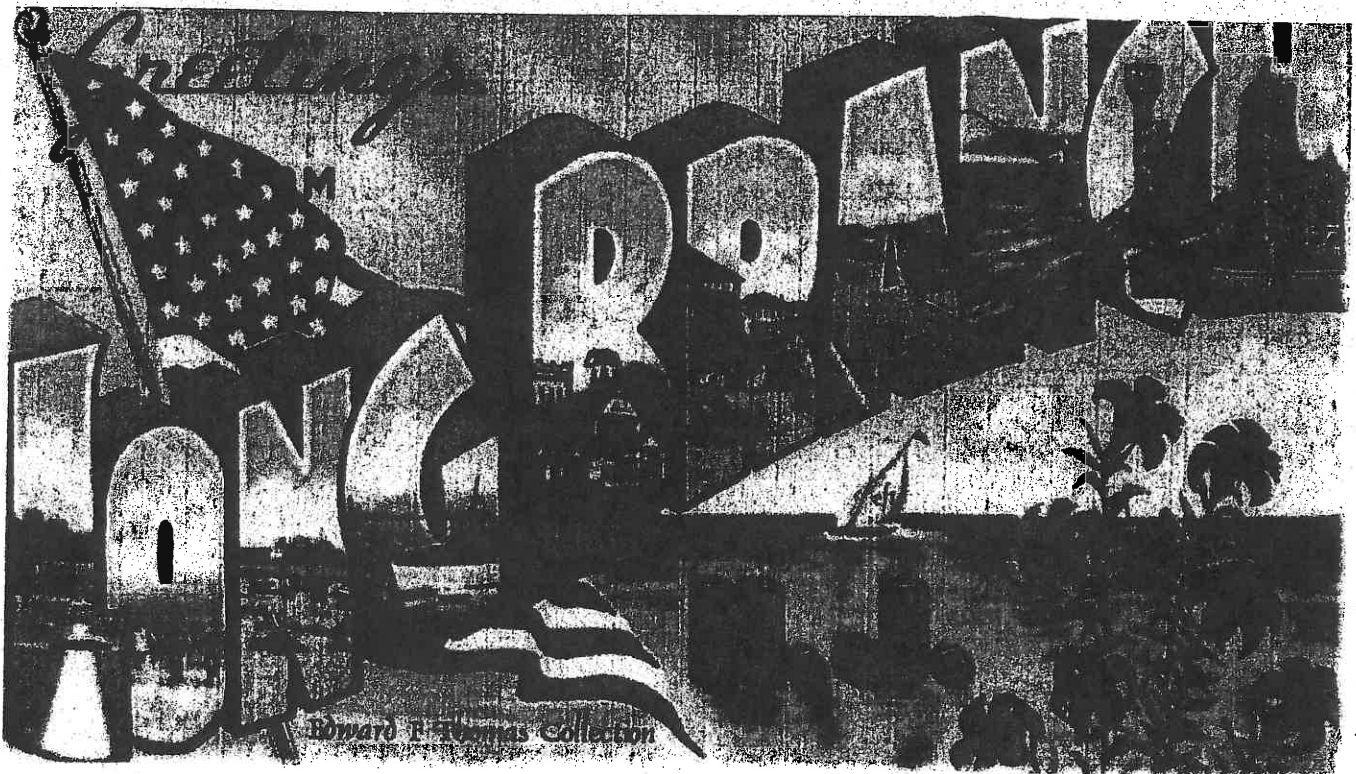


DESIGN GUIDELINE HANDBOOK 8

2016 ADDENDUM TO

**OCEANFRONT-BROADWAY REDEVELOPMENT PLAN
DESIGN GUIDELINES**



Long Branch Redevelopment Plan

Long Branch, New Jersey

DESIGN GUIDELINES HANDBOOK 8
OCEANFRONT – BROADWAY REDEVELOPMENT PLAN – DESIGN GUIDELINE
ADDENDUM OF 2016

In response to the recommendations contained within the 2016 re-examination report of the City of Long Branch Oceanfront Master Plan/ Oceanfront – Broadway Redevelopment Plan/ Redevelopment Design Guidelines, the following modifications to the Redevelopment Design Guidelines shall be in effect:

All projects proposed to be built within the Designated Redevelopment/ Rehabilitation Zone must also conform to the standards as set forth in the Design Guideline Books 1-7 unless specifically superseded by this addendum.

