ORDINANCE NO. 14-48

AN ORDINANCE AMENDING LAND DEVELOPMENT ORDINANCE, VOLUME II, §300, ENTITLED, "DISTRICTS" AND TO ADD §423 TO BE ENTITLED, "TRANSIT VILLAGE ZONE"

WHEREAS, the Neptune Township Committee tabled Ordinance No. 14-06 at second reading on February 10, 2014; and,

WHEREAS, the text of Ordinance No. 14-06 is identical to the ordinance herein which the Township Committee desires to reconsider; and,

WHEREAS, the Neptune Township Planning Board adopted Resolution #14-08 which expressed the Board's finding that Ordinance No. 14-06 advances the purposes of the planning objectives of the Neptune Township Master Plan; and,

WHEREAS, given that Ordinance No. 14-06 is identical to the ordinance herein, the Planning Board's findings extend to this ordinance,

BE IT ORDAINED by the Township Committee of the Township of Neptune in the County of Monmouth in the State of New Jersey that the Land Development Ordinance, §300, entitled, "Districts," shall be amended as follows, and §423, entitled, "Transit Village Zone" is hereby added to the Land Development Ordinance of Neptune Township as follows:

§300 Districts – This section, which is part of Article III, entitled, "Zoning Districts and Zoning Map," shall be amended to add the Zoning District, entitled, Transit Village" with a zoning symbol of

"TV."

§423 Transit Village Zone – Is hereby added as follows:

- A. Purpose. The purpose of the Transit Village Zone (TV) District is to provide a form based code to provide an opportunity for future development that will take place at an appropriate scale, and takes into consideration how development projects will impact the aesthetics and function of the public realm.
- B. Form A Commercial Zone Form A includes the following Blocks and Lots:

Block 162, Lot 67 Block 163, Lot 62 Block 164, Lot 50 Block 165, Lot 13 Lot 53 Lot 38 Lot 37

Permitted Principle Uses.

(1) Retail – First Floor only

- (2) Restaurants First Floor only
- (3) Personal Service First Floor only
- (4) Office First and Second Floor only

- (5) Multi-Family Dwellings Not permitted on the First Floor
- (6) Residential units are not permitted on the First Floor

Minimum Lot Size.

(1) 5,000 sf

Yard and Bulk Regulations.

- (1) Lot Frontage: 50 feet minimum
- (2) Lot Width: 50 feet minimum
- (3) Lot Coverage: 80%

Principal Building.

- (1) Front Yard Setback: 0 feet minimum 15 feet maximum
- (2) Side Yard Setback: 0 feet minimum 15 feet maximum
- (3) Rear Yard Setback: 0 feet minimum no maximum

Accessory Structure.

- (1) Front Yard Setback: 24 feet minimum plus principal building setback
- (2) Side Yard Setback: 0 feet minimum no maximum
- (3) Rear Yard Setback: 3 feet minimum no maximum

Density/Intensity Standards.

- (1) Maximum Residential Density: 20 units/acre
- (2) Principal Building Height: 4 stories/48 feet 2 stories minimum
- (3) Accessory Building Height: 2 stories/20 feet
- C. Form B Medium Density Residential Zone Form B includes the following Blocks and Lots:

Block 162, Lot 73	Block 163, Lot 72	Block 164, Lot 10	Block 165, Lot 16
Lot 74	Lot 74	4 Lot 40) Lot 20
Lot 70	Lot 60) Lot 42	2 Lot 25
Lot 1		Lot 44	
Lot 2		Lot 45	
Lot 9		Lot 41	
Lot 10		Lot 47	7
Lot 11		Lot 48	}
		Lot 4	9
		Lot 9	
		Lot 2	
		Lot 8	
		Lot 4	
		Lot 5	
		Lot 7	

Permitted Principal Uses.

(1) Multi-Family Dwellings

Minimum Lot Size.

(1) 5,000 sf

Yard and Bulk Regulations.

(1) Lot Frontage: 50 feet minimum

- (2) Lot Width: 50 feet minimum
- (3) Lot Coverage: 70%

Principal Building.

- (1) Front Yard Setback: 10 feet minimum 20 feet maximum
- (2) Side Yard Setback: 5 feet minimum no maximum
- (3) Rear Yard Setback: 5 feet minimum no maximum

Accessory Structure.

- (1) Front Yard Setback: 20 feet minimum plus principal building setback
- (2) Side Yard Setback: 6 feet minimum, no maximum
- (3) Rear Yard Setback: 6 feet minimum, no maximum

Density/Intensity Standards.

- (1) Maximum Residential Density: 15 units/acre
- (2) Principal Building Height: 3 stories/36 feet 2 stories minimum
- (3) Accessory Building Height: 2 stories/20 feet
- D. Form C Lower Density Residential Zone Form C includes the following Block and Lots:

Block 163, Lot 69	Block 164, Lot 1	Block 165, Lot 23
Lot 70	Lot 3	Lot 24.01
Lot 71	Lot 6	Lot 25

Permitted Principle Uses.

(1) Multi-Family Dwellings

Minimum Lot Size

(1) 5,000 sf

Yard and Bulk Regulations.

(1) Lot Frontage: 50 feet minimum

- (2) Lot Width: 50 feet minimum
- (3) Lot Coverage: 70%

Principal Building.

(1) Front Yard Setback: 20 feet minimum – no maximum

- (2) Side Yard Setback: 6 feet minimum no maximum
- (3) Rear Yard Setback: 6 feet minimum no maximum

Accessory Structure.

- (1) Front Yard Setback: 20 feet minimum plus principal building setback
- (2) Side Yard Setback: 6 feet minimum no maximum
- (3) Rear Yard Setback: 6 feet minimum no maximum

Density/Intensity Standards.

- (1) Maximum Residential Density: 10 units/acre
- (2) Principal Building Height: 2 stories/35 feet
- (3) Accessory Building Height: 2 stories/20 feet

All Ordinances or parts of Ordinances that are inconsistent herewith are repealed, but only to the extent of such inconsistency.

The amended Ordinance shall become effective immediately upon its passage and the publication as required by law.

APPROVED ON FIRST READING:

APPROVED, PASSED AND ADOPTED:

ATTEST:

Richard J. Cuttrell, Municipal Clerk Dr. Michael Brantley, Mayor