

**BOROUGH OF SURF CITY  
OCEAN COUNTY  
NOTICE**

Public Notice is hereby given that the foregoing Ordinance was introduced and passed on the first reading at a regular meeting of the Mayor and Council of the Borough of Surf City, County of Ocean, State of New Jersey, on Wednesday, February 18, 2026, at 5:00 PM at 813 Long Beach Boulevard, Surf City, New Jersey.

Further notice is given that said Ordinance will be considered for final passage and adoption after a public hearing, to be held at a regular meeting of the Mayor and Council on Wednesday, March 11, 2026, at 5:00 P.M. in the Municipal Building, 813 Long Beach Blvd., Surf City, New Jersey, at which time and place, any person desiring to be heard upon the same will be given the opportunity to be so heard. Full copies of this ordinance are available for public inspection in the office of the Municipal Clerk during regular business hours and at [www.surfcitynj.org/publicnotice](http://www.surfcitynj.org/publicnotice).

**ORDINANCE NO. 2026-11**

**AN ORDINANCE AMENDING AN ORDINANCE ENTITLED "REVISED GENERAL ORDINANCES OF THE BOROUGH OF SURF CITY, COUNTY OF OCEAN, STATE OF NEW JERSEY, 2000," AS THE SAME IN CHAPTER 30, PERTAINS TO "ZONING".**

The Mayor and Borough Council of the Borough of Surf City do ordain:

**SECTION I**

**WHEREAS**, the Fair Housing Act, N.J.S.A. 52:27D-301 et seq., requires municipalities to provide a realistic opportunity for the creation of affordable housing to meet their fair share obligations; and

**WHEREAS**, the Borough of Surf City (the "Borough") has adopted a Housing Element and Fair Share Plan and seeks to ensure compliance with its affordable housing obligations; and

**WHEREAS**, the Borough Council proposes that, in furtherance of its constitutional duty to provide realistic opportunities for the development of low- and moderate-income households, that incentivizes redevelopment in the central business district of the Borough in a manner to encourage the development of multi-family, inclusionary housing along with ground-floor retail, commercial, and other uses;

**NOW, THEREFORE, BE IT ORDAINED** by the Borough Council of the Borough of Surf City, County of Ocean, State of New Jersey, a majority of the full authorized membership thereof affirmatively concurring, that:

**SECTION I.** Chapter 30, sect. 4.1 of the Borough Code of the Borough of Surf City, is hereby amended to add the following new zoning district:

Section 30-5.8 “Affordable Housing Overlay in Business Zone”

SECTION 2. Chapter 30, sect.5.8 is hereby created in the Borough Code of the Borough of Surf City, reading as follows:

Section 30-5.8. Affordable Housing Overlay in Business Zone.

(a) Purpose. The Affordable Housing Overlay is proposed to create a realistic opportunity for the development of affordable housing by incentivizing redevelopment options in the business district.

(b) Included Parcels.

1. The Affordable Housing Overlay includes all lots with frontage on Long Beach Boulevard to a depth of 100 feet from the street lines, as well as other suitable parcels within the Business Zone.
2. The following parcels are included in the Affordable Housing Overlay: Block 1, Lots 11 and 12; Block 2, Lots 10-12; Block 3, Lots 11 and 12; Block 5, Lots 11 and 12; Block 6, Lots 5 and 6; Block 8, Lots 21, and 22; Block 9, Lots 22.01, 23.01, 24.01, and 25.01; Block 10, 24, 25, 26, and 27; Block 11, Lots 22, and 23.01; Block 12, Lots 22 and 23; Block 13, Lots 8.01, 10, and 12; Block 14, Lots 11-14; Block 15, Lot 9.01; Block 17, Lots 5.01, 8.01, and 8.02; Block 18, Lot 1; Block 19, Lots 21 and 24; Block 20, 22, 23, and 26; Block 21, Lots 19 and 20; Block 22, Lots 21-24; Block 23, Lots 19.01 and 20.01; Block 24, portion of Lot 5; Block 25, portion of Lot 5; Block 26, Lots 11 and 12; Block 27, Lots 9.01, 10.01, and 11.01; Block 28, Lots 11-13; Block 29, Lots 18-21; Block 30, Lots 17-20; Block 31, Lots 19 and 20; Block 32, Lots 21 and 22; Block 33, Lots 19 and 22; Block 34, Lots 9 and 10; Block 35, portion of Lot 1; Block 36, Lots 11-14; Block 37, Lots 9-12; Block 38, Lots 9-12; Block 39, Lots 21 and 22; Block 40, Lots 21 and 22; Block 41, Lots 21-24; Block 42, Lots 21-24; Block 43, 20-22; Block 44, Lots 9-12; Block 45, Lots 9-12; Block 46, Lots 7-9; Block 47, Lots 9 and 12; Block 48, Lots 11-14; Block 49, Lots 19, 21, and 22; Block 50, Lots 20-22; Block 51, Lots 21 and 22; Block 42, Lots 21 and 22; Block 53, Lots 19, 20, 21, and 57; Block 54, Lots 9 and 10; Block 55, Lots 9-11; Block 56, Lots 9 and 10; Block 57, Lots 19 and 22; Block 58, Lots 19 and 20; and Block 59, Lots 15.01 and 16. A map of the proposed overlay zone is annexed hereto as Exhibit A.

(c) Principal Permitted Uses. Within the Overlay, the following principal permitted uses are permitted:

1. Multi-Family Residential, at a density of no more than 18 dwelling units/acre.
2. All uses permitted within the Business Zone are permitted as part of a mixed-use building on the ground floor, with multi-family residential buildings on the upper floors at a density of no more than 18 dwelling units/acre.

(d) Accessory Uses.

1. Off-street parking facilities in conformance with the Residential Site Improvement Standards, N.J.A.C 5:21.
2. Signs.
3. Fences, walls, pools, recreational facilities, common walkways, sitting areas, gardens, and stormwater management facilities.
4. Other uses customarily incidental and accessory to a proposed mixed-use or multi-family development.

(e) Design and Bulk Standards.

1. Minimum Lot Area: 10,000 sf
2. Minimum Lot Width: 100 ft
3. Minimum Front Yard Setback: 25 ft
4. Minimum Side Yard Setback: 20 ft (each side)
5. Minimum Rear Yard Setback: 20 ft
6. Maximum Building Coverage: 33.3%
7. Maximum Building Height: 30 feet

(f) Affordable Housing Requirements. All inclusionary developments shall conform to the standards of the Borough's affordable housing standards, including compliance with all standards and requirements of the Fair Housing Act and the Uniform Housing Affordability Controls.

**SECTION 3. Inconsistent Ordinances.**

To the extent any existing provisions of the Borough Code are inconsistent with the foregoing, same are hereby repealed based upon such inconsistency, and the provisions of this Ordinance shall remain in full effect.

**SECTION 4. Severability**

If any section, subsection, sentence, clause, or provision of this ordinance is held invalid, such invalidity shall not affect the remaining portions of this ordinance.

**SECTION 5. Effective Date**

This ordinance shall take effect upon final passage and publication, as required by law.