



ZONING COMPLIANCE CHART

OCEAN GROVE NORTH END REDEVELOPMENT PLAN

SINGE-FAMILY, HOTEL, AND COMMERCIAL USES: PERMITTED

WEST OF BOARDWALK & BOARDWALK FRONTAGE

ORD.SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
	LOT AREA	N/S	134,033 SF (3.077 AC)	NO CHANGE	YES
BULK REQ.	MAX. NUMBER OF RESIDENTIAL UNITS (UNITS)	85	N/A	49	YES
REDEV PLAN	MAX. RESIDENTIAL DENSITY (D.U. PER ACRE)	36	N/A	19.3 (49 / 2.54 AC)	YES
REDEV PLAN	MAX. NUMBER OF HOTEL ROOMS (ROOMS)	80	N/A	40	YES
BULK REQ.	MIN. FRONT YARD SETBACK (FT)				
	SPRAY AVENUE (WESTERN MOST CORNER)	10	N/A	20.0	YES
	SPRAY AVENUE (SOUTHEASTERN CORNER)	30	N/A	31.7	YES
	BEACH AVENUE	10	N/A	N/A (SIDE YARD PER LDO 15-28)	YES
	BOARDWALK	0	N/A	0.0	YES
	WESLEY LAKE SIDE (MEASURED FROM BULKHEAD)	30	N/A	30.0	YES
BULK REQ.	MIN. DISTANCE BETWEEN PRINCIPAL BUILDINGS (FT)	30 (1)	N/A	50.8	YES
BULK REQ.	MAX. IMPERVIOUS SURFACE	CAFRA REG'S 90%	85.2	86.2	YES
BULK REQ.	BUILDING HEIGHT (FT)				
	SINGLE-FAMILY RESIDENTIAL DWELLINGS	35 (HD-O)	N/A	TO COMPLY	YES
	MULTI-FAMILY RESIDENTIAL BUILDINGS	48 (2)	N/A	TO COMPLY	YES
	HOTEL BUILDINGS	65 (2)	N/A	TO COMPLY	YES
	TURRETS, CLOCK TOWERS, CUPOLAS	(3)	N/A	TO COMPLY	YES
BULK REQ.	MIN. OPEN SPACE (%)	10	N/A	44% (EXCLUDING PROMENADE)	YES

HD-O (HISTORICAL DISTRICT OCEANFRONT) ZONE (§407.02)

USE: PERMITTED

SINGLE-FAMILY

ORD.SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
BULK 1.c. & d.	MIN. FRONT YARD SETBACK (FT)	FLARED PER REDEV	N/A	20.0	YES
SCHEDULE B	MIN. REAR YARD SETBACK (FT)	0	N/A	N/A	YES
SCHEDULE B	MIN. SIDE YARD SETBACK				
	ONE SIDE (FT)	2	N/A	6.0	YES
	BOTH SIDES (FT)	4	N/A	>4	YES
SCHEDULE B	MAX. BUILDING HEIGHT (FT)	35	N/A	TO COMPLY	YES
SCHEDULE B	MAX. BUILDING HEIGHT (STORIES)	2.5	N/A	2.5	YES

(N) EXISTING NON-CONFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE
 (E) EXISTING VARIANCE (X) VARIANCE / NON-CONFORMITY ELIMINATED N/S - NOT SPECIFIED
 (V) PROPOSED VARIANCE (W) PROPOSED WAIVER

(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE

(1) BULK STANDARDS (1)(E) - EXCEPT FOR SINGLE-FAMILY DWELLINGS

(2) MEASURED FROM ABOVE FINISHED GRADE

(3) BULK STANDARDS (1)(G)(iv) - TURRETS, CLOCK TOWERS, CUPOLAS, AND SIMILAR STRUCTURES MAY EXCEED THE HEIGHT OF THE BUILDING BY UP TO 10 PERCENT OF THE PERMITTED HEIGHT, EXCEPT THAT THE TOTAL AGGREGATE AREA COVERED BY SUCH FEATURES SHALL NOT EXCEED 20 PERCENT OF THE ROOF AREA OF THE BUILDING OF WHICH THEY ARE A PART. SUCH STRUCTURES SHALL NOT CONTAIN HABITABLE FLOOR SPACE.

