

# **WILDWOOD CREST Land Use Plan**

Borough of Wildwood Crest  
Cape May County, New Jersey

September 2005

Prepared by

**Heyer, Gruel & Associates**  
*Community Planning Consultants*  
63 Church Street, 2nd Floor  
New Brunswick, New Jersey 08901  
732-828-2200

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The original of this report was signed and  
sealed in accordance with N.J.S.A. 45:14A-12.

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# **WILDWOOD CREST LAND USE PLAN**

## **INTRODUCTION AND OVERVIEW OF THE BOROUGH**

The Borough of Wildwood Crest is located in the southeastern portion of Cape May County. It is bordered by the City of Wildwood to the north, Lower Township to the south and west and the Atlantic Ocean to the east. Sunset Lake serves as the western border of the Borough. Wildwood Crest is located on the southern end of Five Mile Island, one of the barrier islands situated along the Atlantic Ocean. Although approximately 1.3 square miles in size, over 38 percent of its area contains dunes, beach, waterways and wetlands. The remaining portion of the Borough is almost completely developed.

The Borough is a desirable residential community within a rapidly developing region. It maintains a strong resort tourism base and continues to draw an influx of tourists to the Borough, particularly in the summer.

This Land Use Plan updates the Land Use Plan Element adopted by the Wildwood Crest Planning Board on May 4, 2005 which focused on the residential areas and districts within the Borough. This Land Use Plan focuses on the motel/hotel district in the Borough. The Borough of Wildwood Crest prepared its last comprehensive Master Plan in 1980.

This Land Use Plan is intended to serve as a guide towards the future development and redevelopment of the Borough. The goals of this Master Plan has been updated and revised to reflect the current issues facing Wildwood Crest. The Borough's prior planning efforts serve as a starting point with issues and goals revised to reflect the Plan's public participation process. The vision statement is intended to convey the goals and recommendations contained in this Plan.

The existing conditions and trends including the existing land uses provide a foundation for many of the land use recommendations. Finally, the Land Use Plan presents proposed land uses based upon both type and intensity of use and establishes a pattern of future development and redevelopment for the Borough. The overall intent of this Land Use Plan is to preserve and enhance the character of Wildwood Crest by protecting its single-family residential areas and promoting resort tourism opportunities in appropriate locations within the Borough.

## **PUBLIC OUTREACH**

An aggressive outreach and public participation process occurred during the preparation of this Land Use Plan. Establishing a vision of the Borough was the first step in determining the steps necessary to successfully achieve the vision. The public participation process facilitated identification of issues faced by the residents and the Borough as a whole. These issues are then used as a basis to establish goals and objectives. Public forums and meetings were held in order to obtain input. Numerous stakeholder meetings were held during the summer and fall months of 2004. The following stakeholder groups participated in the process.

- Planning Board
- The Board of Education
- The Civic Association
- The Urban Enterprise Zone
- The Hotel/Motel Association
- Doo Wop Prevention League
- The Zoning Board
- The Recreation Commission
- Borough Staff
- Mayor and Borough Commissioners
- Tourism Committee
- Business Owners

Several public meetings were held over the course of the Master Plan process. Residents were notified by way of public notice and flyers. The following issues were identified through the public outreach process.

- "Over-development" on lots (e.g. setbacks, coverage); "homes too large".
- Impact of inappropriate infill development.
- Intrusion of condominiums in predominantly single-family residential neighborhoods.
- Aesthetics of housing; too "cookie cutter" (e.g. height, roof pitch, finished first floor, minimum green space in front yard).
- Need for increased rear yards.
- Need for visual connections to the water (e.g. height can negatively impact views).
- Extent of building height permitted along beach and Ocean Avenue.
- Need for R-3 zone; consider eliminating zone.
- Development of homes on corner lots (e.g. setbacks).
- Need to review signage standards (e.g. real estate signs).

