

20-2.1 Definitions of Township Wide Application.

Building coverage shall mean the square footage or other area measurement by which all buildings occupy a lot as measured on a horizontal plane around the periphery of the foundations and including the area under the roof of any structure supported by columns, but not having walls, as measured around the outside of the outermost extremities of the roof above the columns. In the RR district open decks as defined herein are exempt from building coverage and shall be included in lot coverage.

Building height shall mean the vertical distance measured to the highest point from the mean elevation of the finished grade five (5') feet away from the foundation along the side(s) of building facing a street or a street line, whichever is closer to the foundation. On a corner lot, the height shall be measured on the street having the greatest slope. In all cases where this Chapter provides for height limitations by reference to specified height the intent is to limit height to the specified maximum footage. Properties located in the special flood hazard area or the advisory flood hazard area shall have the height measured from the flood protection elevation, but properties in the RR and RC zoning districts shall be limited to two (2) stories above the flood protection elevation except as provided in Section 20-4.5b2(d)(iii).

Comment: This exception says that a foyer level is permitted with 2 stories above it which according to Paul Dietrich, Twp. Engineer, means that an attic cannot become another floor or be used to access the rooftop deck.

Cupola shall mean a decorative roof structure that has a small dome and the shaft that supports it sitting on top of a building. A Cupola shall be decorative only, be no more than 4 feet above the maximum building height (not including spire or weather vane) and contain no more than twenty-five (25) Square Feet of space. If a cupola provides rooftop access in the RR and RC district it shall not exceed the maximum permitted building height.

Floor Area Ratio (FAR) shall mean all building area in a principal structure above Flood Protection Area divided by the lot area. In calculating FAR attics, elevators, and decks/ porches shall not be included, Additionally, when located below the Flood Protection Elevation, storage areas and garages shall not be included in the FAR. The value in the FAR numerator shall be the area (in square feet) established by measuring from the exterior faces of exterior walls and shall include all building area having a floor to ceiling joist height of seven feet (7') and greater (if attics have a floor to ceiling height of seven-feet or greater they shall be included in the total floor area).

~~*Habitable space* shall mean a space in a building for living, sleeping, eating or cooking. Garage, storage, stairs, halls or utility and other similar spaces are not considered habitable spaces.~~

Open Deck shall mean an exterior part of a building outside of and extending beyond the exterior walls of the building, the exterior boundaries of which are completely and permanently open to the outside air and shall not have any enclosed space below or roof above; provided that an open deck may have a solid wall in lieu of a railing, which wall extends not more than 36 inches above the floor of the deck. Attached frames for screens and/or awnings are not permitted whether permanent or temporary.

Story shall mean that portion of a building included between the surface of any floor and the surface of the next floor above it or, if there is no floor above it, then the space between the floor and the ceiling next above it. For the purpose of this Chapter, the interior of the roof shall not be considered a ceiling. A half-story is the area under a pitched roof at the top of a building, the floor of which is at least four (4') feet, but no more than six (6') feet, below the plate.

~~*Story, habitable* shall mean a story that has more than ten (10%) percent of the gross building floor area is~~

~~considered a habitable story.~~

20-4.5 Resort Districts: "RR" Resort Residential and "RC" Resort Commercial.

a. *Purpose.* The purpose of the "RR" and "RC" Resort Districts are to provide for development specifically related to the barrier beach community of Strathmere and Whale Beach. The purpose of the "RR" District is to provide for the continuance of single-family dwellings on Strathmere and Whale Beach Building coverages, Floor Area Ratios and heights are utilized to ensure the scale of the residential structures maintain the charm of Strathmere & Whale Beach and not result in larger structures. The purpose of the "RC" District is to provide locations on Strathmere where relatively small retail and service establishments may be located. It is intended that any development will take place in accordance with the requirements specified under the FEMA Flood Hazard Regulations in recognition of the precarious environmental situation. Additionally, minimum ground floor elevations are established to ensure protection against flooding and allow for the continued improvement of street networks.