FILE

PARKING AND CIRCULATION (OCEAN GROVE NORTH END REDEVELOPMENT PLAN)				
ORD. SECTION	STANDARD	REQUIRED	PROPOSED	COMPLIES
BULK REQ.	PROHIBITED AREAS FOR OFF-STREET PARKING	WITHIN FRONT YARD SETBACK	INTERIOR & UNDERGROUND	YES
BULK REQ.	NUMBER OF PARKING SPACES	TOTAL = 138 SPACES	TOTAL = 140 SPACES	YES
	SINGLE FAMILY RESIDENTIAL (RSIS): 3-BR = 2.0 SPACES	10 x 2.0 = 20 SPACES	20 SPACES	
	APARTMENT (RSIS): 2-BR = 2.0 SPACES	36 x 2.0 = 72 SPACES	72 SPACES	
	APARTMENT (RSIS): 3-BR = 2.1 SPACES	3 x 2.1 = 6 SPACES	6 SPACES	
	HOTEL: 1 PER HOTEL UNIT	40 UNITS x 1.0 = 40 SPACES	40 SPACES	
	HOTEL BANQUET, CONFERENCE OR RESTAURANT: 1 PER 300 SF	N/A	N/A	
	COMMERCIAL: N/S	N/A (2)	N/S	
BULK REQ.	MAX. SURFACE PARKING	20	15	YES
BULK REQ.	PARKING STRUCTURE LOCATION	UNDER RESIDENTIAL BUILDINGS, HOTEL AND COURTYARD	UNDERGROUND	YES
BULK REQ.	MAX. PARKING STRUCTURE PROJECTION (FT)	3.5 ABOVE STREET LEVEL (1)	12.78 + 3.5 = 16.28	YES
412.17(B)	STALL SIZE (FT)	9 X 18	9 X 18	YES
514(B)(8)(h)	PARALLEL STALL SIZE (FT)	9 X 23	9 X 23	YES
514(B)(3)	BUILDING SETBACK FROM DRIVEWAY/PARKING SPACES (FT)	10 (FOR NONRESIDENTIAL)	10.0	YES
514(B)(2)	PARKING LOT LOCATION	REAR/INTERIOR OF SITE	INTERIOR & UNDERGROUND	YES
412.06(A)	MIN. DRIVEWAY DISTANCE TO OTHER PROPERTY LINE (FT)	5	>5	YES
514(B)(9)	PARKING AISLE WIDTHS (ONE-WAY) (FT)			
	0 DEGREE PARKING (PARALLEL)		18 (SPRAY AVE)	YES
	90 DEGREE PARKING (PERPENDICULAR)	12	N/A	YES
514(B)(9)	PARKING AISLE WIDTHS (TWO-WAY) (FT)			
	0 DEGREE PARKING (PARALLEL)	18	N/A	YES
	90 DEGREE PARKING (PERPENDICULAR)	24	24	YES
412.12	NUMBER OF LOADING BERTHS	0	1	YES
412.12(B)	LOADING SPACE DIMENSIONS (FT)	15' W x 45' L x 15' H (3)	15' W x 45' L x 15' H	YES
(N) EXISTING NON-CONFORMITY		(I) IMPROVED CONDITION	N/A - NOT APPLICABLE	
(E) EXISTING VARIANCE		(X) VARIANCE / NON-CONFORMITY ELIMINATED	N/S - NOT SPECIFIED	
(V) PROPOSED VARIANCE		(W) PROPOSED WAIVER		
(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE				
(1) CORE DESIGN CONCEPTS (6)(a) - AT NO POINT ALONG SPRAY AVENUE SHALL THE STRUCTURE EXCEED 3.5 FEET ABOVE STREET LEVEL.				
(2) THE REDEVELOPMENT PLAN DOES NOT SPECIFY PARKING REQUIREMENTS FOR COMMERCIAL USES. NEPTUNE'S LAND DEVELOPMENT ORDINANCE 412.17(D) TABLE 4.2 STATES, "NO OFF-STREET PARKING PERMITTED OR REQUIRED FOR USES IN HISTORIC ZONE DISTRICTS, EXCEPT FOR NEW HOTELS."				
(3) NO LOADING SPACE IS REQUIRED FOR COMMERCIAL USES UNDER 10,000 SF.				

