

**CITY OF NORTH WILDWOOD
COUNTY OF CAPE MAY, NEW JERSEY**

ORDINANCE NO. 1940

**AN ORDINANCE AMENDING AND SUPPLEMENTING
ORDINANCE 1177, AS AMENDED**

WHEREAS, Ordinance 1177, adopted May 19, 1994, has been codified in the Code of the City of North Wildwood as Chapter 276, Land Development; and

WHEREAS, the City of North Wildwood's Land Development Ordinance establishes specific zoning districts throughout the City which identify and specify permitted and prohibited uses, area and bulk requirements governing the construction of said uses, and requirements governing overall development within said districts; and

WHEREAS, over the course of the past several years the Planning Board, at the direction of the North Wildwood City Council, has been reviewing and drafting proposed revisions to Chapter 276, Land Development, of the City of North Wildwood Code, including potential revisions to the R-2 and CBD zoning districts and swimming pool regulations; and

WHEREAS, at its meeting of May 15, 2024 the Planning Board reviewed and discussed proposed revisions to Chapter 276, Land Development in the three aforementioned areas and found that said proposed revisions are consistent with the City of North Wildwood Master Plan.

THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of North Wildwood, in the County of Cape May and State of New Jersey as follows:

Section One. The portion of Ordinance 1177, as amended, that has been codified in the Code of the City of North Wildwood at §276-16(F)(1), regarding exceptions to area and yard requirements in the R-2 Zoning District, is hereby amended and supplemented so as to read as follows:

(1) Exceptions to area and yard requirements.

(a) In R-2 Zoning District, the following lot depths shall be permitted as exceptions to the lot depth requirement of 100 feet associated with the development of single-family dwellings and shall be permitted as exceptions to the lot area requirement in that zoning district:

[1] In Block 64 the minimum lot depth requirement shall be 80 feet.

[2] In Block 144 the minimum lot depth requirement shall be 80 feet.

[3] In Block 114.01 the minimum lot depth requirement shall be 80 feet.

[4] In Block 89 the minimum lot depth shall be 65 feet.

[5] In Block 115, for all even numbered lots, the minimum lot depth shall be 90 feet.

[6] In Block 115, for all odd-numbered lots from 19 through 39, the minimum lot depth requirement shall be 85 feet.

[7] In Block 115, for all odd-numbered lots from 1 through 17, the minimum lot depth requirement shall be 60 feet.

[8] In Block 117 the minimum lot depth required shall be 90 feet.

[9] In Block 117.01, Lots 1 through 9, the minimum lot depth requirement shall be 88 feet.

[10] In Block 90, the minimum lot depth requirement shall be 60 feet.

[11] In Block 92.01, the minimum lot depth requirement shall be 50 feet.

[12] In Block 118.02 the minimum lot depth requirement shall be 88 feet.

[13] In Block 118.03 the minimum lot depth requirement shall be 60 feet.

[14] In Block 119.02 the minimum lot depth requirement shall be 88 feet.

[15] In Block 120.02 the minimum lot depth requirement shall be 88 feet.

[16] In Block 121.02 the minimum lot depth requirement shall be 88 feet.

[17] In Block 119.03 the minimum lot depth requirement shall be 60 feet.

[18] In Block 120.03 the minimum lot depth requirement shall be 60 feet.

[19] In Block 121.03 the minimum lot depth requirement shall be 60 feet.

(b) The aforementioned lot depth exceptions shall not apply to the development of 2-family and single-family semidetached dwellings which shall require a minimum lot frontage/width of 60 feet and minimum lot depth of 100 feet.

Section Two. The portion of Ordinance 1177, as amended, that has been codified in the Code of the City of North Wildwood at §276-20G(1)(d) regarding exceptions to area and yard requirements in the CBD Zoning District is hereby amended so as to read:

(d) Comply with all other requirements of the chapter in general and the CBD District in particular.

Section Three. The portion of Ordinance 1177, as amended, that has been codified in the Code of the City of North Wildwood at §276-20G(2)(o) regarding single and two-family residential development in the CBD Zoning District is hereby deleted in its entirety.

Section Four. The portion of Ordinance 1177, as amended, that has been codified in the Code of the City of North Wildwood at §276-42(A), regarding swimming pools, is hereby amended and supplemented by an additional paragraph, which shall be codified as §276-42(A)(5), and which shall read as follows:

(5) A private residential swimming pool must maintain a minimum distance of four (4) feet between the pool and other structures located on site.

Section Five. If any portion of this Ordinance is determined to be invalid by a court of competent jurisdiction, that determination shall have no effect upon the remainder of this Ordinance, which shall remain valid and operable.

Section Six. All Ordinances or parts of Ordinances inconsistent with this Ordinance, to the extent of such inconsistencies only, be and the same hereby are repealed.

Section Seven. This Ordinance shall take effect immediately upon final passage and publication as provided by law.

Patrick T. Rosenello, Mayor

W. Scott Jett, City Clerk

Introduced: June 5, 2024
PB Recommendation: June 6, 2024
Advertised: June 19, 2024
Hearing/Final: July 2, 2024
Advertised: July 10, 2024