

**ORDINANCE NO. 02-2016**

**AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER XVII,  
ZONING, ARTICLE 17-2, DEFINITIONS; ARTICLE 17-4, SCHEDULE OF LIMITATIONS  
AND ARTICLE 17-5, GENERAL REGULATIONS,  
OF THE BOROUGH CODE OF THE BOROUGH OF SEA GIRT**

**BE IT ORDAINED** by the Borough Council of the Borough of Sea Girt, County of Monmouth, as follows:

**Section 1. Article 17-2, DEFINITIONS, is hereby supplemented as follows:**

Building Area is the maximum horizontal cross-sectional area of the principal building or structures excluding cornices, eaves, gutters, rakeboard or chimney not projecting more than eighteen (18") inches.

Building Coverage is the percentage of the lot area that is covered by the building area.

Deck shall mean a wooden floor outside a house, usually with railings and without a roof installed over a pervious surface.

Dry Well shall be defined by and constructed in accordance with the New Jersey Stormwater Best Management Practices Manual Chapter 9.3 Standard for Dry Wells.

Impervious Surface is any surface impenetrable by water but not limited to building and structures. Building and structures include, but are not limited to, buildings, structures, dwellings, accessory buildings, garages, storage sheds, tool shed, recreational courts, including but not limited to tennis and basketball courts, pools, pool houses, cabanas, covered decks, patios, porches, driveways, walkways and all other areas covered by pavers or impervious materials. For purposes of this ordinance, porous pavers, porous concrete and asphalt shall be deemed to be an impervious surface.

Impervious Surface Coverage is the percentage of the lot area that is covered by impervious surface excluding building area and in-ground pools with coping on all four (4) sides.

**Section 2. Article 17-4, SCHEDULE OF LIMITATIONS; CONFORMANCE WITH CHAPTER is hereby revised and amended as follows:**

- a. See District 1 East, 1 West and 4 Single Family area and yard requirement, #2 revised
- b. See District 1 East, 1 West and 4 Single Family area and yard requirement, #4 amended

**Section 3. Article 17-5, GENERAL REGULATIONS, is hereby amended and supplemented as follows:**

- a. 17-5.1 (j) Impervious Coverage. The maximum permitted impervious coverage on any residential lot shall be the equivalent of thirty-five (35%) percent of lot size, including all site features other than principal dwelling. Garage and accessory structure, driveways, walkways, patios, covered decks, decks installed over impervious materials, recreational facilities/courts, swimming pools with installed coping on less than four (4) sides, sheds, cabanas, porches and all other areas covered by pavers or impervious material are included in the calculation of impervious coverage.
- b. 17-5.1(k) An uncovered deck installed over a pervious surface shall be excluded from the calculation of impervious coverage.

ORDINANCE NO. 02-2016

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER XVII,  
ZONING, ARTICLE 17-2, DEFINITIONS AND ARTICLE 17-5, GENERAL REGULATIONS,  
OF THE BOROUGH CODE OF THE BOROUGH OF SEA GIRT

(continued)

- c. 17-5.1 (l) Dry Well(s) Requirement. Dry well(s) must be installed when a new principal dwelling is being constructed on a residential property. The dry well(s) must be designed to capture 1 gallon of roof run-off for every seven (7) square feet of the lot area, with a minimum drywell to capture 1,100 gallons of roof runoff. The calculations for the dry well(s) must be prepared by the property owner's professional engineer and verified by the Borough Engineer prior to the granting of any zoning or building permits.

A residential lot that is constructing improvements to the principal dwelling that will exceed the maximum building coverage will require a drywell(s). The drywell(s) must be designed to capture 0.6 gallon of roof runoff for every square foot over the maximum building coverage allowed. The calculations for the dry well(s) must be prepared by the property owner's professional engineer and verified by the Borough Engineer prior to the granting of any zoning or building permits.

**Section 4. Article 17-5.11 Fences, Walls, Decks, Patios, Colonnades and Arbors, is hereby amended as follows:**

- a. Structural fences or line walls may be erected, altered or reconstructed to a height not to exceed three (3) feet above ground level when located within the area bounded by the front building line as established by this chapter and the front lot line for the full width of the lot. In the case of a corner lot, except for fences that must meet all governmental requirements for swimming pools, the height limitation of three (3) feet shall extend to the side yard area adjacent to the side street bounded by the side building line, and the side lot line for the full depth of the lot.