HISTORIC DISTRICT SIGNAGE COMPLIANCE CHART (§416.08)				
ORD. SECTION	STANDARD	REQUIRED	PROPOSED	COMPLIES
416.08(D)(1)	PERMITTED SIGN: PROFESSIONAL NAMEPLATES (SF)	1	TO COMPLY	YES
416.08(D)(2)	PERMITTED SIGNS: BULLETIN BOARDS (SF)	20	TO COMPLY	YES
416.08(D)(3)(a)	SIGNS FOR GROUND FLOOR BUSINESSES (OTHER THAN HISTORIC HOTELS)			
	WALL MOUNTED SIGNS			
	MAX. AMOUNT	(1)	TO COMPLY	YES
	MAX. AREA (SF)	(1)	TO COMPLY	YES
	MAX. HEIGHT (FT)	(1)	TO COMPLY	YES
416.08(D)(3)(b)	PROJECTING SIGNS			
	MAX. AMOUNT (PERPENDICULAR TO BUILDING FACE)	1	TO COMPLY	YES
	MAX. AREA (SF)	5	TO COMPLY	YES
	MAX. HEIGHT (FT) (MEASURED FROM GROUND LEVEL)	8	TO COMPLY	YES
416.08(D)(3)(c)	AWNINGS SIGNS			
	MAX. AMOUNT	2	TO COMPLY	YES
	MAX. IMAGE HEIGHT (IN)	10	TO COMPLY	YES
	MAX. IMAGE WIDTH (FT)	1	TO COMPLY	YES
	MAX. HORIZONTAL DIMENSION (FT) (%)	15 OR 60% OF LENGTH	TO COMPLY	YES
	MIN. HEIGHT FROM GROUND LEVEL (FT)	8	TO COMPLY	YES
	MAX. HORIZONTAL PROJECTION DIMENSION (FT)	5	TO COMPLY	YES
416.08(D)(3)(d)	PERMANENT WINDOW SIGNS			
	MAX. AMOUNT PER BUSINESS	2	TO COMPLY	YES
	MAX. SIGN AREA (% OF TOTAL WINDOW AREA)(SF)	30% OR 12 SF	TO COMPLY	YES
(N) EXISTING NON-CONFORMITY		(I) IMPROVED CONDITION	N/A - NOT APPLICABLE	
(E) EXISTING VARIANCE		(X) VARIANCE / NON-CONFORMITY ELIMINATED	N/S - NOT SPECIFIED	
(V) PROPOSED VARIANCE		(W) PROPOSED WAIVER		
(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE				
(1) 416.08(D)(A) - WALL MOUNTED SIGNS. ONE (1) WALL-MOUNTED SIGN HAVING A MAXIMUM AREA NOT TO EXCEED FIFTEEN (15) SQUARE FEET AND ONE (1) WALL-MOUNTED SIGN HAVING A MAXIMUM AREA NOT TO EXCEED SIX (6) SQUARE FEET, WHERE THE BUSINESS IS LOCATED AT A CORNER LOT, FOUR (4) SIGNS ARE PERMITTED; TWO (2) ON EACH ROAD FRONTAGE MEETING THE ABOVE SPECIFIED AREA REQUIREMENTS. THE MAXIMUM HEIGHT OF SUCH SIGNS SHALL BE FIFTEEN (15) FEET OR THE SILL LEVEL OF THE SECOND (2ND) STORY, WHICHEVER IS LESS. THE SIGNS SHALL BE APPLIED FLAT AGAINST THE WALL AND SHALL CONFORM TO ALL OTHER APPLICABLE REQUIREMENTS CONTAINED HEREIN.				