Book #1 General Design Guidelines – no change

Book #2 (PVC) Pier Village Center – no change

Book #3 (BG) Broadway Gateway – allow the following:

Additional uses within a portion of the planned and infill residential area within this sector. The portion exists along Second Avenue within an area extending 260 linear feet southward from the southern edge of the Broadway commercial use area (BLK: 287 Lot: 2). The total area includes 5 lots (BLK: 287 Lots: 3,4,5,6 & 7).

V. Residential/commercial mixed uses shall allow residential on upper floors only.

VI. Commercial uses allowed shall be as delineated in the regional commercial uses, as defined on pg. 13 of the Design Guideline Book #3 within subsection: (i) service retail; (ii) specialty retail, (iii) specialty food.

Book #4 (BFN) Beachfront North – allow residential uses within the portion of the Beachfront North sector currently designated for Beachfront recreation use only, provided that the following criteria is met:

A) Single Family Residential

- Minimum lot area 4000 Sq. Ft
- Minimum lot frontage 40 feet
- Minimum lot depth 98 feet
- Minimum front yard setback 10 feet (except Ocean Ave. 20 feet)
- Minimum side/rear yard setback 5 feet
- Minimum pervious coverage 15%
- Maximum height 40 feet
- Minimum parking requirements 2 spaces per unit

B) Multi-Family Residential

- Minimum lot area 37,000 Sq. Ft.
- Minimum lot area per dwelling unit 4,162.41 Sq. Ft.
- Minimum front yard setback 20 feet
- Minimum side/rear yard setback 20 feet

- Maximum height 40 feet
- Maximum lot coverage 60%
- Minimum parking required 2 spaces per unit
- Maximum density allowed 10.5 units per acre

All residential projects proposed to be built within the designated Beachfront recreation area must also conform to the standards for new and infill housing as set forth in design guideline Book #4 BFN unless specifically superseded by this addendum.

Building envelope requirement – as indicated in Design Guideline Book #4 Beachfront North page #7. The distance between a permitted structure from the western curbed edge of the promenade must be at least twice the height of the structure.

The following additional standards from the Addendum of 03/03/09 are still in effect for the entire Beachfront North sector:

1. Pre-Existing Non-Conforming Structures Stay Grandfathered

Existing structures that do not meet current codes or guidelines requirements for use, building footprint, pervious coverage, bulk or parking may remain in their current configurations as pre-existing non-conforming structures and/or uses.

2. Additions/ Alterations to Pre-Existing Non-Conforming Structures

Alterations to existing non-conforming buildings will be allowed if:

- New construction must be in compliance with the building code.
- No additional units may be constructed.
- Pervious coverage requirements (15% minimum) per the Beachfront North Design Guidelines Handbook 4 must be met.
- Additions must comply with Chapter 345 ZONING /ARTICLE III, General Regulations/345-10. *Permitted modifications and exceptions; Items A,B,C,E,F,H.*
*(see below)

3. Rebuild Within Historic Footprint

Rebuilding of existing non-conforming buildings will be allowed provided:

- On-site parking must be provided per the Beachfront North Design Guidelines Handbook 4.
- New construction must be in compliance with the building code.
- Pervious coverage requirements (15% minimum) per the Beachfront North Design Guidelines Handbook 4 must be met.

4. New Construction

Either condition A or B below must be met:

A. New construction or new uses on sites within the Beachfront North zone must comply with the following:

- Minimum side and rear setbacks must be met as follow:
Minimum Side & Rear Setback: 5'-0"
Minimum Front Setback: 10'-0";

- Parking requirements must be provided for per the Beachfront North Design Guidelines Handbook 4.
- Pervious coverage requirements (15% minimum) per the Beachfront North Design Guidelines Handbook 4 must be met.
- New construction must be in compliance with the building code.

B. Construction must be fully compliant with the Beachfront North Design Guidelines Handbook 4.

Book #5 (HC) Hotel Campus – No change

Book #6 (BFS) Beachfront South – The following standards from the addendum of 05/05/09 are still in effect for the Beachfront South sector.

1. Pre-Existing Non-Conforming Structures Stay Grandfathered

Existing structures that do not meet current codes or guidelines requirements for use, building footprint, pervious coverage, bulk or parking may remain in their current configurations as pre-existing non-conforming structures and/or uses.