- Loss of motels; conversion of motels to condominiums; redevelopment of motel sites into condominiums has created nuisance between motels and condominiums.
- Need for more flexibility for motel owners; motel owners need to provide amenities (e.g. allow coffee shops, valet parking, fitness rooms).
- Lack of parking associated with motels.
- Historic designation of motel area (e.g. demolition vs. preservation).
- Need to create incentives for motels.
- Mismatch between construction of Wildwood Convention Center and support system (e.g. loss of motel rooms through demolition and condominium conversions).
- Balancing need to create incentives for motel owners with concerns regarding increased height.
- Need for more businesses (e.g. restaurants).
- Affordable housing for seasonal workers.
- Match infrastructure such as sewer capacity with development (e.g. conversion of housing to year round residences).
- Flooding/outfall lines.
- Need to maintain and improve existing parks and open space.
- Extension of bike/pedestrian path to southern end of Borough.
- Need for more diverse mix of recreation facilities (e.g. jogging track).
- Need to light courts.
- Status of the fishing pier (e.g. Borough ownership).
- Need to make improvements to Sunset Lake (e.g. fencing, lighting, shore stabilization).
- Change in composition of the population (e.g. seasonal use, year round, loss of rentals) and its impact on the school system.
- Maintain more seasonal and less year round housing.
- Address pedestrian safety through traffic calming techniques (e.g. seasonal traffic signs; landscaped median along New Jersey and Pacific Avenues).
- Need for more aggressive Borough sponsored tree planting program.
- Review the M-1 zone.

## VISION

The following vision was established based upon the public outreach process:

It is the year 2020 and Wildwood Crest has reinforced its image as a desirable resort community balanced with a stable year round population. The residential neighborhoods have become an extremely desirable place to live. New "infill" housing construction is compatible with the scale, mass and architectural details of the residential neighborhoods. Reinvestment and alterations have occurred balanced with the preservation of the existing neighborhood character.

The motels, particularly along the beachfront area, have maintained their viability through reinvestment and upgrades and the motels have been able to provide amenities to their guests. Conversion of the motel sites to condominium development has virtually stopped. Appropriate expansion opportunities have been provided to the motel owners without negatively impacting upon the adjacent residential neighborhoods.

View corridors to the water have been maintained and public access to the beach and open space has been enhanced. The bike/pedestrian path along the water has been completed to the southern end of the Borough. The improvements to Sunset Lake have been completed and the parks and recreation network in the Borough is one of the best in the County.

The Borough has successfully balanced economic development with Doo Wop Historic Preservation and has used the Doo Wop preservation theme as a marketing tool. The occupancy rate throughout the motels in the Borough is the highest that it has been since the 1960's. A spin-off of the success of the motels has been the opening of additional retail stores and restaurants. The Wildwood's Urban Enterprise Zone (UEZ) has successfully marketed the Borough as a desirable resort community.

Wildwood Crest's residents and visitors continue to benefit from a high level of municipal services. A more pedestrian friendly environment has been enhanced through traffic calming techniques, a more aggressive Borough tree planting program and additional streetscape improvements.

## GOALS

The Borough of Wildwood Crest Land Use Plan is based upon a set of goals which have been developed over time by the Planning Board, Borough Boards and agencies, interest groups and residents. The following goals relate to the Land Use Plan.

- To preserve existing single-family neighborhoods.
- To provide for context sensitive infill development.
- To maintain the east/west view corridors to the beaches.
- To promote reinvestment in the motel district without negatively impacting the adjacent single-family residential neighborhoods.
- To improve the quality of life of both residents and tourists.
- To carefully balance the quality of life and neighborhood character of the year round residential neighborhoods with seasonal residential investment demands.
- To maintain and enhance the existing community facilities and parks and recreation space consistent with the character of the Borough.
- To preserve and enhance the existing motels/hotels in the Motel zone.
- To use a system of zoning incentives in order to encourage the preservation and enhancement of the motels/hotels.
- To recognize the distinct characteristics of the existing Motel zone by creating three sub districts.
- To maintain a viable hotel/motel industry within the Borough.

## EXISTING LAND USE

Over 38 percent of Wildwood Crest's area is "undeveloped" environmentally constrained area which translates into approximately 320 acres. These lands include wetlands, beaches, dunes and Sunset Lake. The remaining area of the Borough is almost entirely developed. The Existing Land Use Map details the existing land use pattern in the Borough.

