

PUBLIC NOTICE

COMMUNITY AFFAIRS

DIVISION OF CODES AND STANDARDS

SITE IMPROVEMENT ADVISORY BOARD

**Notice of Adoption of Recommended Special Area Standards for Parking for the
Borough of Avalon, Cape May County**

Take notice that on May 15, 2014, the Site Improvement Advisory Board approved the special area standards applied for by the Borough of Avalon in Cape May County. (See 46 N.J.R. 458(a) and 712(a).)

These special area standards amend the parking requirements contained in Table 4.4 of the Residential Site Improvement Standards, at N.J.A.C. 5:21-4.14. Footnote "a" to Table 4.4 is modified and a new footnote "d" is added to address parking for dwellings with six or more bedrooms. The table source is also revised. Pursuant to N.J.A.C. 5:21-3.5(c)4, the approved special area standards appear below. Deleted text is shown in brackets, [thus]. Added text is in bold, **thus**.

TABLE 4.4

PARKING REQUIREMENTS FOR
RESIDENTIAL LAND USES^a

Housing unit type size ^b	Parking requirement per dwelling unit
Single-Family Detached	
2 Bedroom	1.5
3 Bedroom	2.0
4 Bedroom	2.5 ^c
5 Bedroom	3.0 ^d
Two Family (Duplex)	“Single-Family Detached” values shall apply to each unit. ^d
Garden Apartment	
1 Bedroom	1.8
2 Bedroom	2.0 ^c
3 Bedroom	2.1
Townhouse	
1 Bedroom	1.8
2 Bedroom	2.3 ^c
3 Bedroom	2.4 ^d
High Rise	
1 Bedroom	0.8
2 Bedroom	1.3 ^c
3 Bedroom	1.9
Mobile Home	
1 Bedroom	1.8
2 Bedroom	2.0 ^c
Retirement Community	Values shall be commensurate with the most appropriate housing unit type and size noted above that the retirement community resembles.
Recreational Homes (owner occupied)	Values shall be commensurate with the most appropriate housing unit type and size noted above that the recreational homes (owner occupied) resemble.
Mid-Rise Apartment	“Garden Apartment” values shall apply.
Assisted living	0.50

Notes:

^a When determination of the required number of parking spaces results in a fractional space for the entire development, any fraction [of one-half or less] **less than one-half** may be disregarded, while a fraction **equal to or** in excess of one-half shall be counted as one parking space.

^b Requirements for attached units (apartment/condominium/townhouse) include provisions for guest parking (0.5 spaces per dwelling unit). Guest parking must either be provided for on street or in common parking areas.

^c If applicant does not specify the number of bedrooms per unit, this parking requirement shall apply.

^d **For one- and two-family attached or detached development and townhouses, every bedroom over five (5) requires one (1) additional, off-street parking space.**

Source: Modified and adapted from U.S. Department of Commerce, Bureau of the Census, Public Use File--New Jersey (cross-tabulation of vehicles by housing unit for units constructed 1975 to 1980) **and**

special area parking standard for Avalon Borough.