

**CITY OF LONG BRANCH**  
**ORDINANCE NO. 3-21**

**AN ORDINANCE AMENDING CHAPTER 345 OF THE CODE OF THE CITY OF LONG BRANCH REVISING DEVELOPMENT REGULATIONS FOR THE TRANSIT VILLAGE DISTRICT (TVD)**

**BE IT ORDAINED**, by the City Council of the City of Long Branch that Section 345-39 of the Code of the City of Long Branch. "Transit Village District (TVD)" is hereby amended to read as follows:

**§ 345-39 Transit Village District (TVD).**

**A. Purpose.** The general purpose of the TVD is to create a mixed-use commercial and residential environment along Third Avenue and the train station with adjoining residential blocks that contain a variety of housing types such as single-family homes, mixed-use buildings, and townhouses into a cohesive Transit Village. Any regulation set forth in this section supersedes conflicting elements of other City codes. The specific purposes are:

- (1) To provide for land uses and facilities beneficial to both the community and to transit users;
- (2) To increase use of the rail station;
- (3) To concentrate a mix of retail, office, residential, public, and open space uses within walking distance of each other and the rail station, in order to enhance the convenience for residents, shoppers, commuters and employees and to reduce auto traffic by providing an environment conducive to pedestrians, bicyclists, and transit users;
- (4) To provide for land uses that will generate and encourage transit ridership and that advance the principles of sustainable development as articulated in the LEED for Neighborhood Development (LEED-ND) Rating System of the U.S. Green Building Council or other recognized green building programs;
- (5) To revitalize the areas in the vicinity of the transit station, strengthen the synergy between the train station and the Monmouth Medical Center campus, and enhance economic vitality;
- (6) To provide for the safe and efficient flow of pedestrian and vehicular traffic, emphasizing a pedestrian-oriented environment;
- (7) To provide for visual amenity, and to reinforce a sense of place or center with neighborhood services within walking distance of the train station, the Monmouth Medical Center campus and a variety of residential and mixed use development;
- (8) To maintain and/or increase existing commuter parking capacity.

**B. Boundaries of TVD Zone.** The boundaries of the TVD are delineated on the amended Zoning Map of the City which accompanies, and is hereby made part of this Section. The TVD is generally described as follows:

Beginning on Chelsea Avenue at S. Fifth Avenue and including properties fronting both sides of Chelsea Avenue easterly to Second Avenue. Then including the properties fronting the south side of Second Avenue east to Ocean Boulevard. Then following Ocean Boulevard south to Pavilion Avenue and Pavilion Avenue west to Second Avenue. Then following Second Avenue south to Bath Avenue and Bath Avenue west to Prospect Street. Then following Prospect Street northeasterly to Morris Avenue. Then following Morris Avenue one block southeasterly to S. Seventh Avenue. Then including properties fronting both sides of Morris Avenue southeasterly to Westwood Avenue. Then following Westwood Avenue and including properties on both sides to the NJ Transit New Jersey Coastline Rail ROW. Then following the rail ROW northwesterly to its intersection with S. Fifth Avenue and following S. Fifth Avenue northerly to Chelsea Avenue and the point of beginning.

**C. Definitions.** As used in this Section:

**ARTISAN LOFT BUILDINGS**

Buildings, such as former commercial, industrial or institutional buildings, with open floor plans in a loft style that are adaptable for live-work use by artisans, craftsmen, artist work spaces, studios, etc., of various sizes and configurations and where support facilities are shared by various commercial tenants or unit owners in a fashion similar to a business "incubator" in order to keep costs affordable for start-up enterprises.

## **HOTEL**

A building containing seven or more living or sleeping rooms designed to be occupied by individuals or groups for compensation.

## **LIVE-WORK UNITS**

Any dwelling unit that includes attached work space, whether shared in common with other dwelling units as a "limited common element" of a condominium or used exclusively by the occupant of the dwelling unit. Such attached work space may include a kitchen and recreational space to facilitate live-work activities, but shall not constitute a separate dwelling unit.

## **MULTI FAMILY DWELLING UNIT (S)**

One(1) or more residential dwellings that are part of a mixed-use building.

## **PROJECT**

One or more contiguous parcels on the same block or fronting on the same street, developed in accordance with this section and designed to function as a single development.