b. *"RR" Resort Residential District.*

1. Permitted Uses. The permitted uses pertaining to the "RR" Resort Residential District is provided on Schedule A Residential Districts—Permitted Principal, Conditional and Accessory Uses* except as modified or supplemented by this section.
2. Area and Yard Requirements. The area and yard requirements pertaining to all permitted uses in the "RR" District are provided on Schedule C Area and Yard Requirements for Zone Districts* except as modified or supplemented by ~~this section~~ the specific standards of the RR district under 20-4.5(b) in its entirety:
 - (a) Lot depth: Any existing lot appearing on the Tax Map as of July 1, 1995 which has a depth of ninety-five (95') feet and a minimum frontage of forty (40') feet shall be deemed to meet the requirements of this section. (All lots located in Strathmere on the west side of Commonwealth Avenue generally have a depth of ninety-five (95') feet.
 - (b) Open decks may encroach into the required rear yard setback a distance of ten (10') feet. Roof top decks are permitted provided they do not exceed 25% of the total building footprint.
 - (c) A maximum building coverage of 27% is permitted for lots 8,000 square feet and less. Lots over 8,001 square feet in area shall not exceed a maximum building coverage of 20%. Open decks are excluded from the building coverage in the RR district or in the RC district when developed as single-family detached residential.
 - (d) A maximum Floor Area Ratio (FAR) of 0.54 is permitted on lots 8,000 square feet and less. Lots over 8,001 square feet in area shall not exceed a maximum Floor Area Ratio (FAR) of 0.40.
 - (i) In calculating the floor area ratio decks/porches are excluded from the total floor area.
 - (ii) If a property owner encloses a deck or porch that area shall become part of the calculated floor area and subject to the maximum FAR.
 - (iii) Foyers, habitable space and storage areas are permitted above the flood protection elevation on the ground floor with two (2) stories above provided such areas do not exceed more than 30% of the total floor area on the ground level. All area above the flood protection elevation shall be included in the FAR calculation as floor area.

Comment: This paragraph addresses the need for foyers and storage above flood elevation. If there is a ground floor above flood protection elevation, the garage would be below that but there won't be room to have "storage areas" that turn into living space adjacent to the garage and under the foyer (ground) floor.

- (a) (e) Lots over 8,001 square feet in area shall require a twelve (12') foot side yard setback.

3. Building Height

- (a) Buildings shall not be more than 35-feet above the Flood Protection Elevation
- (b) Roof structures or cupolas for stairway or elevator access are not permitted above the maximum permitted building height.
- (c) No more than eighteen (18) inches of exposed rail is permitted on roof decks.
- (d) Any building having a roof slope less than 4:1 for more than 25% of the building shall be considered a flat roof and the prescribed building height limit shall be reduced by four (4') feet
- (e) Building height shall be measured from the Flood Protection Elevation.

4.3. Minimum Gross Floor Area. Minimum gross floor area for a single-family detached dwelling shall be one thousand (1,000) square feet.

5.4. Private residential swimming pools are prohibited in the "RR" District.

6. Garages shall not be converted to storage space.

c. "RC" Resort Commercial District.

1. Permitted Uses. The permitted uses pertaining to the "RC" Resort Commercial District are provided on Schedule B Commercial and Mixed Use Districts Permitted Principal Conditional and Accessory Uses* except as modified or supplemented by this section.

(a) Single-Family Detached Residential uses in the RC district are a permitted conditional use except in Block 850 as provided under Section 20-4.5(b). Any variation from these standards require a variance from the Board of Adjustments

2. Area and Yard Requirements. The area and yard requirements pertaining to all permitted uses in the "RC" District are provided on Schedule C Area and Yard Requirements for Zone Districts* except as modified or supplemented by this section.

3. Building Height

- (a) Buildings shall not be more than 35-feet above the Flood Protection Elevation
- (b) Roof structures or cupolas for stairway or elevator access are not permitted above the maximum permitted building height.
- (c) No more than eighteen (18) inches of exposed rail is permitted on roof decks.
- (d) Any building having a roof slope less than 4:1 for more than 25% of the building shall be considered a flat roof and the prescribed building height limit shall be reduced by four (4') feet
- (e). Building height shall be measured from the Flood Protection Elevation.