The majority of the Borough is residentially used with the predominant housing type as single-family dwellings. Commercial uses are clustered in several locations along New Jersey Avenue, particularly north of Rambler Road. The majority of the motels are located east of Atlantic Avenue; however, motels and other commercial uses are scattered throughout the Borough as shown on the Existing Land Use Map. There are no large areas of multi-family housing; rather, multi-family development is scattered in isolated pockets throughout the Borough. Vacant lands represent less than 7 percent of the land area or 45 acres. Approximately 30 acres of which are located on Ephraims Island and undevelopable. The majority of the remaining vacant land are isolated small lots scattered throughout the Borough.

The following table summarizes the existing land use in the Borough based upon the 2004 Borough tax assessment data.

<u>Use</u>	<u>Acreage</u>	<u>Percentage (%)</u>
Residential	296 acres	36%
Multi-Family Residential	22 acres	3%
Commercial	69 acres	9%
Schools	9 acres	1%
Public and other exempt	217 acres	26%
Houses of Worship	3 acres	0%
Vacant land	45 acres	5%
Water	<u>165 acres</u>	<u>20%</u>
<b>Total</b>	<b>826 Acres</b>	<b>100%</b>

## **ENVIRONMENTAL CHARACTERISTICS**

### **Elevations**

As shown on the Elevation Map, Wildwood Crest's highest elevations are located along the oceanfront and in areas east of Seaview Avenue with lower elevations approaching Sunset Lake. The topography is gentle and there are no areas of severely sloped ground. The Borough's highest elevations are located in isolated spots east of Atlantic Avenue and in the north-central area between Seaview Avenue and Atlantic Avenue with elevations of 10 feet. Other than elevations on Ephraims Island, the lowest elevations are located along Sunset Lake with elevations below 2 feet.

### **Wetlands/Flood Plains**

From an environmental perspective, flood plains are a vital part of any eco-system acting as water filters and wildlife nurseries. They are important for the maintenance of water quality by diluting salt and nutrients. According to the New Jersey Department of Environmental Protection, one hundred year flood plains cover the entire area of Wildwood Crest.

As detailed on the Environmental Constraints Map, the "mainland" of the Borough is not affected by wetlands. Ephraims Island is located in the northwestern area of the Borough and is entirely constrained by wetlands. Wetlands present a significant environmental constraint to virtually all types of development. Beaches and dunes account for 125 acres of land area, while Sunset Lake accounts for approximately 125 acres of Borough area.

### **Endangered Species**

The State of New Jersey has created a mapping system known as the Landscape Project. This is a proactive eco-system level approach to the long term projection of rare species and important habitats. The Rare and Endangered Species Habitat Map identifies critical beach/dune habitat, critical wetland habitat and critical forest habitat based on the conservation status of the species present. The beach/dune habitat along the oceanfront is ranked in several categories. The Borough also includes wetland habitat on Ephraims Island identified as "suitable" for endangered species.

## **EXISTING ZONING**

The May 2005 Land Use Plan recommended a number of revisions to the Borough's previous Master Plan and Zoning Ordinance. Land use boundaries have been revised and, in some cases, former land use categories have been deleted or combined.

One of the principal objectives of the May 2005 Plan was to preserve the residential neighborhood character by preventing incompatible infill development and teardowns and re-subdivision. Additionally, changes were recommended to the bulk standards in the residential zones to more accurately reflect the established pattern of development. The Borough's Land Development Ordinance and zoning map have been amended to implement the land use recommendations detailed in the May 2005 Land Use Plan. The May 2005 land use recommendations addressed the residential zones, the B-1 zone and the MC zone. The following is a brief description of each zone and its newly adopted standards.

