

CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

ORDINANCE NO. 255-2012

**AN ORDINANCE OF THE CITY OF CAPE MAY TO AMEND THE
SECTION 525-14 OF THE CAPE MAY CITY CODE**

WHEREAS, on May 8, 2012, the Cape May City Planning Board (the "Planning Board") adopted Resolution 5-8-2012:1 (the "Planning Board Resolution") which recommends to the Cape May City Mayor and Council that the lot coverage regulations for those lots in the R-1 District which face Cape May Avenue on all blocks from Madison Avenue to Pittsburgh Avenue be increased from 30% to 40%;

WHEREAS, the reasons for this recommendation are set forth at length in the Planning Board Resolution which is incorporated herein by this reference.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Cape May, County of Cape May, State of New Jersey, as follows:

1. Section 525-5 of the Code of the City of Cape May is hereby amended by adding as one of the enumerated districts the following:

§ 525-5. Established; Enumeration of Districts.

R-1B Low-Density Residential (overlay) § 525-14.2

2. Section 525-6 of the Code of the City of Cape May is hereby amended as follows (inserted language is underlined, deleted language is strikethrough):

§ 525-6. Zoning Map and exhibits.

A. The districts listed in § 525-5 are bounded and defined as shown on the map prepared by Remington, Vernick and Walberg Engineers dated March 18, 2005 (revised August 12, 2005), entitled "Zoning Map, City of Cape May," hereby designated as the Zoning Map of Cape May, subject to the following exception(s):

(1) Properties known as Block 1160, Lots 4.01 and 4.02 shall be designated as and included in the NC zone.

(2) All of Blocks 1161 and 1162 shall be designated as and included in the R-1A zone.

(3) Properties known as Block 1053, Lots 7 through 12 inclusive, Block 1060, Lots 1, 2, 3, 5.01, 6.02, 33 and 34 shall be designated and included in the C-1 zone.

(4) All of Blocks 1222 and 1223 shall be designated as and included in the R-3 zone.

(5) Block 1163, Lots 7 and 8; Block 1164, Lot 7; Block 1165, Lot 7; Block 1166, Lot 3; all of Block 1167; Block 1168, Lot 3; Block 1169, Lot 4; all of Blocks 1179 through 1182 inclusive; all of Blocks 1190 through 1193 inclusive; all of Block 1199 through 1203 inclusive; Block 1210, Lot 1; all of Blocks 1211 through 1214 inclusive; shall be designated as and included in the PRC zone.

(6) All of Block 1167 shall be designated as and included in the PRC(O) (Overlay) zone.

(7) All lots which front on Cape May Avenue in Blocks 1105, 1106, 1119, 1120, 1134, 1135, 1150 and 1151 shall be designated and included in the R-1B zone.

3. A new Section 525-14.2 shall be added to the Code of the City of Cape May as follows:

§ 525-14.2. R-1B Low-Density Residential District (overlay).

A. Use regulations. The use regulations shall be the same as R-1 Low-Density Residential contained in Section 525-14A.

B. Area and bulk regulations.

(1) Minimum requirements.

TABLE 1

All Uses

Lot size	9,375 square feet
Building setback line	25 feet
Lot width	75 feet
Lot frontage	75 feet*
Habitable ground floor area:	
One-story residence	1,200 square feet
More than one story	850 square feet
Rear yard	30 feet
Side yards:	
Total	20 feet
Each side	10 feet

*For corner lots and lots fronting on a cul-de-sac, see definition of lot frontage.

- (2) Maximum regulations.
 - (a) All uses.
 - [1] Building height: 35 feet.
 - [2] Lot coverage: 40%.
- (3) Building heights are subject to § 525-58D.

C. Supplemental regulations. As required by Articles IX, X and XI, inclusive.

4. All other ordinances in conflict or inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

5. Should any section, paragraph, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid for any reason, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect, and to this end the provision of this Ordinance are hereby declared to be severable.

6. This Ordinance shall take effect within twenty (20) days of final passage and publication as provided by law.

CITY OF CAPE MAY, a municipal corporation
of the State of New Jersey

ATTEST:

Louise Cummiskey, City Clerk

BY: _____
Dr. Edward J. Mahaney, Jr., Mayor

NOTICE

Ordinance 255-2012 was introduced at a regular meeting of the City Council of the City of Cape May, held on July 17, 2012 and will be further considered for final passage during a meeting of the City Council, to be held at the Cape May City Hall Auditorium, 643 Washington Street, Cape May, New Jersey, on August 21, 2012 at 7:00 P.M. at which time a Public Hearing will be held.

Louise Cummiskey, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain
Ms. Fiocca				
Dr. Mahaney				
Mr. Murray				
Ms. Swain				
Mr. Wichterman				

Introduced: July 17, 2012
First Publication:
2nd Reading & Adoption: August 21, 2012
Final Publication: