

SCHEDULE 40-5-1B

**Schedule of Zoning District Requirements Commercial Districts, Continued**  
 Borough of Belmar (Subsection 40-5.1)

Zone District	Lot Shape Requirements Minimum Diameter (3)  (In Feet)	Maximum Building Height				Maximum Lot Coverage Impervious Surface  percentage	Maximum Building Coverage  percentage	Maximum Floor Area Ratio  (FAR)
		Principal Building		Accessory Building				
		Feet	Stories	Feet	Stories			
Commercial								
CBD-1	45	45	4	16	1	100 (8)	80	2.00
CBD-2 (9)	25	35	2 1/2	16	1	80	50	0.40
B-C	42	35	2 1/2	16	1	80	50	0.40
MC-1	70	35	2 1/2	16	1	80	50	0.30
MC-2	60	35	2 1/2	16	1	80	50	0.30
PO-75	40	35	2 1/2	18	1	80	50	0.40

July 2, 1990

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**Schedule of Zoning District Requirements Commercial Districts, Continued**  
 Borough of Belmar (Subsection 40-5.1)

Notes:

- (1) The location of accessory structures defined as essential services, and the location of signs, fences and antenna structures are governed by Article 7 of the Development Regulations.
- (2) The lot width at the front yard building setback line must adhere to the lot frontage requirement.
- (3) For lots in the CBD-2 zone fronting on Main Street and Railroad Avenue, the yard requirements set forth for the CBD-1 zone shall apply.
- (4) Each lot shall be able to contain within it the shape of a circle tangent to the front yard setback line and located within the minimum side and rear yard lines. The diameter of the circle shall be as prescribed for the zone district (See illustration).
- (5) If the lot abuts a residential zone or use, a minimum 10' side yard setback shall be required.
- (6) A minimum 10' side yard setback shall be required on each side of a lot abutting a residential zone or use.
- (7) If a lot abuts a residential zone or use, a minimum 25' rear yard setback shall be required.
- (8) At least ten (10) percent of the lot area shall be reserved for landscaped areas. Such areas may include landscaped plazas and widened sidewalks using decorative surfaces and planting arrangements and related urban design amenities.
- (9) Zoning requirements in the Planned Residential Development District for persons aged 55 and older as a conditional use in the CBD-2 District along the Route 71 Corridor may be found in subsection 40-5.5  
 (Ord. No. 2001-21 §§ 1,2; Ord. No. 2004-02 § 2; Ord No. 2004-20 § 2)

**SCHEDULE 40-5-2B Schedule of Uses, Commercial Districts**

Borough of Belmar  
(Subsection 40-5.1)

X - Permitted Principal Use  
C - Permitted Conditional Use

A - Permitted Accessory Use  
R - Required Accessory Use

Type of Use	CBD-1	CBD-2	B-C	MC-1	MC-2	PO-75
<b>RETAIL/OFFICE/SERVICE</b>						
Travel Agencies	X	X				
Paint, Glass & Wallpaper Stores	X	X				
Hardware Stores or Automotive Supplies	X	X				
Variety Stores	X	X	X			
Grocery Stores, Convenience Stores	X	X				
Candy, Nut and Confectionery Stores	X	X	X			
Retail Bakeries	X	X				
New and Used Car Dealers and Associated Leasing of Vehicles		X				
Motor Vehicle Service Stations						
Clothing Stores		C			X	
Furniture and Home Furnishings Stores	X	X	X	X		
Restaurants, Caterers	X	X				
Drive-In/Take-Out Restaurants	X	X	X	X	X	
	C	C	C (5)	C	C	

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Borough of Belmar (Subsection 40-5.1)

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Type of Use	CBD-1	CBD-2	B-C	MC-1	MC-2	PO-75
Bars, Taverns	X	X		X	X	
Liquor Stores	X	X				
Secondhand Shops, Antique Stores	X	X				
Sporting Goods and Bicycle Shops	X	X	X			
Book Stores	X	X				
Camera and Photographic Supply Stores	X	X	X			
Gift, Novelty and Souvenir Shops	X	X	X	X		
Florists	X	X				
Tobacco Stores and Stands	X	X				
News Dealers and Newsstands	X	X	X			
Optical Goods Stores	X	X				
Commercial and Savings Banks	X	X				
Investment Offices	X	X				X
Hotels and Motels	C	C		X		
Bed and Breakfast Inns			C			
Coin-Operated Laundries and Dry-cleaning Drop-off	X	X				
Tailor Shops, Reweaving Shops, Fur Storage	X	X				
Photographic Studios, Portraits	X	X				X
Beauty Shops	X	X				
Barber Shops	X	X				
Shoe Repair and Shoeshine Parlors	X	X				
Tax Return Preparation Services	X	X				X
Photocopying and Duplicating Services	X	X				
Automotive Repair Shops		X				
Radio and Television Repair	X	X			X	

