

Community Affairs

Division of Codes and Standards

Site Improvement Advisory Board

Notice of Application for Special Area Standard for Parking for the Borough of Avalon, Cape May County

Take notice that on January 30, 2014, the Borough of Avalon in Cape May County, New Jersey submitted an application for special area standards under the Residential Site Improvement Standards (RSIS), *N.J.A.C. 5:21*, for parking. The RSIS allows municipalities to petition the Site Improvement Advisory Board (SIAB) for standards that are at variance with the RSIS where there is a need for the preservation or enhancement of the community's character. The special area standard submitted by Avalon Borough would apply to the entire municipality and increase off-street parking requirements.

The proposed standard would amend requirements in table 4.4 of the RSIS. Footnote "a" to table 4.4 would be modified. A new footnote "d" would be added that deals with large dwellings with six or more bedrooms, and the table source would be revised. Deleted text is shown in brackets, [thus]. Added text is in bold, **thus**. Changes follow.

TABLE 4.4 PARKING REQUIREMENTS FOR RESIDENTIAL LAND USES^a

HOUSING UNIT TYPE/SIZE ^b	PARKING REQUIREMENT
<u>SINGLE-FAMILY DETACHED</u> 2 Bedroom 3 Bedroom 4 Bedroom 5 Bedroom	1.5 2.0 2.5 ^c 3.0 ^d
<u>TWO FAMILY (duplex)</u>	“Single-Family Detached” values shall apply to each unit. ^d
<u>GARDEN APARTMENT</u> 1 Bedroom 2 Bedroom 3 Bedroom	1.8 2.0 ^c 2.1
<u>TOWNHOUSE</u> 1 Bedroom 2 Bedroom 3 Bedroom	1.8 2.3 ^c 2.4 ^d
<u>HIGH RISE</u> 1 Bedroom 2 Bedroom 3 Bedroom	0.8 1.3 ^c 1.9
<u>MOBILE HOME</u> 1 Bedroom 2 Bedroom	1.8 2.0 ^c
<u>RETIREMENT COMMUNITY</u>	Values shall be commensurate with the most appropriate housing unit type and size noted above that the retirement community resembles.
<u>RECREATIONAL HOMES (owner occupied)</u>	Values shall be commensurate with the most appropriate housing unit type and size noted above that the recreational homes (owner occupied) resemble.
<u>MID-RISE APARTMENT</u>	“Garden Apartment” values shall apply.
<u>ASSISTED LIVING</u>	0.5

NOTES:

^aWhen determination of the required number of parking spaces results in a fractional space for the entire development, any fraction [of one-half or less] **less than one-half** may be disregarded, while a fraction **equal to or** in excess of one-half shall be counted as one parking space.

^bRequirements for attached units (apartment/condominium/townhouse) include provisions for guest parking (0.5 spaces per dwelling unit). Guest parking must either be provided for on street or in common parking areas.

^cIf applicant does not specify the number of bedrooms per unit, this parking requirement shall apply.

^d**For one- and two-family attached or detached development and townhouses, every bedroom over five (5) requires one (1) additional, off-street parking space.**

SOURCE: Modified and adapted from U.S. Department of Commerce, Bureau of the Census, Public Use File--New Jersey (cross-tabulation of vehicles by housing unit for units constructed 1975 to 1980) **and special area parking standard for Avalon Borough.**

The Streets and Parking Standards Committee of the Site Improvement Advisory Board will meet at 10:00 A.M. on Thursday, March 20, 2014 to discuss this special area standard. The meeting will be held in conference room 129 of the New Jersey Department of Community Affairs (William Ashby Building) at 101 South Broad Street in Trenton, New Jersey. Persons who wish to obtain a copy of the standard, the Borough's application, or other information or be placed on an interested parties mailing list should contact Cynthia Cordero at (609) 292-7898.

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New Jersey Department of Community Affairs