### **The R-1 Low Density Residential Zone**

The R-1 Low Density Residential Zone is Wildwood Crest's most restrictive single-family zone. The zone is located in the southern section of the Borough, primarily east of Pacific Avenue and south of Topeka Avenue. Principal permitted uses in the zone include single-family detached residences, parks and playgrounds, municipal buildings and uses, emergency services facilities and community residences. Conditional uses permitted within the R-1 district include public and private day schools, public utility installations, home occupations and satellite station antennas. The R-1 bulk standards are as follows:

- Minimum lot area: 4,800 square feet
- Minimum lot width: 60 feet
- Minimum lot frontage: 60 feet
- Minimum habitable floor area: One story; 1,350 square feet  
Two story; 1,600 square feet
- Minimum front yard: 10 feet
- Minimum side yard: One story; 6 feet on each side  
Two story; 8 feet on each side
- Minimum rear yard: 20% of lot depth
- Maximum lot coverage: 55%
- Maximum building coverage: 45%
- Maximum building height: 2 habitable stories, not to exceed 29 feet to the topmost part of the roof from the base flood elevation or existing grade, whichever is higher.
- Maximum height of the eave of the building at the side yard setback line: 20 feet from the base flood elevation or existing grade, whichever is higher. For each one foot that the eave height exceeds the 20 foot limitation, an additional one foot of side yard setback is required. In the

alternative, if there is a wall 30 feet or longer and the eave height exceeds the 20 foot limitation, a minimum of 2 feet jog break for at least 20% of the length of the wall is required.

- Minimum lot depth (from Denver Avenue to Jefferson Avenue): 80 feet

### **The R-1A Semi-Low Density Residential Zone**

Principal permitted uses include single-family detached residences, parks and playgrounds, public buildings and uses and community residences. Conditional uses include churches and places of worship, public and private day schools, public utility installations, home occupations and satellite earth station antennas. The R-1A bulk standards include the following:

- Minimum lot area: 3,200 square feet
- Minimum lot width: 40 feet
- Minimum lot frontage: 40 feet
- Minimum habitable floor area: One story; 1,000 square feet  
Two story; 1,200 square feet
- Minimum front yard: 10 feet
- Minimum side yard: 5 feet for each side and combined minimum of 25% of lot width
- Minimum rear yard: 20% of lot depth
- Maximum lot coverage: 55%
- Maximum building coverage: 45%
- Maximum building height: 2 habitable stories, not to exceed 29 feet to the topmost part of the roof from the base flood elevation or existing grade, whichever is higher.
- Maximum height of the eave of the building at the side yard setback line: 20 feet from the base flood elevation or existing grade, whichever is higher. For each one foot that the eave height exceeds the 20 foot limitation, an additional one foot of side yard setback is required. In the alternative, if there is a wall 30 feet or longer and the eave height exceeds the 20 foot limitation, a minimum of 2 feet jog break for at least 20% of the length of the wall is required.
- Lot depth (from Cresse Avenue to Atlantic Avenue): 100 feet
- Lot depth (from Denver Avenue to Jefferson Avenue): 80 feet
- Minimum setback from bulkhead: 15 feet

### **The R-2 Two-Family Residential Zone**

The R-2 residential zone is one of the larger districts in the Borough and is located in the central section of the community. Principal permitted uses in this zone include single-family and two-family residences, parks and playgrounds, municipal buildings and uses and community residences. Conditional uses include churches and places of worship, public and private day schools, public utility installations, home occupations and satellite earth station antennas. Bulk standards include the following:



### **B-1 Business Zone**

The B-1 Business Zone is a linear district that fronts on New Jersey Avenue. The purpose of this district is to provide for business, commercial and office uses. Principal permitted uses include stores and shops for retail business excluding drive-in and curb service establishments, personal service establishments, indoor repairing and servicing, food and food service establishments, self service and attended laundry and retail dry cleaning services, not including bulk processing, offices, financial institutions and residential uses on upper stories of mixed use buildings. Conditional uses include residential in conjunction with business uses, restaurants, motor vehicle service stations, satellite earth station antennas, and home occupations. Pre-existing residential uses in the B-1 zone and per-existing business uses are grandfathered in the former B-1 zone. Bulk standards include the following:

- Minimum lot area: 3,200 square feet
- Minimum first floor area: 750 square feet
- Minimum lot frontage: 40 feet
- Minimum lot width: 40 feet
- Minimum front yard: 2 feet
- Minimum side yard: 4 feet on each side, however a side adjoining the street shall be set back 10 feet
- Minimum rear yard: 4 feet
- Maximum lot coverage: 80%
- Maximum building coverage: 50%
- Maximum building height: Two stories but not to exceed 29 feet in height to the topmost point of the roof from the base flood elevation.
- All principal ingress and egress shall be solely off of New Jersey Avenue

### **MC Marine Commercial Zone**

The Marine Commercial District is a small area which fronts along Boulevard Road and abuts Sunset Lake. The district is located between Aster Road and Forget-Me-Not Road. The purpose of the Marine Commercial Zone is to provide for marine oriented business activities and uses. Principal permitted uses include all permitted and conditional uses in the R-1A zone, pleasure boats and other vessels and related facilities, jet ski businesses and related facilities, marine supply retail sales, service and repair establishments, sightseeing and sport fishing boats, botels and other transient residential accommodations for boat travelers, when located immediately adjacent to boat docking facilities, marine support facilities, fish and tackle shops, boat and marine engine sales, retail sale and rental of boating and other related equipment, yacht clubs and marinas, marine civic, social and fraternal association meeting places, marine oriented boutique or gift shops, art galleries and museums with a nautical theme,

offices, restaurants, excluding fast food drive-in and curb service establishments, miniature golf course, retail stores and shops. Conditional uses in the zone include satellite earth station antennas and home occupations. Bulk standards include the following:

- Minimum lot area: 3,200 square feet
- Minimum lot width: 40 feet
- Minimum lot frontage: 40 feet
- Minimum floor area: 750 square feet
- Minimum front yard: 5 feet
- Minimum side yard: 4 feet on each side, except the side adjoining a street shall be a minimum of 10 feet.
- Minimum rear yard: 4 feet
- Minimum setback to bulkhead: 4 feet
- Maximum lot coverage: 80%
- Maximum building coverage: 50%
- Maximum building height shall be two stories, but not to exceed 29 feet in height to the topmost point of the roof from the base flood elevation.

#### **M1 Hotel, Motel, and Multi-Family Zone**

The M1 district is a large zone located east of Atlantic Avenue to the beach. The purpose of the district is to permit hotels, motels and multi-family development with access to the Atlantic Ocean. Principal permitted uses include multi-family dwellings, hotels or motels, municipally owned recreational facilities, and single-family residences. Conditional uses include public restaurants, excluding fast food drive-in and curbside establishments, hotel, motel or multi-family restaurants or coffee shops, gift shops, satellite earth station antennas and home occupations. Bulk standards include the following:

- Minimum front yard (along Atlantic and Ocean Avenues): 20 feet  
(along all east/west streets): 18 feet
- Minimum side yard: 8 feet
- Minimum rear yard: 8 feet
- Minimum setback from bulkhead: 10 feet
- Maximum building height: 45 feet and 4 floors or stories at the minimum front yard setbacks. Staggered height increases are permitted at 10 feet from the minimum front yard setbacks, but shall not exceed 65 feet and 6 floors or stories to the topmost point of the roof from the base flood elevation.
- Maximum building height (from Cresse Avenue to Farragut Avenue west of Ocean Avenue and east of Atlantic Avenue): 45 feet and shall not exceed four floors or stories.

- Minimum size of hotel/motel unit: 375 square feet of floor area measured from inside of the surrounding walls and partitions.
- Residency limitation for motel/hotel: 90 days
- Minimum size of multi-family dwellings:
  - 1 bedroom unit: 600 square feet
  - 2 bedroom unit: 800 square feet
  - 3 bedroom unit: 1,000 square feet
- Each additional bedroom: 200 square feet
- Buffer zone as a transition from the hotel use to the residential uses.
- Maximum lot coverage: 80%
- Maximum building coverage: 50%

**W1 Beachfront Recreation Zone**

The purpose of this district is to promote recreational activities along the Atlantic Ocean beachfront. Principal permitted uses in the district include open space, beach and water recreation, protective sand dunes and related improvements, stairs, pathways, walkthroughs and walkovers, buildings and structures necessary for public safety and convenience and shore protection projects. Standards include a maximum building height of one story, not to exceed 16 feet in height to the topmost point of the structure from the base flood elevation.

**W2 Sunset Lake Recreation Zone**

The purpose of this district is to promote recreational activities along the Sunset Lake frontage. All uses in the riparian area shall be considered as accessory to the adjoining permitted zoned uses. Permitted uses include non commercial boats slips and other non commercial marine facilities. Areas adjacent to the Marine Commercial Zone permit fishing docks, pleasure boats and other vessels, sightseeing and sport fishing boats and marine support facilities. A maximum building height of one story, not to exceed 16 feet in height to the topmost part of the structure from the base flood elevation is permitted.

**ADDITIONAL ORDINANCE REVISIONS**

***Decks and Patios***

The Borough has revised its standards for patios and decks for detached residential uses. The maximum height above grade for a rear yard deck is limited to 30 inches above grade. Any above grade deck should be set back from the rear lot line 15% of the lot's depth. Patios and decks less than 12 inches above grade may be located anywhere within the rear yard.

***Roof Pitch***

A minimum roof pitch of 5 on 12 is required.

## **MOTEL/HOTEL ZONE RECOMMENDATIONS**

One of the key issues throughout the Master Plan process was how to maintain and enhance the existing motels/hotels in the M-1 District in order to discourage the teardown and conversion of motel sites to condominium development. This issue has been the topic of much public debate. The economic health of the Borough is linked to its motel industry. The demolition and replacement of motels with residential uses is a trend that the Borough wants to reverse.

Various options were discussed including the possible rezoning of a core portion of the motel district to only permit motels/hotels and prohibit condominium development. Since the start of the Master Plan public outreach process, the motel district has experienced significant change. Many of the former motel sites, particularly in the southern section of the district, have been demolished and new residential condominium development has been constructed. As a result, the recommendation for the M-1 District is to create three distinct districts:

### ***Area east of Ocean between Cresse and Farragut***

This area is adjacent to the beach and does not abut any residential neighborhoods. It contains the Borough's largest collection of motels and hotels. Many of the motels are four to six stories in height and have significant setbacks on the east/west streets with on-site parking in the front yard.

### ***East of Atlantic between Farragut to Jefferson***

This area is in the southern section of the existing M-1 zone and runs south to the municipal border with Lower Township. Substantial teardowns and construction of condominium residential development has occurred in this area. In addition, there are a number of scattered single-family homes and townhouses within this section of the zone. Coastal Colors, a recent large scale condominium development is located within this area.

### ***Area between Ocean and Atlantic between Cresse and Farragut***

This area contains many of the smaller scale motel/hotel facilities with the average height within the district of three stories. There are significant front yard setbacks on east/west streets generally with parking in the front yard setback. This area is adjacent to single-family neighborhoods and as such development within this area must be sensitive to its impact on these neighborhoods.

It has been determined through the public participation process and analysis of the planning considerations that the most effective approach to maintaining and enhancing the motel/hotel district is through incentive/disincentive zoning. The current M-1 zoning contains many "disincentives" associated with the preservation and upgrade of motels such as height limitations, conditional uses, parking and the

general definition of a motel/hotel use. It is recommended that to be considered a hotel/motel (including "condominium hotel") the following standards must be met:

- They offer hotel/motel services to the general public.
- They rent transient lodging in the form of motel/hotel rooms to the general public without leases for one or more days but not exceeding 30 days.
- They maintain a front desk area to serve guests and the public.
- They provide maid service and other room amenities including linens and towels in a quality manner expected from the traveling public.
- They employ a manager and/or desk staff meeting the requirements of state lodging laws and state swimming pool regulations to provide those services expected at hotels and motels.
- They advertise in an appropriate media promoting itself to the general public as a motel offering motel-like services.
- They pay sales and use tax, tourism tax, and tourism fees on revenue generated from the above sales and services.