## **TOWNHOUSE DWELLINGS**

A series of three (3) or more single-family attached dwelling units that are attached by a common side wall that stretches from the foundation to the roof. Townhouse dwellings do not have other dwelling units or commercial units stacked horizontally on them.

## **TRANSIT SUPPORT FACILITIES**

Buildings or structures designed and intended to support the use of mass transit and that are owned or leased by New Jersey Transit, including but not limited to the Long Branch Train Station. "Transit support facilities" shall include public or privately owned surface and structured parking facilities on Block 492 or Block 157 that are used in whole or in part by transit users and commuters, whether or not by permit.

D. Permitted uses. The TVD Zone shall consist of three (3) Subdistricts: the Mixed-Use Core; the Medical Village; and the Residential.

(1) Mixed-Use Core Subdistrict:

- (a) Retail stores.
- (b) General, professional and medical offices.
- (c) Banks and financial institutions.

- (d) Personal service establishments such as: beauty salons; barber shops; nail salons; and tanning salons.
- (e) Dry cleaners and tailor shops.
- (f) Restaurants, bars and eating and drinking establishments.
- (g) Gym, health spa, yoga, pilates, or martial arts studios.
- (h) Artisan lofts.
- (i) Live-work units.
- (j) Indoor recreation.
- (k) Tutoring or learning facilities.
- (l) Day care or child care operations.
- (m) Multi-family residential dwellings.
- (n) Mixed-use buildings consisting of commercial uses permitted in this section or commercial uses with residential uses.
- (o) Municipal uses, parks and playgrounds.
- (p) Railroad stations and associated facilities.
- (q) Hotels.
- (r) Townhouses.
- (s) Houses of worship.
- (t) Assisted living facilities or nursing homes.
- (u) Transit support facilities.
- (v) Funeral homes.

(2) Medical Village Subdistrict:

- (a) Medical centers, hospitals, clinics and medical support uses.
- (b) General, professional and medical offices.
- (c) Fitness centers and physical therapy centers.
- (d) Medical diagnostics and laboratory facilities.
- (f) Retail, along Third Avenue only.
- (g) Mixed-use buildings containing a combination of commercial uses permitted in this section along Third Avenue only.
- (h) Municipal uses, parks and playgrounds.
- (i) Philanthropic and eleemosynary uses.
- (j) Nursing and assisted living facilities.

(3) Residential Subdistrict:

- (a) Single-family detached dwellings.
- (b) Home professional offices or home occupations in single-family detached dwellings or townhouse dwellings.
- (c) Houses of worship on Second and Third Avenues only.
- (d) Municipal uses, parks and playgrounds.

E. Permitted conditional uses.

(1) Medical Village Subdistrict:

(a) Townhouses subject to the following conditional use requirements:

1. Minimum tract area 40,000 sq. ft.
2. Maximum residential density per acre – 12 dwelling units
3. All other area, setback, height and special requirements shall not be conditional use standards.

(2) Residential Subdistrict:

(a) Townhouses subject to the following conditional use requirements:

1. Minimum tract area 40,000 sq. ft.
2. Maximum residential density per acre – 12 dwelling units
3. All other area, setback, height and special requirements shall not be conditional use standards.

(b) New single-family detached communities subject to the following conditional use requirements:

1. Minimum tract area 40,000 sq. ft.
2. Maximum residential density per acre – 10 dwelling units
3. All other area, setback, height and special requirements shall not be conditional use standards.

F. Permitted accessory uses. Uses customarily accessory and incidental to any permitted use shall be permitted; provided, however, that no outdoor storage shall be permitted. Specific permitted accessory uses include:

(1) Mixed-Use Subdistrict & Medical Village Subdistrict

- (a) Parking lots, parking garages and vertical parking structures.
- (b) Antennas and satellite dishes, on the roof only.
- (c) Trash enclosures.
- (d) Seasonal greenhouse or garden center.
- (e) Swimming pools in relation to a mixed-use commercial and residential buildings.
- (f) Gym, spa and fitness related activities.
- (g) Storage facilities for use by tenants and residents only.
- (h) Roof-top decks.
- (i) Community and gathering rooms for use by residents only.
- (j) “Back room” facilities associated with buildings, such as mechanical, loading, transformers, laundry, trash and recycling rooms, or other service-type facilities.
- (k) Bicycle racks and bicycle storage areas/equipment
- (l) Passive recreation amenities such as benches, picnic tables and trash receptacles
- (m) Electric vehicle charging stations.
- (n) Leasing or sales offices.
- (o) Solar facilities on the roof only.
- (p) Retaining walls.
- (q) Temporary construction/sales buildings or trailers for uses during the construction process.
- (r) Site and building identification signage.