2. Additions/ Alterations to Pre-Existing Non-Conforming Structures

Alterations to existing non-conforming buildings will be allowed if:

- New construction must be in compliance with the building code.
- No additional units may be constructed.
- Pervious coverage requirements (15% minimum) per the Beachfront North Design Guidelines Handbook 4 must be met.
- Additions must comply with Chapter 345 ZONING /ARTICLE III, General Regulations/345-10. *Permitted modifications and exceptions; Items A,B,C,E,F,H. *(see below)*

3. New Construction

Construction must be fully compliant with the Beachfront South Design Guidelines Handbook 6.

4. Clarification of Residential use:

Permitted residential use shall include pre-existing single-family homes and new bed & breakfast/ residential hotel accommodations.

Book #7 (LBC) Lower Broadway Corridor –

Section Designated as Redevelopment Zone – No change

Section Designated as Area in Need of Rehabilitation-allow the following:

- 1) Allow live/work residential units to remain as an option
- 2) Allow non live/work residential units as an option
- 3) Parking requirement for all residential uses must be on site and comply to the following:

- a. Live/work – 2 parking space per unit
- b. Non live/work – 2 parking spaces per unit
- c. Parking option – if no onsite parking is available the City redevelopment agency may consider accepting a payment in lieu of parking in the amount of \$15,000.00 per space required. The collected fees would be utilized by the City to either acquire additional land for surface parking or construction of structure parking over existing City owned parking lots within this sector sometime in the future.

***(BFN) Beachfront North/ (BFS) Beachfront South reference to ORD 345-10**

(Excerpt from: Code of The City of Long Branch New Jersey, v30 Updated 06-15-2007)

(Code of The City of Long Branch New Jersey, v30 Updated 06-15-2007/ Part B General Legislation/ Chapter 345, Zoning / Article III, General Regulations / 345-10, Permitted modifications and exceptions.)

345-10 Permitted modifications and exceptions.

A. Height. The height limitations of this chapter shall not apply to church spires, belfries, cupolas and domes not used for human occupancy, nor to chimneys, ventilators, skylights, water tanks, similar features and necessary mechanical appurtenances usually carried above the roofline. Such features, however, shall be erected only to such height as is necessary to accomplish the purpose they are to serve. The provisions of this chapter shall not apply to preventing the erection above the building height limit of a parapet wall or cornice for ornament (and without windows) extending above such height limit not more than five feet. Public and quasi-public buildings, schools, churches and other similar permitted uses shall increase the front, rear and side yards by one foot for each foot by which such buildings exceed the height limit established for such zone in which they are located, and further provided that in no case shall any building have a height greater than 50 feet unless explicitly permitted by the schedules or this chapter. [Amended 4-10-2007 by Ord. No. 17-07]

1. Finished grade. In the event that a lot or lots are to be regraded in order to increase the lot height, and as a result building height shall be increased beyond the original allowable height and no other provision of this section requires the prior approval of the same, then in that event, a variance shall be required. It is the intent of this subsection to prohibit the increase of allowable building height by means of the use of mounding, terracing or other devices without the appropriate board reviewing and approving a variance for such proposed grade changes. However, such approval shall not be required for a single-family home with an increase of lot height of 18 inches or less measured at the average perimeter of the building.
2. In the case of existing grades with slopes the measurement for any allowed height and/or number of stories for any proposed structures along this slope shall be calculated along a line which runs parallel to the existing slope and is measured at each point along this line, provided that no increase in height and/or number of

stories shall be allowed which is greater than what each zone or use allows at the highest point of the existing or finished grade, whichever is less.

3. In no case shall any below-grade level (basement, parking level, crawl space, etc.) be counted in the number of stories allowed on any site or for any use.

B. Irregularly shaped lots. In the case of existing irregularly shaped lots, the minimum lot width specified in the Schedules may be measured at the building line, provided that in no case shall the lot frontage measured at the street right-of-way line be less than 50% of the minimum lot width requirements. The creation of any new irregularly shaped lots is prohibited.

C. Exception to front yard setback requirements. The minimum front yard setback requirements in all residential zones shall be as indicated in the zoning schedule, except for the following listed conditions: Buildings shall be located a greater or lesser distance than the minimum allowed front yard setback when the pattern of existing buildings within 300 feet of either side of the lot on the same side of the street is established at a greater or lesser distance. When this condition exists, then the mean average existing setback distance shall control.