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**Schedule of Uses, Commercial Districts, Continued**

Borough of Belmar

(Subsection 40-5.1)

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Type of Use	CBD-1	CBD-2	B-C	MC-1	MC-2	PO-75
Other Electrical Equipment Repair Shops	X	X				
Motion Picture Theaters, Except Drive-In	X		X			
Video Tape Rentals	X	X	X			
Bowling Centers	X		X			
Professional Offices, Business Offices	X	X				
Professional Offices, as defined in subsection 40-2.4						X
Child Care Centers	X	X	X	X	X	
Reupholstery and Furniture Repair	X	X				
Book Stores			X			
Apartments/Residences on second floor of Commercial or Professional Office Structure	X	X	X	X	X	X
Health and Fitness Clubs and Gymnasiums			X			
PRD Planned Residential Development District		C				
MARINE						
Boat Building and Repairing					X	
Services incidental to Water Transportation				X	X	
Marinas and Related Support Facilities				X	X	
Boat Dealers					X	
PUBLIC (1)						
Public Libraries	X	X	X	X	X	
Municipal Services and Facilities	X	X	X	X	X	X
Post Offices	X	X				
Public Utilities			C			C

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Schedule of Uses, Commercial Districts, Continued

Borough of Belmar

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Type of Use	CBD-1	CBD-2	B-C	MC-1	MC-2	PO-75
Public Parks, Playgrounds, Athletic Fields and Swimming Pools	X	X	X	X	X	
Hospitals, Philanthropic and Eleemosynary		C				
Public Utilities	C	C		C	C	C
OTHER						
Noncommercial TV/Radio Antennas	A	A	A	A	A	A
Exempt Signs as set forth in subsection 40-7.24d	A	A	A	A	A	A
Signs as set forth in subsection 40-7.24	A	A	A	A	A	
Fences, Hedges and Walls	A	A	A	A	A	A
Garages for Commercial Vehicles	A	A	A	A	A	A
Private, Noncommercial Swimming Pool	A (2)	A (2)		A (2)	A (2)	A (6)
Off-Street Parking and Loading (3)	R	R	R	R	R	R
Buffers (4)	R	R	R	R	R	R
Essential Services	A	A	A	A	A	A
Tool Sheds						A (6)
Wireless Telecommunications Facilities (8)						
Planned residential development district		C(9)				

SCHEDULE 40-5-2B

Schedule of Uses, Commercial Districts, Continued

Borough of Belmar

(Subsection 40-5.1)

Notes:
(1) See subsection 40-5.4 for Public Use Overlay District provisions.
(2) A private noncommercial swimming pool shall be a permitted accessory use to a hotel or a motel in the CBD-1, CBD-2, B-C, and MC-1 zones.
(3) Off-street parking and loading shall be required as an accessory use in all zone districts, except the CBD-1 zone. Within the CBD-1 zone, off-street parking shall be provided in public or shared use parking lots. New Development in the CBD-1 zone shall be required to demonstrate that, under a shared parking approach, adequate parking is available in a public or shared parking lot. New development in the CBD-1 zone shall also demonstrate that off-street loading can be provided in a common area or on-site.
(4) Buffers shall be required as an accessory use to any nonresidential use which abuts a residential zone district. Buffers shall also be required as an accessory use to any multi-family development which abuts a single family or two family residential zone district.
(5) Without liquor licenses.
(6) Permitted when associated with second floor apartments.
(7) PRD Planned Residential Development District within the CBD-2 zone see subsection 40-5.5.
(8) See subsection 40-6.12 Wireless Telecommunications Towers and Antennas. (Ord. No. 1993-24 §§ 1--5; Ord. No. 1996-10 § 2; Ord. No. 1998-03 § 1; Ord. No. 2001-21 §§ 1, 2; Ord. No. 2004-02 § 2; Ord. No. 2004-15 §§ 2, 3; Ord. No. 2004-20 § 2)