- (s) Utility cabinets.
- (t) Fences.
- (u) Sports courts.

(2) Residential Subdistrict

- (a) Parking garages and parking lots for use by single-family detached and townhouse buildings.
- (b) Trash enclosures.
- (c) Swimming pools and pool houses.
- (d) Clubhouses and community facilities for the use of residents only.
- (e) Roof top decks.
- (f) Bicycle racks and bicycle storage areas/equipment.
- (g) Electric vehicle charging stations.
- (h) Sheds.
- (i) Site and building identification signage.
- (j) Utility cabinets.
- (k) Fences.
- (l) Sports courts.

G. Area, Bulk & Height Requirements

The area, bulk and height requirements shall be found in Table 1 – TVD Lot and Bulk Regulations. Additional conditions may also be found within this chapter.

H. Off-street parking requirements.

(1) Number of spaces required:

- (a) Residential dwellings: As per the New Jersey Residential Site Improvement Standards (RSIS)
- (b) For all commercial uses in buildings along Third Avenue that are 3,000 sq. ft. or less: Off-street parking shall not be required. For the purposes of this calculation, the cumulative square footage of individual commercial uses per building or site shall be utilized.
- (c) All commercial uses not specifically given an off-street parking requirement in this section: Two (2) off-street parking spaces per 1,000 square feet of building area utilized for commercial use.
- (d) Hospitals: One space (1) per every 150 square feet of building area.
- (e) Eating and drinking establishments in excess of 3,000 sq. ft.: One-quarter (0.25) spaces per every person who may be legally admitted.
- (f) Houses of worship: One-quarter (0.25) spaces per every person who may be legally admitted.
- (g) Hotels: one-half (0.5) spaces per room.

(2) New commercial and mixed-use buildings shall not have off-street parking located in the required front yard setback to a public street.

(3) Townhouse developments shall not have off-street parking located in the front yard setback of a public street.

- (4) All surface parking areas in the Mixed Use Subdistrict shall be setback (5) feet from property lines and shall contain a densely landscaped buffer and/or decorative solid fencing. The setback for parking areas in other districts shall be ten (10) feet
- (5) Shared parking arrangements among properties in the TVD not under common ownership or usage may be permitted if demonstrated to the satisfaction of the Board that the supply of parking spaces will be adequate to service the aggregate demand of the uses sharing the parking. A detailed study of the hours of operation and parking demand of the parcels in question must be provided. A legal instrument binding the method and conditions of shared parking shall be provided and reviewed to the satisfaction of the Board.
- (6) Common areas or lobbies of buildings shall not require off-street parking.

I. Affordable Housing & Affordable Housing Fee Regulations

- (1) All projects developed in the TVD requiring major site plan or major subdivision approval shall be subject to the fee schedule for affordable housing contributions as set forth in Section 345-47.2, unless otherwise exempted from Section 345-47.2.
- (2) For mixed-use buildings or projects in the Mixed-Use Subdistrict containing forty (40) or more multi-family dwelling units, ten (10) percent of the residential units shall be set aside as affordable units and deed-restricted for occupancy by qualifying households pursuant to COAH or other applicable state regulations. If ten (10) percent of affordable housing is provided, a contribution pursuant to Section 345-47.2 is not required for the residential portion of the project.

J. General requirements.

- (1) All buildings that are within the Mixed-Use Subdistrict along Third Avenue shall have a ground-level commercial space that faces a public street.
- (2) All utilities shall be underground.
- (3) No drive-through facilities for restaurants, banks, pharmacies, or any other use shall be permitted.
- (4) Townhouse complex and parcel general requirements.
  - (a) There shall be a minimum of three (3) and a maximum of eight (8) units per building.
  - (b) There shall not be any required façade off-sets on façade planes.
  - (c) Townhouse buildings shall be a minimum of ten (10) feet from each other.
  - (d) No townhouse building shall be located closer than ten (10) feet to any original townhouse parcel boundary.
  - (e) There shall be two (2) exits for each townhouse structure.
  - (f) Each townhouse unit shall have a minimum of 100 square feet in storage area which could be located in a basement, attic or garage. If located in a garage, it shall not infringe upon the required parking area.
  - (g) Each townhouse dwelling shall have a minimum width of 15 feet.
  - (h) There shall be a minimum of 200 square feet of open space per townhouse dwelling which may be arranged as part of a backyard for exclusive use of the unit or as communal open space.