**Section 5.** All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed, but only to the extent of such inconsistency.

**Section 6.** This Ordinance shall take effect twenty (20) days after adoption and final publication as required by law.

**CERTIFICATION**

**I, LORRAINE P. CARAFA, CLERK OF THE BOROUGH OF SEA GIRT,** do hereby certify that the above is a true and exact copy of the Ordinance introduced at a Regular Meeting of the Borough Council of Sea Girt held the 11<sup>th</sup> day of May, 2016 and adopted after a public hearing thereon held on the 8<sup>th</sup> day of June, 2016.

*Lorraine P. Carafa*

---

LORRAINE P. CARAFA, RMC  
Municipal Clerk

**SCHEDULE OF LIMITATIONS**

**Borough of Sea Girt**

**(Section 17-4)**

	<b>DISTRICT 1 EAST, 1 WEST and 4 SINGLE FAMILY</b>	<b>DISTRICT 2 EAST and 2 WEST CONVENIENCE COMMERCIAL</b>	<b>DISTRICT 3 BEACH</b>
<b>PURPOSE</b>	To maintain this substantial portion of the Borough for single family residential uses together with the necessary public and quasi-public uses required for the normal functioning of the Borough such as fire house, town hall, school, library, parks and churches.	To preserve the existing primary area of commercial concentration in the Borough and permit such uses that meet the daily and other convenience needs of the Borough within the zoning district area designated in order to be compatible with the overall low density residential character of the Borough. It is intended that major shopping and commercial needs such as those relying on major highway access or serving a regional market be met in locations other than the Borough where more intensive business activities are already established or where major tracts of land are available to develop modern shopping center facilities.	The purpose of this district is to preserve the existing natural beach area and dunes which are present in the Borough. In addition, the uses permitted are selective in recognition of the periodic flooding or high tides which occur throughout the year and hence are designed to prohibit structures which would house or require personnel to be in the structures at the time of a hurricane, heavy storm or threat of flooding.
<b>PERMITTED USE ON AND/OR IN BUILDING</b>	<ol style="list-style-type: none"> <li>1. Single family dwelling.</li> <li>2. Municipal buildings and facilities.</li> <li>3. Schools for the purpose of general academic instruction and accredited by the New Jersey Department of Education.</li> <li>4. Churches.</li> <li>5. Municipal parks and playgrounds.</li> <li>6. Public libraries.</li> <li>7. See subsections 17-5.9 and 17-5.15.</li> </ol>	<ol style="list-style-type: none"> <li>1. Restaurants, tea rooms, luncheonettes and grills, but not including fast food restaurants. Fast food restaurants are prohibited.</li> <li>2. Stores and shops for the retail sale of groceries, meats, fruits, vegetables, alcoholic beverages, stationery, newspapers, appliances, wearing apparel, antiques, gifts and other similar retail uses.</li> <li>3. Service uses such as beauty salons, barber shops, tailors, banks, professional offices, post office and other similar service uses.</li> <li>4. Apartments above businesses not to exceed two (2) per lot.</li> <li>5. Service stations. See subsection 17-5.20.</li> <li>6. See subsections 17-5.9 and 17-5.15.</li> </ol>	The permitted uses in District 3 shall be the boardwalk, not more than one (1) Municipal pavilion, which may serve refreshments, open beach area, and Ocean Avenue with its designated curb-side parking spaces.
<b>PERMITTED ACCESSORY USE</b>	<ol style="list-style-type: none"> <li>1. Fences and walls (See subsection 17-5.11).</li> <li>2. Garages providing space for a maximum of three (3) automobiles. In no case shall the garage be higher than the dwelling house.</li> <li>3. See Section 17-5.</li> <li>4. Private residential pools in accordance with subsection 17-5.22.</li> </ol>	<ol style="list-style-type: none"> <li>1. Garages</li> <li>2. Off-street parking</li> </ol>	Not applicable.

