

**#963**  
**AN ORDINANCE TO AMEND THE ZONING ORDINANCE**  
**OF THE BOROUGH OF OCEANPORT, MONMOUTH COUNTY,**  
**STATE OF NEW JERSEY TO ESTABLISH THE VC-AH OVERLAY ZONE DISTRICT**

1. **Section 390-5, entitled “Designation of Zones” of Article III entitled, “Establishment of Zones” of the Borough of Oceanport Zoning Ordinance, as heretofore supplemented and amended, is hereby supplemented and amended to add an amend the following:**

For the purpose of this chapter, the Borough of Oceanport is hereby divided into the following classes of zones:

R-1 Residential Single-Family

R-2 Residential Single-Family

R-3 Residential Single-Family

R-4 Residential Single-Family

R-5 Residential Single-Family and Two-Family

R-7.5 Residential Single-Family

R-M Residential Multifamily

RMO Residential Multiple-Family Development (fee-simple owner)

RMW Residential Multiple-Family Waterfront

B-1 Professional and Office

B-2 General and Recreational Commercial

V-C Village Center (retail commercial)

**VC-AH Village Center-Affordable Housing Overlay**

I Industrial

2. **Section 390-6, entitled “Zoning Map” of Article III entitled, “Establishment of Zones” of the Borough of Oceanport Zoning Ordinance, as heretofore supplemented and amended, is hereby supplemented and amended to add an amend the following:**

**The Zoning Map of the Borough of Oceanport is hereby amended to include the following lots within the VC-AH Village Center – Affordable Housing Overlay: Block 121, Lots 1.02 and 2.**

The location and boundaries of said districts are hereby established on the Zoning Map of the Borough of Oceanport dated September 11, 1996, and revised ~~December 15, 1996~~ March 2, 2016, which is attached hereto and is hereby made a part of this chapter. Said Map or Maps and all notations, references and designations shown thereon shall be, as such, a part of this chapter as if the same were all fully described and set forth herein.

3. Section 390a, entitled “Schedule 1 Permitted Land Use Controls” of the Borough of Oceanport Zoning Ordinance, as heretofore supplemented and amended, is hereby supplemented and amended to add the following:

District	Permitted Principal Uses	Permitted Accessory Uses	Special Exception Uses
<b><u>V-C Village Center Affordable Housing Overlay</u></b>	<b><u>V-C Village Center district permitted principal uses, provided 4 or more affordable housing units are provided on-site</u></b>	<b><u>Same as V-C Village Center district above</u></b>	<b><u>None</u></b>

4. Section 390b, entitled “Schedule 11 Bulk and Coverage Controls” of the Borough of Oceanport Zoning Ordinance, as heretofore supplemented and amended, is hereby supplemented and amended to add the following:

	<b><u>VC-AH Village Center Affordable Housing Overlay</u></b>
Minimum lot area (square feet)	<b><u>Same as the V-C Village Center district</u></b>
Minimum lot width (square feet)	
Minimum lot depth (square feet)	
Maximum height (stories / feet)	
Flat roof	
All other roof types	
Maximum lot coverage (percent)	
Principle building	
Accessory building	
Maximum dwellings per acre	
Minimum yards (feet)	
Principle building	
Front	
Side (one/both)	
Rear	
Accessory building	
Side	
rear	

5. **Inconsistency.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.
6. **Severability.** The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, section, paragraph, sentence or clause is adjudged to be unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.
7. **Effective Date.** This ordinance shall take effect immediately upon final passage and publication thereof according to law.

**Introduced:** March 17, 2016

**Approved:** March 17, 2016

**Adopted:** April 21, 2016

ATTEST:

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JEANNE SMITH  
BOROUGH CLERK

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JOHN F. COFFEY  
MAYOR