- (i) Townhouse buildings shall meet the requirement front yard setback to a public street. However, buildings may be located within 10 feet of a private driveway or drive aisle.
- (j) There shall be no more than twelve (12) dwelling units per acre.
- (k) All interior roads and driveways shall be set back a minimum of ten (10) feet from any side or rear yard property boundary
- (l) There shall be a minimum building setback of 25 feet to any public street.
- (m) No parking shall be permitted in the front yard setback of any public street.

(5) Single-family detached communities on tracts of 40,000 sq. ft or more. General requirements.

- (a) Single-family detached dwellings may be designed as fee-simple units or as part of a condominium community.
- (b) Fee simple lots shall have a minimum lot size of 4,000 sq. ft.
- (c) Single-Family detached dwellings shall be separated from each other at a minimum of six (6) feet.
- (d) Each dwelling shall have a minimum of 100 square feet in storage area which could be located in a basement, attic or garage. If located in a garage, it shall not infringe upon the required parking area.
- (e) Each dwelling shall have a minimum width of 15 feet.
- (f) Buildings shall be located closer than ten (10) feet to any original townhouse parcel boundary.
- (g) There shall be a minimum building setback of 25 feet to any public street.
- (h) No parking shall be permitted in the front yard setback of any public street.
- (i) Buildings shall meet the requirement front yard setback to a public street. However, buildings may be located within ten (10) feet of a private driveway or drive aisle.

K. Design standards. The following design standards are intended to reinforce the Transit Village District as a compact, walkable center with active street life and a cohesive built environment where existing and proposed commercial and residential development are integrated. These design standards are intended to maximize flexibility of the design to sustain the character and charm of the district. All standards set forth in Chapter 345 of the Code of the City of Long Branch shall continue to apply except when inconsistent with the design standards set forth below.

(1) Pedestrian circulation, bicycle parking and storage.

- (a) Off-street parking and service access for mixed-use and commercial buildings shall be designed to avoid the backing in and out of streets.
- (b) Sidewalks shall be provided to connect new development with the public pedestrian circulation system within the TVD District. All sidewalks should be durably paved and smoothly surfaced to provide for the free movement of pedestrians. All sidewalks and pathways must be designed to provide access for the physically disabled. Access ramps shall be conveniently placed and sloped to provide easy connection to streets and sidewalks, in conformance with the Americans with Disabilities Act.
- (c) Structured parking may be contained within, under or attached to buildings. Parking structures or podium-type parking under buildings may not front toward the public space. Where parking structures front on public streets, such may feature liner buildings or ground floor space along the sidewalk designed as retail, commercial or office space.
- (d) Provide at least one (1) secured, enclosed bicycle storage space per residential unit.

- (e) Bike racks shall be provided at a rate of one multi-loop bike rack per every 20 on-site parking spaces, but not less than the greater of one bicycle space per business or four bicycle spaces per project site for retail or four bicycle spaces per building for nonretail uses.
- (f) A minimum of one space per 20 off-street parking spaces provided per project will be reserved for parking for shared car services and be located near functional entryways.
- (g) Electric vehicle charging stations shall be provided in each mixed-use or commercial building.

(2) Landscape treatments.

- (a) A detailed landscape plan for each project shall be provided. The landscape plan shall utilize a variety of trees, shrubs and other plant material plus other design features appropriate for an urban setting to create spatial definition or separation, shade, visual interest, seasonal color, visual buffering, microclimatic enhancement, and to improve safety. Finally, each project shall employ a variety of amenities such as benches and bike racks that are intended to enhance the visual approach of the project and/or encourage intermodal transportation.
- (b) Indigenous (native) plant species shall be primarily specified for planting and invasive exotic species shall be avoided. Any landscaping which is not resistant to the environment, or that dies within two years of planting, shall be replaced by the developer.
- (b) In landscaped spaces, passive systems such as cisterns or rain barrels and water gardens that collect rainwater for irrigation or recharge shall be utilized to the extent feasible.

(3) Building orientation, massing and facade composition.

