Redevelopment Plan

SECTION 2

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

SECTION 3

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 4

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