

## Chapter 355. Zoning

### Article XVIII. Harbor District H

#### § 355-79. Purpose and intent.

The purpose and intent of the H Harbor District is to promote water-oriented recreational activities in the Dredge Harbor Basin.

#### § 355-80. Permitted uses.

- A. Water-oriented recreational activities.
- B. Manufacture, sales, rental, repair, and servicing (including fueling) of watercraft (other than seaplanes) and their parts and accessories.
- C. Watercraft (other than seaplanes) storage and docking.
- D. Sale of food, beverages, liquors and associated entertainment.
- E. Sales of watercraft (other than seaplanes) and fishing supplies.
- F. Child-care centers in accordance with the requirements of N.J.S.A. 40:55D-66.6 and 40:55D-66.7.

#### § 355-81. Conditional uses.

- A. Hotels and motels.
  - (1) Conditions for use:
    - (a) Minimum tract size: one acre.
    - (b) Minimum lot frontage: 150 feet in width at both waterfront and street lines, whichever is applicable.
    - (c) Minimum front yard setback: 40 feet.
    - (d) Minimum rear yard setback: 50 feet.
    - (e) Minimum side yard setback: 25 feet.
    - (f) Maximum impervious cover: 60% of the total lot area.
    - (g) Minimum parking setbacks:
      - [1] Twenty-five feet from any residential property.
      - [2] Twenty feet from any right-of-way.
      - [3] Twenty feet from any rear property line.

[4] Ten feet from any side property line, except that zero feet is required where cross easements are provided and maintained.

(h) No structure shall exceed 50 feet in height.

(i) The minimum buffer width (landscape screen) from a residential use shall be 25 feet along the common property line.

## § 355-82. Density.

No residential dwelling units providing permanent residence for a period of more than 30 days shall be permitted in the Harbor District.

## § 355-83. Area and bulk standards (for permitted uses).

A. Minimum lot size: 12,500 square feet.

B. Minimum lot frontage: 100 feet.

C. Setbacks requirements:

(1) Minimum front yard setback:

(a) Thirty feet from any county right-of-way.

(b) Thirty feet from any other right-of-way.

(2) Minimum rear yard setback:

(a) Twenty feet from any residentially zoned property.

(b) Ten feet from any other property.

(3) Minimum side yard setback:

(a) Twenty feet from any residentially zoned property.

(b) Ten feet from any other property.

D. Minimum buffer width and location: 25 feet within the setback from any residentially zoned property.

E. Maximum building height: 35 feet.

F. Maximum impervious coverage: 80%.

G. Maximum clearing limits: 90% of the lot area shall be cleared of vegetation for the purposes of construction; provided, however, if the existing cleared area exceeds 90% of the lot area or the existing vegetation is immature or seasonal in nature and may be reestablished in a relatively short period of time, compliance with this subsection may be adjusted to promote the purpose of this chapter.

H. Minimum parking setbacks:

(1) Twenty feet from any residentially zoned property.

(2) Twenty feet from any right-of-way.

(3) Twenty feet from any other rear property line.

(4) Ten feet from any other side property line, except that zero feet is required where cross easements for parking are provided and maintained.

## § 355-84. Zone specific design standards.

- A. Utilities. All utilities shall be located underground.
- B. Mechanical screening. All mechanical equipment, whether placed on the ground, roof or other location, shall be screened from ground-level view with an acceptable material compatible with the architectural scheme of the development.
- C. Trash enclosures. All trash and recycling containers shall be enclosed in accordance with the Township design standards for trash enclosures.
- D. Parking. Off-street parking must be provided in accordance with the requirements of and the schedule set forth in § **355-92**, Nonresidential off-street parking and loading requirements, or as otherwise provided in this chapter. Shared parking may be permitted as determined by the reviewing board.
- E. Except for public utilities' facilities, no store may have an area larger than 1,000 square feet available to the public.