- (a) Townhome. Townhouses shall be arranged to face the street from either the front or side elevation. When a side elevation faces a public street, the side elevation shall be articulated with design features to make it look like the front of a dwelling. Roofs can be either gable, hip or flat; dormers are encouraged. Each townhome will have a porch or stoop defining the entry, which may be located within the required front yard.
- (b) Commercial and mixed-use buildings shall front on public streets to provide form and function to the streetscape. The streetscape should be continuous and varied through the use of street furniture, landscaping, building articulation, building frontage setbacks and changes in sidewalk types and textures. Long buildings should be divided at a scale comparable to that of other buildings on the rest of the block or adjacent blocks. Driveway intersections with the public street should be minimized to avoid excessive interruptions in the street wall and conflicts with pedestrians.
- (c) Buildings shall be designed so as to present an articulated facade from all vantage points. Parking structures or that portion of a building containing a parking structure visible from a public street shall have an exterior clad in a vine-covered trellis, graphic panels, solar panels, a window-like facade treatment, liner building or ground floor space along the sidewalk designed as retail, commercial or office space.
- (d) The architectural treatment of the front facade shall be continued in its major features around all visibly exposed sides of a building with the exception of parking structures or that portion of a building containing a parking structure. All sides of a building shall be architecturally designed to be

consistent with regard to style, materials, colors and details. Blank wall or service area treatment of side and/or rear elevations visible from public view shall be avoided.

- (e) Unless the developer proposes a specific use that requires a unique building, buildings should be designed utilizing base, middle and top forms as the primary method relating buildings to each other.
- (f) The base shall be considered the first story of the facade facing a public street, depending on the overall heights of the building. The design of the base, as well as the quality and durability of its materials, should be emphasized to create visual interest and support pedestrian activity.
- (g) In addition to the base, the exterior design shall include a middle field section and a cap on the top. The middle of the building shall be differentiated from the base by a horizontal transition line. The transition line's specific location shall be determined primarily by the overall height of the building and that of any adjacent buildings. If adjacent buildings are lower than the proposed building, then the transition line should relate to such adjacent building. A horizontal transition line should also be established separating the middle field from the cap or top of the buildings.
- (h) Building exteriors shall have vertical and/or horizontal offsets to create visual breaks on the exterior. Long, monotonous, uninterrupted walls or roof planes shall be avoided. Building wall offsets, including projections such as balconies, canopies, awnings, and signs, recesses, and changes in floor level shall be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets, dormers, or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
- (i) The front doors of commercial and mixed-use buildings shall be visible from the street. If located more than 10 feet from the front building line, their location must be reinforced with additional graphics, lighting, marquees or canopies.
- (j) Windows of commercial and mixed-use buildings shall be primarily vertically proportioned. Large areas of glass curtain walls or strip windows of more than 20 feet in length are discouraged, as are tinted and highly reflective glass. Window openings shall have sills and heads of masonry or stone. These may be of precast concrete, limestone, granite, brick soldier courses, or slabs exposed only for the length of the window. Masonry units may be turned at the wall opening to visually create a thick wall and should be used in the design of balconies, loggias and larger openings.
- (k) Ground-floor retail, services, and restaurant uses shall have large transparent windows, preferably divided-light. Such windows shall be framed by the surrounding wall and shall be a minimum of 60% of the total ground-level facade area adjoining the sidewalk. The window wall facade area may be reduced if, due to a particular use or settings, the provision of windows will present concerns for aesthetic design or security. However, the facade design should employ an arrangement of materials that reflects the required window area and/or lines to be compatible with the intent of these guidelines.
- (l) Blank walls in excess of 25% or ten (10) continuous feet of the frontage of the property shall not be used at the street level. Blank walls must contain architectural relief such as expressive details, blind windows, murals, etc.