E. Exception relating to alterations to existing nonconforming structures.

1. Alterations, as applied to a nonconforming structure, shall only include a change or rearrangement in the structural supports or a change in the exterior appearance of a structure.
2. A nonconforming structure may be altered, provided that the cost of alterations does not exceed, in the aggregate, 50% of the assessed value of the structure as recorded in the records of the Tax Assessor. More substantial alterations are not permitted unless the structure is changed to conform to the requirements of this chapter.
3. A nonconforming structure may not be enlarged, extended, increased in height, width or depth or moved, relocated or modified in such a way so as to increase habitable or usable space, number of dwelling units or number of bedrooms unless such structure is changed to a structure conforming to the requirements of this chapter, except that an existing one-family structure (principal or accessory) may be enlarged, extended or added to, provided that:
 - (a) The enlargement, extension or addition conforms to all yard requirements;
 - (b) The portion of the enlargement, extension or addition which does not conform to yard requirements consists entirely of the enclosure of existing side or rear porches;

[Amended 11-25-1997 by Ord. No. 39-97]

(c) (c) The portion of the enlargement, extension or addition which does not conform to yard requirements consists entirely of a second floor addition located above an existing first floor area or existing foundation; or
[Added 11-25-1997 by Ord. No. 39-97]

(d) The proposed enlargement, extension or addition consists of an area no greater than 300 square feet, which shall be located in such a manner as to square off an irregular building layout and does not decrease the existing principal structure setback.
[Added 11-25-1997 by Ord. No. 39-97]

(e) The enclosure of any front porch area shall maintain a minimum of at least 60% of the vertical surfaces as something other than solid walls.
[Added 11-25-1997 by Ord. No. 39-97]

(f) All exterior finishes for any enlargement, extension or addition must be uniform and match that which is applied to the existing structure.
[Added 11-25-1997 by Ord. No. 39-97]

4. Accessory structures may not be constructed on nonconforming lots and/or on lots which contain a nonconforming principal structure unless:

(a) The lot conforms to minimum lot area requirements.

(b) A single- or two-family principal residential building exists on the lot.

(c) The new accessory structure conforms to all requirements of this chapter for accessory buildings and uses. (See § 345-11P.)

F. Finished grade. In the event that a lot or lots are to be regraded in order to increase the lot height, and as a result building height shall be increased beyond the original allowable height and no other provision of this section requires the prior approval of the same, then in that event, a site plan shall be submitted to the Planning Board of the City of Long Branch. It is the intent of this subsection to prohibit the increase of allowable building height by means of the use of mounding, terracing or other devices without the appropriate board reviewing and approving a site plan of such proposed grade changes. However, such approval shall not be required for a single-family home with an increase of lot height of 18 inches or less measured at the average perimeter of the building.

H. Exception relating to single-family dwellings. Should the enlargement, extension or addition of single-family dwellings include bedrooms as defined in § 345-3, each bedroom over four

bedrooms shall require that an additional parking space be provided in an appropriate yard space as per § 345-42, and that not more than 20% of the front yard area be used for parking or driveways and that total lot coverage maximums not be exceeded.
[Added 7-25-2000 by Ord. No. 25-00; amended 8-26-2008 by Ord. No. 18-08]

Document/ Timeline

1. Request from City Council to Planning Board to do re-examination of Oceanfront Master Plan/ Oceanfront – Broadway Redevelopment Plan/ Redevelopment Design Guidelines – 11/24/15
2. Planning Board began process of re-examination 12/15/15
3. Planning Board/ Planning Department finalized re-examination report 07/13/16 revised 07/18/16
4. Planning Board accepts report and recommends sending it to City Council 07/19/16
5. Presentation of re-examination report to City Council 07/26/16
6. Acceptance of re-examination report and request to revise Ordinance by City Council 09/13/16
7. Planning Board authorizes Planning Department to prepare Ordinance Revisions as per recommendations in re-examination report 09/20/16
8. Ordinance prepared by Planning Department 09/23/16
9. Ordinance approved by Planning Board and forwarded to City Council (10/05/16)
10. Presentation/Introduction of Ordinance addendum to City Council (future)
11. Adoption of Design Guideline Ordinance addendum by City Council (future)

Prepared by: City of Long Branch
Planning Department 09/23/16