It is recommended that buildings which do not operate as a motel/hotel would be subject to the multi-family residential standards. Any hotel/motel with rooms in excess of 650 square feet shall comply with the multi-family parking standards. Any motel/hotel with any rooms in excess of 800 square feet and shall comply with all of the multi-family standards including density. Any motel/hotel with rooms in excess of 800 square feet shall be considered a multi-family development and shall comply with all the multi-family standards. Further, it is recommended that existing all non-conforming conditions (e.g. parking, setbacks, room sizes, coverage, existing building footprints) be grandfathered if a motel/hotel is renovated. Renovation includes demolition and rebuilding within the same building footprint. This means that no renovation or addition may encroach further into the setbacks. This is a key condition since the tradeoff for increased height is the preservation of the view corridors toward the ocean.

Renovations which exacerbate an existing non-conformity shall comply with the new standards and shall not be grandfathered. For example, an existing motel contains 50 rooms and does not have the proposed 1 parking space per room on site. Under this scenario, if renovations occur that do not increase the number of rooms, then the existing parking is grandfathered and no parking variance would be required. However, if the renovation increases the number of rooms over the existing room count, the additional rooms created would have to provide 1 parking space per room on site or apply for a parking variance.

It is also recommended that the existing ordinance provision regarding height offsets shall only apply to multi-family development and shall not be interpreted to apply to motels/hotels.

Finally, it is recommended that architectural appurtenances be exempt from height limitations as long as not more than 10 percent of the roof is covered and the maximum height of the appurtenance does not exceed 10 feet.

Based upon the distinct nature of each area, it is recommended that three separate zones be established which correspond to the sub-areas. The following section details the recommended standards per sub-zone.

***M-1-A East of Ocean; Cresse Road to Farragut Road***

- Principal Permitted Uses
  - Multi-family residential
  - Hotels/Motels: (Residency limitations of 30 days)
- Conditional Uses: None
- Accessory Uses
  - Restaurant/coffee shop associated with hotel/motel (40 room minimum; 60 seat maximum; 2 parking spaces plus bike rack)
  - Gift shops associated with hotel/motel with 40 or more rooms
- Minimum Yard Setbacks (feet)
  - Front (along all east/west streets)
    - 30 ft. if lot depth 100'
    - 27 ft. if lot depth 90'
    - 24 ft. if lot depth 80'
  - Front (Atlantic and Ocean Avenues): 20 ft.
  - Side: 8 ft.
  - Rear: 8 ft.
  - Bulkhead: 10 ft.
- Minimum Lot Frontage (hotel/motel/multi-family): 80 ft.
- Maximum Height: 65' or 6 floors for multi-family; 85' within existing footprint for motel/hotel only and a finished interior floor to ceiling height of not less than 8 feet shall be maintained throughout the entire habitable space.
- Maximum Building Coverage: 50% motel/hotel; 40% multi-family
- Maximum Lot Coverage: 80% motel/hotel; 70% multi-family
- Maximum Density: Multi-family residential 1,800 sq. ft. of lot area per unit
- Minimum Hotel/Motel Unit Size: 375 sq. ft.
- Minimum On-Site Parking

**Motel/Hotel**

- 1 space (up to 650 sq. ft.) no tandem parking permitted

- 2 spaces (from 651 – 799 sq. ft.) tandem parking permitted if dedicated to a single unit
- Multi-family
- 2 spaces (800 - 2,000 sq. ft.) tandem parking permitted if dedicated to a single unit
  - 3 spaces (over 2,000 sq. ft.) one of 3 spaces may be tandem