- (m) All buildings shall provide scale-defining architectural elements or details at the first two floor levels minimum, such as windows, spandrels, awnings, porticos, pediments, cornices, pilasters, columns and balconies.
- (n) The predominant material of all street walls of commercial and mixed-use buildings on primary and secondary streets shall be brick, precast, cement-board siding, wood and finished masonry block, or curtain wall. Stucco may be used as an accent. All materials and colors shall be approved by the applicable Board.
- (o) Shop fronts should have a kick plate that ranges in height from 18 inches to 42 inches running continuously beneath the required fenestration.
- (p) Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of and access to mixed-use buildings may be elevated.
- (q) Fabric or canvas awnings, which add visual richness to the commercial corridor while enhancing the quality of public walkways, are encouraged for all storefronts.
- (r) Canopies, unlike awnings, are non-retractable. They shall be constructed of wood or metal framing, standing-seam metal roof, plywood and molded millwork trim. Canopies shall incorporate signage and down lighting. Security shall be implemented so that it cannot be seen, and security grille housing is specifically prohibited.
- (s) All awnings and canopies shall be securely attached to the building so that the lowest part of the awning or canopy is mounted a minimum of eight feet and a maximum of 12 feet above the sidewalk at the storefront.
- (t) Excepting the antenna itself, all parts and components of personal communications antennas, satellite dishes, and television and radio antennas shall be screened from view regardless of elevation, or shall be disguised within an enclosed structure. The screening shall be designed as part of the overall design theme of the building to which it is associated. Satellite dished shall only be permitted on the roofs of mixed-use and commercial buildings and shall not be permitted in the Residential Subdistrict.
- (u) Dish antennas may not exceed three feet in diameter.
- (v) Mechanical equipment located on building roofs shall be screened so as not to be visible from the ground level from adjacent developments and from public streets and spaces. Mechanical equipment at ground level shall be screened and in the rear.
- (w) All new or remodeled buildings shall incorporate the historic architectural styles of the City of Long Branch including: Georgian; Greek Revival; Italianate; Queen Anne; Arts & Crafts; Victorian; Bungalow; Craftsman and Second Empire.
- (x) Live/Work building types include living quarters with attached work space, whether shared in common with other dwelling units as a "limited common element" of a condominium (also known as "co-housing"), or used exclusively by the occupant of the dwelling unit. Such attached work space

may include a kitchen and recreational space to facilitate live-work activities, but shall not constitute a separate dwelling unit. They shall be oriented close to the public sidewalk.

(y) Mixed-Use and commercial buildings shall advance any, but not all, of the principles of sustainable development as articulated in the LEED for Neighborhood Development (LEED-ND) Rating System of the U.S. Green Building Council or other recognized green building programs. Formal

(4) Lighting.

- (a) Lighting levels along paved portions of public walks shall be an average of no less than one foot candle for commercial areas and 0.5 foot candle for residential areas.
- (b) New fixtures serving to light streets shall be decorative street lights approved by the Board's planning professionals for use throughout the TVD. The fixtures may include attachments to accommodate such amenities as banners and flower pots.
- (c) The design for a proposed facade must consider the appearance of the building in the evening and develop an exterior lighting plan that includes display window lighting, building accent lighting, and pedestrian-scaled lighting for both buildings and pedestrian areas within the site. Lighting shall be warm in color, with control of glare for the pedestrian and minimization of light pollution.

(5) Streetscape.

- (a) Site furnishings may include elements such as benches, gazebos, trash and recycling receptacles, bicycle racks, drinking fountains, kiosks, sculptural elements, decorative fountains, bollards, decorative fences, seat walls, and pedestrian-scale lighting, subject to the review and approval of the Board.
- (b) Freestanding newspaper and advertising dispensers shall not be permitted in the right-of-way of primary streets and shall be incorporated into approved buildings or pavilions.
- (c) Exterior vending machines shall not be permitted.
- (d) Clothing or other donation bins shall be prohibited.
- (e) Outdoor cafes may extend onto the public right-of-way upon issuance of a zoning permit. Such encroachment shall convey no rights beyond those enumerated in the permit. Outdoor cafes shall be delineated from the public way by planters and metal fencing with no more than two entrances to the cafe seating area. A clear width of at least four feet shall be maintained between any outward portion of the cafe and the closest street furniture and equipment.

(6) Signage.

- (a) Residential signage
  - 1. Townhouse developments may install one (1) non-illuminated wall identification sign not exceeding two (2) square feet in area for building identification purposes.

2. One ground identification sign not exceeding ten (10) square feet in area and not exceeding four (4) feet in height shall be permitted for site identification purposes. The sign shall not be internally illuminated. External lighting or back-lit halo or channel letters shall be permitted. The sign shall be a monument sign with a decorative base of no more than two (2) feet in height.
3. Mixed use buildings with a residential component shall be permitted one sign for the residential use not exceeding two (2) feet in height or 20 square feet. The sign shall not be internally illuminated. External lighting or back-lit halo or channel letters shall be permitted.

