

The Ordinances published herewith was introduced and passed upon first reading at a meeting of the Mayor and Council of the Borough of Belmar in the County of Monmouth, New Jersey held on February 27, 2026 at 3:00 PM. It will be further considered for public hearing at a meeting of said Council to be held in the Council Chambers on March 10, 2026 at 6:30 PM and during the week prior to and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk's Office, 601 Main St., Belmar, N.J. between the hours of 9AM to 4:30 PM to the members of the general public who shall request the same.

## **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 11<sup>th</sup> and 16<sup>th</sup> 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 11<sup>th</sup> and 16<sup>th</sup> 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**

<b>Minimum Lot Area:</b>	<b>7,000 square feet</b>
<b>Minimum Lot Frontage:</b>	<b>50 feet</b>
<b>Minimum Lot Width:</b>	<b>50 feet</b>

<b>Minimum Lot Depth:</b>	<b>125 feet</b>
<b>Minimum Front Yard:</b>	<b>0 feet</b>
<b>Minimum Side Yard:</b>	<b>0 feet</b>
<b>Minimum Rear Yard:</b>	<b>0 feet</b>
<b>Maximum Building Height:</b>	<b>3.5 stories (42 ft.) at the street line; 4 stories (48 ft) setback 12 feet from the street line</b>
<b>Maximum Lot Coverage:</b>	<b>80%</b>
<b>Buffer to existing Residential Use or Zone:</b>	<b>10 ft.</b>

**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.

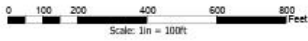


- Legend**
- Municipal Boundary
  - Proposed Affordable Housing Overlay Zone
  - Overlay Zone Parcels
  - MU-O Mixed Use Overlay Zone
  - R-75 Single-Family Residential Zone District
  - R-50 Single-Family Residential Zone District
  - CBD-1 Central Business District
  - CBD-2 Central Business District
  - MC-1 Marine Commercial District
  - PO-75 Professional Office Zone District
  - MMP Marina Maclearie Park Rehabilitation Area
  - SRD Seaport Village Redevelopment Area

LEON S. AVAKIAN, Inc.  
Consulting Engineers

**Proposed Affordable Housing Overlay Zone**

Borough of Belmar  
Monmouth County, New Jersey



Source: LSA, NJGN, and Monmouth County GIS. Revised: November 24, 2025

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data. But this secondary product has not been verified by NJDEP and is not state-authorized or endorsed.