

**ORDINANCE No. 2024-21  
BOROUGH OF SPRING LAKE HEIGHTS  
COUNTY OF MONMOUTH**

**AN ORDINANCE AMENDING CHAPTER 22, ATTACHMENT 3 MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS**

**BE IT HEREBY ORDAINED** by the Mayor and Council of the Borough of Spring Lake Heights in the County of Monmouth, State of New Jersey, that the Borough's Land Development Ordinance at Chapter 22, Attachment 3, Minimum Off-Street Parking and Loading Requirements of the Revised General Ordinances of the Borough of Spring Lake Heights is hereby amended as follows:

**NOTE:** Sections of Chapter 22, Attachment 3, Minimum Off-Street Parking and Loading Requirements that are to be amended are set forth below. All additions are shown in *bold italics with underlines*. All deletions are shown in ~~*bold italics with strikeouts*~~. All sections that are unchanged remain in regular typeface.

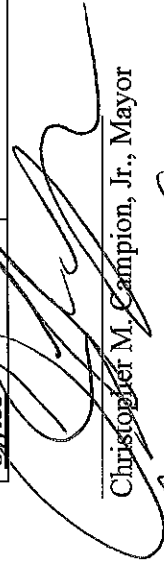
**Chapter 22**, Attachment 3 Minimum Off-Street Parking and Loading Requirements shall be amended to include the following in proper alphabetical order.

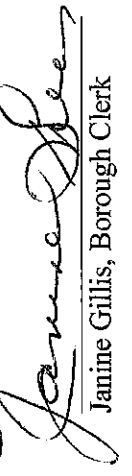
**MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS  
BOROUGH OF SPRING LAKE HEIGHTS**

	Off-Street Parking Spaces	Off-Street Loading GFA in Square Feet		
Home-occupation	Requirement Specification	Minimum Number of Spaces	At Which First Berth Required	Number of Additional Square Feet for each Additional Berth
<i>Agricultural uses</i>	<i>None Required</i>	0	—	—
Assembly	1 space/800 square feet GFA	1	5,000	40,000
Bar	1 space/4 seats <u><i>plus 1 space/employee on max shift</i></u>	1	10,000	—
<i>Automobile/truck dealer (New)</i>	<i>1 space/300 square feet showroom area and sales office</i>	<i>1</i>	<del><i>10,000</i></del>	<i>40,000</i>
Barber shop/ Beauty salon	3 spaces/chair	30	—	—

Off-Street Parking Spaces		Off-Street Loading GFA in Square Feet	
Requirement Specification	Minimum Number of Spaces	At Which First Berth Required	Number of Additional Square Feet for each Additional Berth
Dwellings <i>2 spaces/unit or per RSIS standards. Single-family dwellings with front yards of less than 40 feet shall provide driveway/parking designs so at least 2 vehicles may be parked off the street without either vehicle blocking the other. In the absence of an alternative meeting this objective, the driveway/parking area shall be at least 16 feet wide for the last 25 feet closest to the dwelling</i>	2	—	—
Elementary school 1.2 spaces/classroom; minimum 1 space/teacher and staff	1	—	—
Fast food/ <u>casual</u> restaurant 1 space/3 seats plus 1 space/40 square feet GFA excluding the seating area <u>plus 1 space/ employee max shift</u>	10	—	—
Fiduciary institution 1 space/250 square feet GFA	10	10,000	100,000
Financial institution 1 space/250 square feet GFA	10	10,000	100,000
Golf courses 4 spaces/green <u>plus 1 space/ 5 chairs in restaurant/lounge/snack bar plus 1 space/employee max shift</u>	1	—	—
Home occupation 1 space/150 square feet GFA or 3 2 spaces/examination room or dental chair or, whichever is greater; <u>in addition to the required residential parking</u>	2 3	—	—
<u>Hospital</u> <u>1.5 spaces/bed</u>	1	10,000	100,000
Library 1 space/300 square feet GFA	0	10,000	100,000
Medical center 1 space/150 square feet GFA	10	10,000	40,000
<u>Mortuary</u> <u>10 spaces/viewing room and chapel</u>	10	—	—
Motel 1.1 spaces/unit	1	10,000	100,000
Municipal complex 1 space/2 seats in general meeting room	1	—	—
<u>Nursery</u> <u>Daycare/preschool</u> 3 spaces/1,000 square feet GFA plus <u>1 space/1,000-square feet outside play area 1 space per employee plus one for each school vehicle</u>	10	—	—

		Off-Street Parking Spaces		Off-Street Loading GFA in Square Feet	
	Requirement/Specification	Minimum Number of Spaces	At Which First Berth Required	Number of Additional Square Feet for each Additional Berth	
Nursing home	1 space/2 beds or 1 space/200 square feet GFA, whichever is the greater, <u>and 1 space/employee max shift</u>	<u>2</u>	<u>10,000</u>	—	—
Office/office building	1 space/300 square feet GFA	1	10,000	100,000	
Professional offices	1 space/250 square feet GFA	<u>10</u>	10,000	40,000	
Pro shop	1 space/300 square feet GFA	1	10,000	—	
Restaurant	1 space/3 seats <u>plus 1 space/employee on max shift</u>	1	10,000	25,000	
Retail sales	1 space/150 square feet GFA	1	10,000	20,000	
Secondary school	2 spaces/classroom; minimum 2 spaces/teacher and staff	<u>2</u>	—	—	
Service station	4 spaces/bay and work area	1	—	—	
Shopping center	5.5 spaces/1,000 square feet GFA	1	10,000	40,000	
Swimming pool (community) (non-residential)	1 space/15 square feet water surface	<u>10</u>	—	—	
Tennis courts	3 spaces/court	<u>10</u>	—	—	
Theater	1 space/4 seats	1	10,000	—	
Utility	Per site plan review	<u>0.5</u>	—	—	
Veterinary hospital	<u>1 space/exam room plus 1/employee max shift. 6 spaces/doctor</u>	1	—	—	
<u>Banquet facilities</u>	<u>1 space per 300 square feet of banquet space plus 1/employee max shift</u>	<u>1</u>	<u>10,000</u>	—	
<u>Training and instructional classes, dance and rehearsal studios</u>	<u>1/250 square feet plus 1/employee max shift</u>	<u>1</u>	—	—	
<u>Dental or Medical Office</u>	<u>1 space per 100 sq. ft. GFA</u>	<u>1</u>	—	—	


  
 Christopher M. Campion, Jr., Mayor      Date 12-20-24


  
 Janine Gillis, Borough Clerk      Date 12-20-24