(b) Commercial Signage

1. Each commercial storefront shall be permitted one wall-mounted sign of a height of no greater than three (3) feet and a length of no greater than fifteen (15) feet.
2. Roof-mounted signs shall be prohibited.
3. Signs shall not be internally illuminated. External lighting or back-lit halo or channel letters shall be permitted. The sign shall be a monument sign with a decorative base of no more than two (2) feet in height.
4. No freestanding signs shall be permitted.
5. Directional signage may be permitted at a size of no greater than two (2) square feet per sign.

**BE IT FURTHER ORDAINED** that official Zoning Map of the City of Long Branch as established by Section 345- 5 of the Code of the City of Long Branch is hereby amended as reflected on the attached maps.

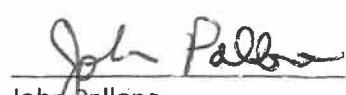
**BE IT FURTHER ORDAINED**, that this ordinance shall take effect following adoption and approval in a time and manner prescribed by law.

Introduced: February 24, 2021  
Adopted: April 14, 2021

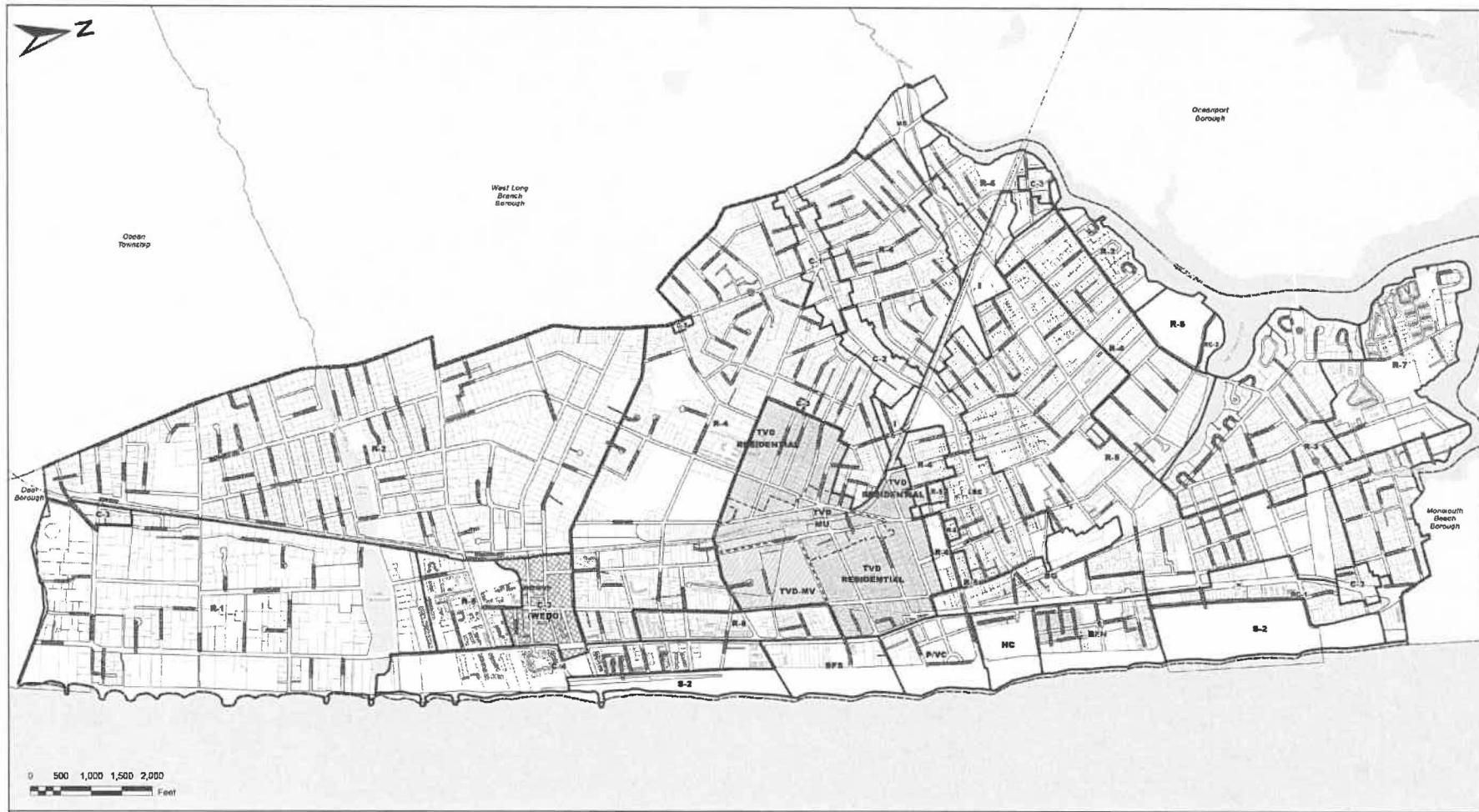
Date: \_\_\_\_\_

Date: \_\_\_\_\_

  
Jeffrey J. Jotz, RMC  
City Clerk

  
John Pallone  
Mayor

	Min. Lot Area	Min. Lot Frontage	Min. Front Yard Setback to Public Streets	Max. Front Yard Setback	Min. Lot Depth	Min. Sideyard Setback	Min. Rear Yard Setback	Max. Building Height	Max. Coverage	Max. Residential Density	Max. Height Accessory Structure
<b>TVD Mixed-Use</b>											
Commercial & Mixed Use Buildings with Frontage on on Third Avenue	5,000 sq. ft.	50 ft.	5 ft.	15 ft.	100 ft.	0 ft.	10 feet	55 ft.	85%	40 d.u./acre	1/2 stories and 15 ft.
All Other Uses in Areas Without Third Avenue Frontage	20,000	50 ft.	5 ft.	15 ft.	100 ft.	5 ft.	10 feet	55 ft.	85%	40 d.u./acre	1/2 stories and 15 ft.
<b>TVD Medical Village</b>											
Townhouse Dwellings	40,000 sq. ft.	100 ft.	25 ft.	NA	115	10 ft.	10 ft.	35 ft.	60%	12 d.u./acre	1/2 stories and 15 ft.
Hospitals & Medical Centers	60,000 sq. ft.	200 ft.	5 ft. on Third Avenue, 25 feet elsewhere	NA	200 ft.	25 ft.	35 ft.	None	60%	NA	40 ft.
<b>TVD Residential (1)</b>											
Houses of Worship	12,000 sq. ft.	100 ft.	25 ft.	NA	115	20 ft.	35 ft.	35 ft.	40%	NA	1/2 stories and 15 ft.
Individual Single-Family Dwellings (not part of a development of 40,000 sq. ft. or more)	5,760 sq. ft.	50 ft.	25 ft.	NA	115	10 ft.	35 ft.	35 ft.	40%	NA	1/2 stories and 15 ft.
Townhouse Dwellings	40,000 sq. ft.	100 ft.	25 ft.	NA	115	10 ft.	10 ft.	35 ft.	60%	12 d.u./acre	1/2 stories and 15 ft.
Single-Family Detached Communities on Tract Sizes of 40,000 sq. ft. or more	40,000 sq. ft	100 ft.	25 ft.	NA	115	10 ft.	10 ft.	35 ft.	60%	10 d.u./acre	1/2 stories and 15 ft.



#### Land Use Boundary

- R-1, R-2, R-3, R-4, One Family Residential
- R-5, One-Four Family/Townhouse Residential
- R-6, Townhouse/Professional Office
- R-7, Riverfront Mixed
- RC-1, Beachfront Mixed
- RC-2, RiverFront Residential/Commercial

- C-1, Central Commercial
- C-2, Prof. Office/Related Services
- C-3, Neighborhood Commercial
- C-4, Resort Commercial
- I, Industrial
- S-2, Oceanfront
- MB, Manufacturing/Business
- TVD, Transit Village District

#### Transit Village Sub-Districts

- TVD-HD, Higher Density Medical-Residential Transition
- TVD Residential
- TVD-MU, Mixed-Use Core
- TVD-MV, Medical Village
- Overlay Zones
- WEDO

#### Redevelopment / Area In Need of Rehabilitation Zone Sectors

- BFS, Beach Front South
- BFN, Beach Front North
- HC, Hotel Compus
- P/VC, Pier Village Center
- LBC, Lower Broadway Corridor
- BG, Broadway Gateway



**CME** Consulting & Municipal  
ENGINEERS

## Zoning Map

February 19, 2021

**City of Long Branch**  
Monmouth County, New Jersey