

18-002 D

**AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF RUMSON
BY AMENDING CHAPTER XXII, DEVELOPMENT REGULATIONS**

BE IT ORDAINED by the Borough Council of the Borough of Rumson, County of Monmouth, and State of New Jersey that Chapter XXII, Development Regulations, of the Code of the Borough of Rumson is hereby amended or supplemented as follows:

PURPOSE

The purpose of this Ordinance is to update the Zoning Map and list of prohibited and permitted uses.

Chapter XXII (Development Regulations) of the Code of the Borough of Rumson is hereby amended or supplemented as follows (new text is double underlined, text to be deleted is ~~struck through~~ and notations to the reader and changes in subparagraph designations either with or without changes to content are italicized):

SECTION 1

That Chapter XXII, Development Regulations, subsection 22-5 (Zoning District Regulations) shall be amended as follows:

22-1 TITLE AND PURPOSE through 22-4 PROCEDURE

No Change.

22-5 ZONING DISTRICT REGULATIONS.

22-5.1 Zoning Map and Schedule.

a. Establishment, Authentication, Maintenance, and Revision.

1. Zoning Map. The locations and boundaries of the districts of the Borough are hereby established as shown on the Zoning Map of the Borough of Rumson, New Jersey which is attached hereto and is hereby made a part of this chapter, together with all notations, references and designations shown thereon and dated ~~and amended as follows~~ December 6, 1989 last revised December 26, 2017.

~~(a) Ord. No. 08-014D: The Zoning Map is hereby amended as shown on Exhibit A attached hereto and made a part of this chapter, specifically the dividing lines between the POS (Public Facilities and Open Space), R-5 (Residential) and GB (General Business) Zone Districts shall be adjusted to the heavy solid line as shown. (Ord. No. 08-014D)~~

~~(Editor's Note: Exhibit A of Ord. No. 08-014D may be found at the end of this chapter.)~~

~~(b) Ord. No. 14-007D: The Official Zoning Map of the Borough of Rumson, adopted December 6, 1989, as amended is further amended as follows: (Ord. No. 14-007D § 1)~~

Zoning Changes

<i>Block</i>	<i>Lot</i>	<i>Zone Change</i>	<i>Location</i>
5	2	R-5 to GB	Barnacle Bills/1 First Street
25	4	R-5 to GB	Bank of America/49 W. River Road
26	1	R-5 to GB	JNM Office Building/47 W. River Road

30	3.01	R-5 to GB	JNM Office Building/38 Bingham Avenue
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~~Specifically the dividing lines between the, R-5 (Residential) and GB (General Business) Zone Districts shall be adjusted to the heavy solid line as shown on Exhibit "A through C" attached hereto.~~

~~(Editor's Note: Exhibits A through C of Ord. No. 14-007D may be found at the end of this chapter.)~~

2. *Schedule of District Regulations through 5. Revisions to the Official Zoning Map.*

No Change.

b. *Interpretation of District Boundaries.*

No Change.

22-5.2 Description of Districts.

No Change.

22-5.3 Permitted and Prohibited Uses.

a. No Change.

b. Prohibited uses shall include but not be limited to the following:

1. through 28.

No Change.

29. The sale of medicinal and recreational marijuana, its derivatives, accessories, and paraphernalia.

22-5.4 Regulations Controlling the R-1 Residential Zone District through 22-5.10 Regulations Controlling the Professional Office Building (POB) Zone District.

No Change.

22-5.11 Regulations Controlling the General Business Zone District (GB).

a. *Permitted Uses.*

1. The following uses are permitted only where frontage and primary access are provided on Bingham Avenue, Center Street or River Road, or on First Street, Lafayette Street or Washington Street north of River Road:

(a) Professional office.

(b) Business office.

(c) Banks.

(d) Retail trade limited to the following:

(1) through (11)

No Change.

(12) ~~Tobacco stores.~~ Reserved.

(13) through (16)

No Change.

(e) Personal services limited to the following:

No Change.

2. The following principal uses are permitted anywhere within the zone district:

(a) Detached single family dwellings conforming to the criteria of the R-5 Zone District.

b. *Required Accessory Uses* through e.

No Change.

22-5.12 Regulations Controlling the Neighborhood Business Zone (NB) District through 22-5.15 Mixed-Use Affordable Housing Overlay Zone.

No Change.

22-6 CONDITIONAL USES through 22-12 SPECIFICATIONS OF DOCUMENTS TO BE SUBMITTED.

No Change.

MAPS AND SCHEDULES

DOCUMENTS REQUIRED TO BE SUBMITTED

through

SCHEDULE 7-2 MAXIMUM HEIGHT RESTRICTIONS HEDGEROWS, FENCES, WALLS AND RETAINING WALLS

No Change.

ZONING MAP

Click [HERE](#) for Map

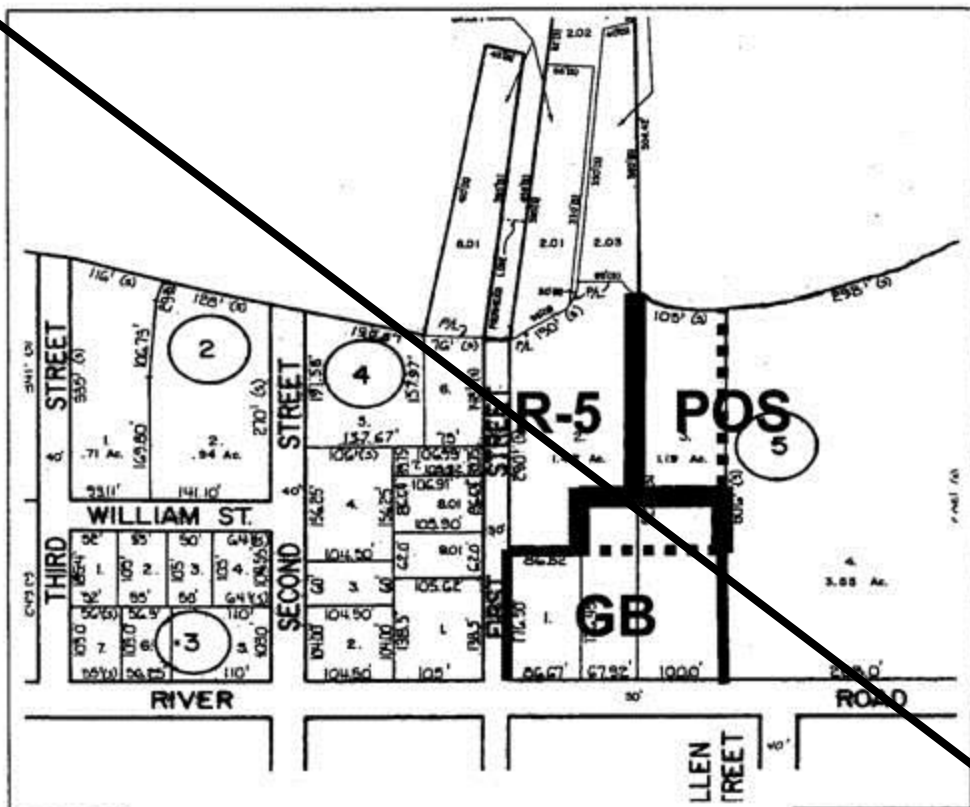
~~ZONING MAP Amendment~~

~~Ord. No. 08-014D~~

~~Subsection 22-5.1,a,1(a)~~

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Exhibit "A"
Zone District Line Adjustment
Block 5, Lots 2, 3 & 4
Borough of Rumson



█ - Relocated Zone Line

▬ - Former Zone Line

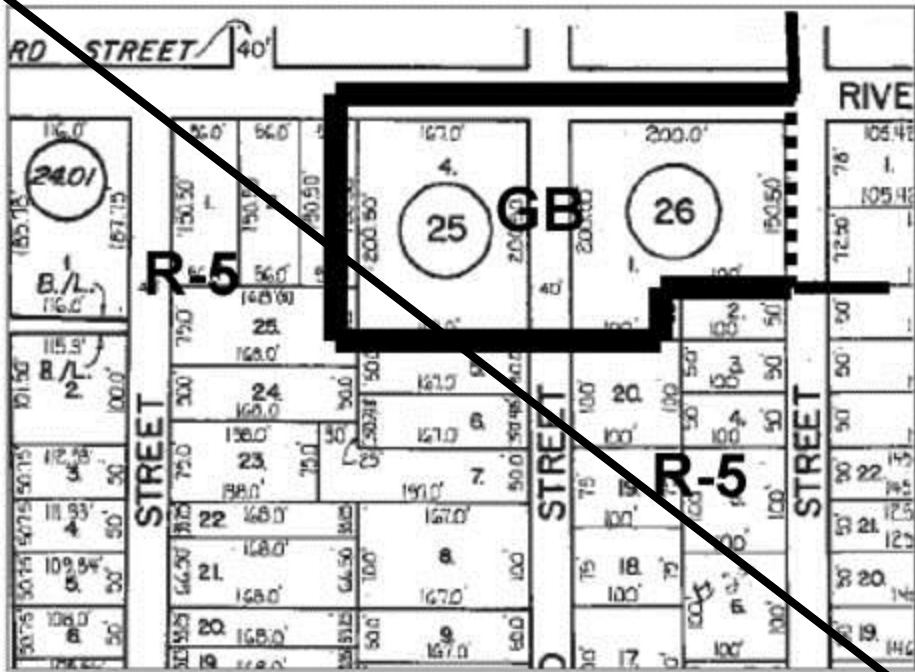
ZONING MAP Amendment

Ord. No. 14-007D

Subsection 22-5.1,a,1(b)

Part 1 of 3

Exhibit "A"
Zone District Line Adjustment
Block 25 Lot 4 and Block 26 Lot 1

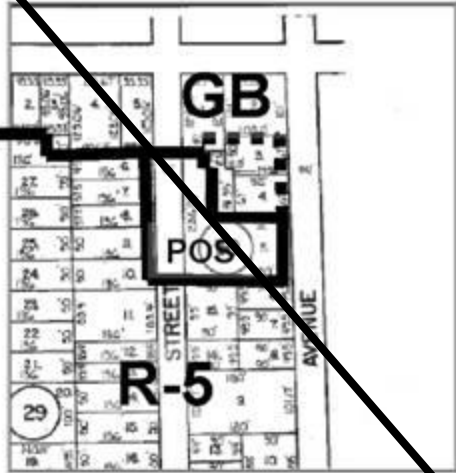


- Relocated Zone Line
- - - Former Zone Line

ZONING MAP Amendment

Ord. No. 14-007D
Subsection 22-5.1,a,1(b)
Part 2 of 3

Exhibit "B"
Zone District Line Adjustment
Block 30 Lot 3.01



-  - Relocated Zone Line
-  - Former Zone Line

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ZONING MAP Amendment

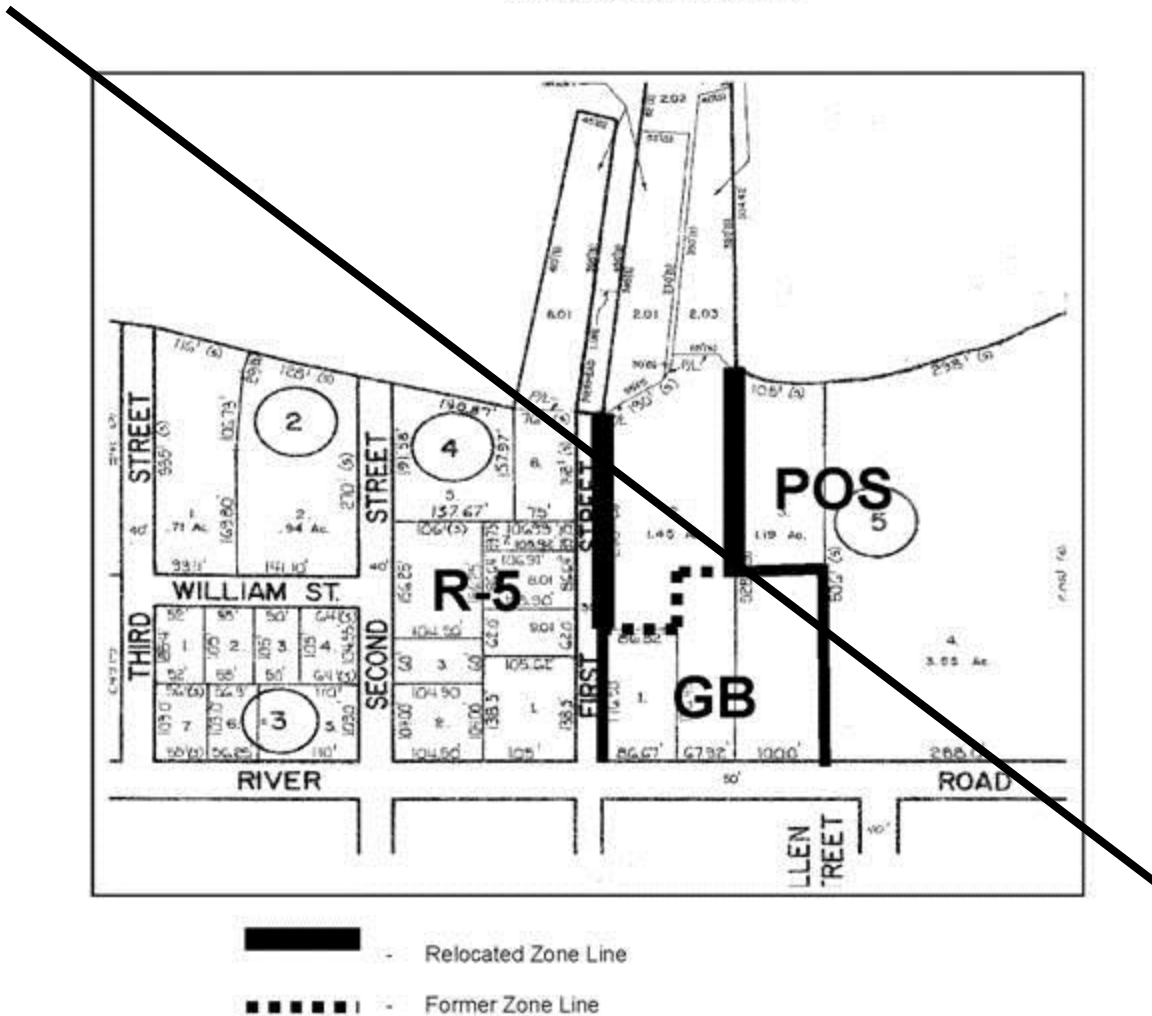
Ord. No. 14-007D

Subsection 22-5.1,a,1(b)

Part 3 of 3

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Exhibit "C"
Zone District Line Adjustment
Block 5 Lots 1 and 2



SECTION 2

All Ordinances or parts of Ordinances inconsistent with this Ordinance if held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this Ordinance.

SECTION 3

The Borough Clerk is hereby directed, upon adopt of the Ordinance after public hearing thereon, to publish notice of the passage thereof and to file a copy of this Ordinance as finally adopted with the Monmouth County Planning Board as required by N.J.S.40:55D-16. The Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Borough Tax Assessor as required by N.J.S.40:49-2.1.

SECTION 4

This Ordinance shall take effect immediately upon final passage and publication according to law and filing with the Monmouth County Planning Board.

Introduced: February 13, 2018.

Passed and Approved: March 13, 2018.