

NOTICE OF INTRODUCTION AND FIRST READING

BOROUGH OF AVALON
CAPE MAY COUNTY
NEW JERSEY

ORDINANCE NO. 821-2021

AN ORDINANCE AMENDING PORTIONS OF CHAPTER 26 ENTITLED 7 SUBDIVISION AND SITE PLAN REVIEW AND CHAPTER 27 ENTITLED 8 ZONING OF THE CODE OF THE BOROUGH OF AVALON PERTAINING TO 9 CERTAIN DEFINITIONS

This Ordinance amends and supplements Chapter 26 (Subdivision and Site Plan Review) and Chapter 27 (Zoning) of the Avalon Borough Code as follows:

Section 1 amends the definition of “cabana” and specifies what is permitted to be included therein.

Section 2

- clarifies how Floor Area Ratio (FAR) is calculated and excludes from the calculation decks, first and second floor porches, parking areas below elevated structures that are open on at least two (2) contiguous sides (not including support columns), gazebos, pavilions, and pergolas.
- Included within the calculation are third floor porches, attached and detached garages, attached semi-enclosed parking, sheds, cabanas and similar enclosed buildings shall be considered in the calculation of FAR.
- Adds or clarifies the definition of “parking, semi-enclosed” and “pavilion”
- Modifies Section 27-7.2a1(l) to exclude “ *open gazebos, pergolas and pavilions* “ from the floor area ratio.

Effective date: The ordinance becomes effective immediately upon adoption and filing a copy with the County Planning Board.

This Ordinance was introduced and passed on first reading on May 26, 2021 and will be further considered for second reading, public hearing and final adoption on June 23, 2021 at the Municipal Building, 3100 Dune Drive, Avalon, NJ 08202 at 4:15 p.m.

A copy of the Ordinance is available at no charge from the Borough Clerk’s Office, Borough of Avalon, 3100 Dune Drive, Avalon, NJ 08202 between the hours of 8:15 a.m. and 4:15 p.m., Monday through Friday excluding holidays.

C. DANIELLE NOLLETT
Borough Clerk

Publication date: May 31, 2021