4. General Requirements.

- (a) One (1) building may contain more than one (1) use provided that the total building coverage of the combined uses does not exceed the maximum building coverage specified for the district and, further, that each use occupies a minimum gross

floor area of five hundred (500) square feet.

- (b) No merchandise, products or similar material or objects shall be displayed or stored outside unless appropriately screened and maintained. Any use resulting in the storage of vehicles outside shall have such area entirely enclosed by a fence, wall, plant material or combination thereof in order to provide a visual barrier between the storage areas and any street, residential zoning district or existing residential use. Such outside storage area shall not exceed thirty (30%) percent of the lot area and shall be located in the rear yard only.
- (a)
- (c) All buildings shall be compatibly designed whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential district line shall be suitably finished for aesthetic purposes which shall not include unpainted or painted cinder block or concrete block walls.
 - (d) All areas not utilized for buildings, parking, loading, access aisles and driveways or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding or similar plantings and maintained in good condition.
 - (e) Each activity shall provide for off-street loading and unloading with adequate ingress and egress from streets and shall provide for such an area at the side or rear of the building.
 - (f) There shall be at least one (1) trash or garbage pickup location provided by each building which shall be separated from the parking spaces by either a location within the building or in a pickup location outside the building. The trash and/or garbage shall be stored in a steel-like, totally enclosed container located in a manner to be obscured from view from parking areas, streets and adjacent residential uses or zoning districts by a fence, wall, planting or combination of three (3). If located within the building, the doorway may serve both the loading and trash/garbage functions. If a container is used for trash/garbage functions and is located outside the building, it may be located adjacent to or within the general loading area(s) provided the container in no way interferes with or restricts loading and unloading functions.

5. Private residential swimming pools are prohibited in the "RC" District.

d. Stormwater Control

1. Each property shall provide stormwater control to help alleviate the stormwater runoff in the RC and RR zones.
2. Stormwater control shall meet Section 19-7.7 for all new development or shall provide the following minimum which the Municipal Engineer has calculated to meet the standards:
 - (a) Provide drywell constructed in accordance with NJAC 7:8-5.9(a)a.iii.
 - (b) Drywell shall be at least one hundred feet (100') of 24"x24" clean stone trench with 6" perforated pipe connected to downspouts that direct at least 90% of the roof-top runoff.
 - (c) Prior to placement of stone in the drywell the excavation shall be inspected by the Municipal Engineer to verify that the soils meet the permeability standards of NJAC 7:8.
3. Pervious paving for driveway area is recommended and is included in the calculation of impervious lot coverage

e. Ground Floor Elevation

1. All new construction and substantial improvement to any structure shall have the ground floor elevated to Elevation 7.0 N.A.V.D. or higher except if the following conditions are met:
 - (a) If the change in slope from the roadway to ground floor Elevation 7.0 N.A.V.D. shall be more than two (2') feet; and
 - (b) If the ceiling height of the ground floor and all door jamb headers are constructed to allow for future construction of a ground floor at Elevation 7.0 N.A.V.D. without having to raise the entire structure.
- (a)

20-6.3 Height Limits

- a. No building shall exceed the height limits as prescribed in Section 20-4.

Comment: The maximum height is referenced in an attachment to the entire chapter, Schedule C, and says 35 feet. Although this was a goal, in order to have a foyer and storage above flood level, it stayed at 35 feet. If we eliminated the foyer floor then we end up with the illegal living space in the storage area next to the garage and the FAR is eliminated so additional limitations on the amount of living space no longer exist. Including a requirement to lower the height of the pitch of the roof to decrease building height would make it look not much lower.
- b. Roof structures for the housing of stairways, tanks, ventilating fans, air conditioning equipment or similar equipment required to operate and maintain the building; skylights; spires; cupolas; flagpoles; chimneys; or similar structures may be erected above the height limits prescribed by this Chapter, but in no case more than twenty-five (25%) percent more than the maximum height prescribed for the use in the district. Farm silos shall have no height restrictions. Roof structures or cupolas for stairway or elevator access are not permitted above the required building height in the RR and RC Zones.
- c. Any building having a roof slope less than 4:1 for more than 25% of the building shall be considered a flat roof and the prescribed building height limit in Section 20-4 shall be reduced by four (4') feet.