***M-1-B-/East of Atlantic Avenue, Farragut Road to Jefferson Avenue***

- Principal Permitted Uses
  - Multi-family residential
  - Hotels/motels; (Residency limitations of 30 days)
  - R-1 and R-2
- Conditional Uses: None
- Accessory Uses
  - Restaurant/coffee shop associated with hotel/motel (40 unit minimum; 60 seat maximum; 2 parking spaces plus bike rack)
  - Gift shops associated with hotel/motel with 40 or more units
- Minimum Yard Setbacks (feet)
  - Front (along all east/west streets)
    - 30 ft. if lot depth 100'
    - 27 ft. if lot depth 90'
    - 24 ft. if lot depth 80'
    - 18 ft. for R-1 and R-2 uses
  - Front (Atlantic and Ocean Avenues): 20 ft.
  - Side: 8 ft.
  - Rear: 8 ft.
  - Bulkhead: 10 ft.
- Minimum Lot Frontage (hotel/motel/multi-family): 80 ft.
- Maximum Height: 39' or 3 floors for R-1 and R-2 uses; 65' or 6 floors for multi-family; 65' within existing footprint for motel/hotel only and a finished interior floor to ceiling height of not less than 8 feet shall be maintained throughout the entire habitable space.
- Maximum Building Coverage: 50% motel/hotel; 40% multi-family; 45% R-1 and R-2 uses
- Maximum Lot Coverage: 80% motel/hotel; 70% multi-family; 55% R-1 and R-2 uses
- Maximum Density: Multi-family residential 1,800 sq. ft. of lot area per unit
- Minimum Hotel/Motel Unit Size: 375 sq. ft.
- Minimum On-Site Parking

**Motel/Hotel**

- 1 space (up to 650 sq. ft.) no tandem parking permitted
- 2 spaces (from 651 – 799 sq. ft.) tandem parking permitted if dedicated to a single unit

Multi-family

- 2 spaces (800 - 2,000 sq. ft.) tandem parking permitted if dedicated to a single unit
- 3 spaces (over 2,000 sq. ft.) one of 3 spaces may be tandem

***M1-C-Between Ocean Avenue and Atlantic Avenue; Cresse Road to Farragut Road***

- Principal Permitted Uses
  - Multi-family residential
  - Hotels/motels; (Residency limitations of 30 days)
  - R-1 in buffer
- Conditional Uses: None
- Accessory Uses
  - Restaurant/coffee shop associated with hotel/motel (40 unit minimum; 60 seat maximum; 2 parking spaces plus bike rack)
  - Gift shops associated with hotel/motel with 40 or more units
- Minimum Yard Setbacks (feet)
  - Front (along all east/west streets)
    - 30 ft. if lot depth 100'
    - 27 ft. if lot depth 90'
    - 24 ft. if lot depth 80'
    - 15 ft. for permitted R-1 uses
  - Side: 8 ft.
  - Rear: 8 ft.
  - Bulkhead: 10 ft.
- Minimum Lot Frontage (hotel/motel/multi-family): 80 ft.
- Maximum Height: 65' within existing footprint for motel/hotel only and a finished interior floor to ceiling height of not less than 8 feet shall be maintained throughout the entire habitable space; 45' or 4 floors for multi-family; 29' or 2 floors for permitted R-1 uses
- Maximum Building Coverage: 50% motel/hotel; 40% multi-family; 45% R-1 uses
- Maximum Lot Coverage: 80% motel/hotel; 70% multi-family; 55% R-1 uses
- Maximum Density: Multi-family residential 1,800 sq. ft. of lot area per unit
- Minimum Hotel/Motel Unit: 375 sq. ft.
- Buffer Zone
  - 100 feet minimum
  - Hotel/Motel accessory office; private dwelling (R-1 standards); motel/hotel off street parking may be located in the buffer zone
- Minimum On-Site Parking

Motel/Hotel

- 1 space (up to 650 sq. ft.) no tandem parking permitted
  - 2 spaces (from 651 – 799 sq. ft.) tandem parking permitted if dedicated to a single unit
- Multi-family
- 2 spaces (800 - 2,000 sq. ft.) tandem parking permitted if dedicated to a single unit
  - 3 spaces (over 2,000 sq. ft.) one of 3 spaces may be tandem

***Design Standards***

The Borough is working with the Casino Reinvestment Development Authority (CRDA) to develop design standards for the Hotel/Motel zone. These standards would be voluntary and will focus on preservation of the zone's unique architectural style. In addition, the Borough is working with State agencies to address regulatory inconsistencies that would inhibit the goal of preservation and expansion of the Borough's motels. Further, refinement and revisions to the ordinance standards may be necessary in the future as a result of this process.