**HEIGHT LIMITS**

1. All buildings, other than Accessory Buildings, schools, libraries, Municipal Buildings and other Municipal facilities, shall be at least twenty-two (22) feet in height, but shall not exceed thirty-five (35) feet in height nor have more than two and one-half (2 1/2) stories. Height shall be measured from the crown of the road to the maximum elevation of the building, covered or uncovered.

1. No building shall exceed thirty-five (35) feet in height nor have more than two and one-half (2 1/2) stories.

Pavilions shall not exceed fourteen (14) feet above the level of the boardwalk.

2. No building shall be less than fourteen (14) feet in height.

**AREA AND YARD REQUIREMENT**

1. No lot for a single family dwelling or church shall be less than fifty (50) feet in width, one hundred fifty (150) feet in depth, and seven thousand five hundred (7,500) square feet in area. See subsection 17-6.1.

1. No lot shall be less than fifty (50) feet in width, one hundred fifty (150) feet in depth, or seven thousand five hundred (7,500) square feet in area. See subsection 17-6.1.

Not applicable.

2. Each single family dwelling shall contain a minimum principal building coverage of nine hundred thirty seven point five (937.5) square feet and a maximum permitted building coverage on any residential lot shall be the equivalent of twenty (20%) percentage of lot size.

2. There shall be no more than one (1) building per lot.

3. Single family dwellings, schools, churches, libraries, municipal buildings and other municipal facilities in both districts shall have a minimum setback of forty (40) feet from the front lot line and thirty (30) feet from the rear lot line except along Sea Girt Avenue, the minimum setback shall be twenty-five (25) feet on one side. Side yard setbacks shall be a total of 15 feet with a minimum of ten (10) feet on one side. On lots more than seventy-five (75) feet in width, the total side yard setbacks shall be thirty (30%) percent of the lot width with a minimum of ten (10%) percent on any one side. There shall be no minimum requirements for any future municipal facilities that may be constructed in The Plaza area between the railroad and Sixth Avenue from Washington Boulevard to Boston Boulevard and except further as allowed in subsection 17-6.2. For

3. All buildings shall have a minimum setback of fifteen (15) feet from the street line, thirty (30) feet from the rear lot line and six (6) feet from each side lot line. For corner lots there shall be a side yard of not less than fifteen (15) feet on that side of the lot nearest the street; other front, side and rear yard provisions shall apply. In the case of a corner lot, the smaller of the two lot lines co-existent with the street line shall be considered the front lot line.

4. Building Coverage in the District 2 East and 2 West Convenience Commercial District will be restricted to the amount of property remaining after the above described setbacks have been met, inclusive of compliance with parking, drainage and accessibility requirements.

AREA AND YARD REQUIREMENT— Con.	DISTRICT 1 EAST, 1 WEST and 4 SINGLE FAMILY	DISTRICT 2 EAST and 2 WEST CONVENIENCE COMMERCIAL	DISTRICT 3 BEACH
SIGNS	<p>corner lots, there shall be a side yard of not less than fifteen (15) feet on that side of the lot nearest the street. Other front, side and rear yard provisions shall apply. In the case of a corner lot, the smaller of the two (2) lot lines co-existent with the street line shall be considered the front lot line.</p> <p>4. The maximum permitted impervious coverage on any residential lot shall be the equivalent of thirty-five (35%) percentage of lot size.</p>	<ol style="list-style-type: none"> <li>1. Each nonresidential use shall be permitted one (1) sign, lighted or unlighted, the area of one (1) side not to exceed twenty-five (25) square feet, and with no more than two (2) sides exposed.</li> <li>2. Signs shall not extend outward from the building facade or any other wall more than six (6) feet.</li> <li>3. Animated, illusionary or flashing signs are prohibited.</li> <li>4. See subsection 17-5.21.</li> </ol>	<p>The only signs permitted in this District shall be those installed by the Borough.</p>
OFF-STREET PARKING	<p>Single family dwellings shall have not less than two (2) spaces, one of which shall be in a garage.</p>	<ol style="list-style-type: none"> <li>1. One (1) space for each six hundred (600) square feet of gross floor area.</li> <li>2. Each apartment permitted over a business shall provide two (2) spaces separate from any spaces provided for customers.</li> <li>3. See subsection 17-5.13.</li> </ol>	<p>Not applicable.</p>