

ORDINANCE NO. 2022-14

**AN ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER XL, DEVELOPMENT REGULATIONS OF
THE REVISED GENERAL ORDINANCES OF THE
BOROUGH OF BELMAR SECTION 2, DEFINITIONS AND SECTION 9,
IMPROVEMENT STANDARDS**

WHEREAS, the Borough of Belmar seeks to amend Sections of the Development Regulations to amend Chapter 40 entitled Development Regulations; and

NOW, THEREFORE BE IT ORDAINED by the Borough of Belmar, County of Monmouth, New Jersey that Chapter 40 Development Regulations of the Borough of Belmar, Revised General Ordinance is amended and supplemented as follows:

SECTION I. Chapter 40, Section 2.4, Definitions, shall be amended as follows:

LOT COVERAGE

Shall mean the impervious area of a lot. Lot coverage includes the area of a lot covered by buildings and structures and accessory buildings or structures and is expressed as a percentage of the total lot area. For the purpose of this chapter, total lot coverage shall include 50% of all Permeable Interlocking Concrete Pavement Systems, stone, or gravel surface area for driveway or parking of automobiles. ~~all stone or gravel surface area. This calculation excludes excluding~~ the use of stone in association with landscape plantings or vegetative beds, ~~all other impervious surfaces and all parking areas and automobile access driveways and internal roadways, whether covered by an impervious or pervious material, except as indicated on the zone district schedule of regulations.~~

IMPERVIOUS AREA

Shall mean the surface area of a lot covered by principal and accessory buildings and structures. Impervious area shall include all parking areas, automobile access driveways and storage areas, patios, walkways, decks, and all other impervious surfaces (except as indicated on the zoning district requirements) which do not allow for the direct percolation of rain and storm water. For the purpose of this chapter, permeable interlocking concrete or brick pavement constructed in accordance with the Interlocking Concrete Paving Institute (ICPI) Technical Specification #18: Construction of Permeable Interlocking Concrete Pavement Systems, loose stone, gravel, and unroofed boardwalk type decks which allow for some percolation of storm water shall be calculated as only 50% impervious, provided the subsurface beneath the permeable paver be free draining material of a minimum thickness of twelve (12) inches.

SECTION II. Chapter 40, Section 8.3 Design Standards – General Site Design, shall be amended and supplemented with the new subsection:

(g). Construction of Permeable Interlocking Concrete Pavement Systems, loose stone, unroofed boardwalk type decks, as defined in Section 2.4, shall be accompanied by:

- (1) a graphic depicting the depths of:
 - a. Concrete Pavers;
 - b. Permeable Joint Material;
 - c. Open graded bedding course; and/or
 - d. Open graded base reservoir(s) where applicable.
- (2) A Construction Detail and/or Manufacturer Specification demonstrating the permeability of the construction material.

SECTION III. Chapter 40, Section 40-9.2(b), Improvement Standards - Off-Street Parking, shall be amended as follows:

5. Location of Parking.

- (a) Parking is only permitted in parking areas and drives intended for that purpose. Parking is not permitted in lawns or other unimproved areas.
- (b) Parking areas shall not be located in any required front yard, except for single-family and two-family residential units with a conforming driveway.
- (c) For a residential dwelling unit, a one-car garage and driveway combination shall count as 1.75 off-street parking spaces, provided the driveway measures a minimum of 30 feet in length between the face of the garage door and the sidewalk, or 30 feet to the curblineline or cartway of the street if there is no sidewalk. A two-car garage and driveway combination shall count as 3.5 off-street parking spaces, provided the minimum width of the driveway is 20 feet and its minimum length is as specified above for a one-car garage.
- (d) Parking spaces may be on, above, or below the surface of the ground, but may not be located in a front or side lawn area. When parking spaces are provided within a garage or other structure, said structure shall adhere to the proper accessory or principal building setbacks, as applicable.

SECTION IV. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudicated and the remainder of the Ordinance shall be deemed valid and effective.

SECTION V. All Ordinances or parts of ordinances inconsistent with or in conflict with the ordinance are hereby repealed to the extent of such inconsistency.

SECTION VI. This Ordinance shall take effect 20 days after final passage, adoptions and publication according to law.