



city of
Margate

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ISSUES, GOALS AND OBJECTIVES OF THE 2004 MASTER PLAN

This document constitutes a Master Plan revision pursuant to N.J.S.A. 40:55D-28.

The City of Margate last prepared and adopted a new comprehensive Master Plan in January 14, 2004 by resolution of the Planning Board 1-2004.

In order to implement the new Master Plan, a series of site plan, subdivision and zoning revisions were enacted. In the time period since the last adoption, the City has had the opportunity to review the impact of the new regulations and some concern has arisen regarding the effectiveness of the ordinance changes in implementing the goals of the Master Plan.

This document represents a fine tuning of the recently adopted plan. As a result of detailed study, a number of changes are recommended principally in bulk and design standards.

The last Master Plan identified a number of issues which are relevant to this particular plan revision. They include the following:

- Too much bulk in new residential development.
- Homes too boxy; need more design standards (e.g. building materials that can be enforced).
- Height of single-family residential homes; measurement of height.
- Measurement of wall height.
- Non-conforming lots on the north side of Cedar Grove Avenue.
- Coverage; definition, extent.

The following land use goals and objectives previously adopted are relevant for this revision.

- Preserve and enhance the established residential character of Margate.
- Identify potential revisions to zoning to improve the consistency of residential zoning districts with the established pattern of development.
- Carefully balance seasonal residential investment demands with the quality of life and neighborhood character enjoyed by the City's year round residents.

VISION

- Protect existing residential neighborhoods from infill development of incompatible structures that are out of scale with the predominant neighborhood pattern.
- Establish design standards that preserve the neighborhood character.

The vision established in the 2004 Master Plan remains in effect:

It is the year 2015 and Margate has reinforced its image as a desirable, predominantly year round shore town with a strong sense of community. New home construction has been compatible in scale and architectural detail with the character of the neighborhoods. Historic neighborhoods have been enhanced through context sensitive renovations. The Central Business District, along Ventnor Avenue and Washington Avenue has become an active "downtown" with sufficient parking. A strong physical and visual connection has been successfully created along Washington Avenue between the beach, the CBD and the bayfront. The pedestrian friendly environment has been enhanced through appropriately located parking, new bikeways, and streetscape improvements.

The bayfront has "reinvented itself" as a new revitalized neighborhood with residences, marinas, and upscale restaurants. Scattered neighborhood commercial districts continue to provide services to surrounding residential neighborhoods. A new park and nature preserve near

DEFINING THE PROBLEM

Margate Terrace has been added to the City's park network. Gateway and wayfinding signage have assisted in defining the City as a desirable community.

In response to the last Master Plan, a number of very significant changes have been implemented, particularly with respect to the City's zoning standards. One of the principal concerns addressed by the last Plan was the issue of teardowns. The Master Plan and accompanying zoning revisions have successfully addressed the concern of teardowns and subdivisions of oversized lots in the City's established neighborhoods. A new zone district was created intermediate in size between the City's S-25 District and S-40 District. This district has been successful in slowing the rate of teardowns and subdivisions.

The increased side yards and moderately reduced height standards have been somewhat less successful in assuring context sensitive development. Even with the more stringent standards, a significant issue about the overall mass of single-family housing continues to be a concern. As a result of these concerns, a number of "problem" homes have been identified which were developed in accordance with the latest ordinance revisions. In assessing the features of these homes which were found to be out of scale, the following observations were made:

- A number of the "problem" homes are located on lots which are significantly larger than the minimum lot size for the zone in which they are located.

- Many of the homes are either corner lots or located in such a fashion so as the depth of the homes are clearly visible from the public right-of-way.
- Most of the homes are significantly (between 8 and 15 feet) higher than the homes in the surrounding residential neighborhoods.
- Most of the homes have a habitable third level in neighborhoods where this phenomenon is relatively uncommon.
- Many of the homes exposed side facades are massive and lacking in architectural detail.
- "Teardown" projects need more control.

METHODOLOGY

In response to the desire for a more context sensitive approach to development regulations, an exhaustive field study was conducted throughout all of Margate's residential neighborhoods. Utilizing the City's base mapping and GIS maps as a starting point, a block-by-block analysis was conducted to establish the prevailing character in each of the City's neighborhoods.

Key development parameters were examined on a lot by lot basis and plotted on the accompanying map sequence. The parameters which were examined include the overall height of the structure above grade, the number of stories in the structure, the number of habitable stories in the building, and the height of the finished first floor relative to grade.

OBSERVATIONS

As a result of the analysis, it became readily apparent that the perception of new buildings and their incompatibility is a legitimate concern. Based upon the accompanying mapping, it is obvious that Margate is a community in which the overwhelming majority of the housing stock is between 16 and 30 feet above grade and has two or fewer habitable floors. Many of the housing units have hip, gable or gambrel roof design making them 2-1/2 stories.

The only contiguous areas which have a significant percentage of homes out of line with this scale are the beach block, the parkway, and the bayfront, where homes have traditionally been a bit higher and the 2-1/2 habitable floor condition is fairly common.

When the established pattern is compared against the typical "problem home", the issue is even more apparent. For example, on an oversized lot in the City's S-25 zone, it is possible to construct a 2-1/2 story, 7,000 square foot home on an oversized (7,000 square foot) lot using the S-25 standards, in a neighborhood where the prevailing character of homes is less than 3,000 square feet in area and less than 25 feet high.

RECOMMENDATIONS

As a result of the analysis, a number of regulatory changes have been recommended. The changes include the following:

- Single-family height. Single-family height limitations should be addressed by way of a citywide height regulating map. In this way, the issue of grossly out of scale homes can be adequately addressed while still allowing houses to be somewhat more massive in areas where bigger homes are the predominant character. This plan includes a single-family and two-family residential height regulating map.

The plan recommends that the maximum height for the City's beach block between Atlantic Avenue and the ocean and between Fredericksburg Avenue and Cedar Grove Avenue and the parkway district between Mansfield Avenue and Cedar Grove Avenue on both sides of Ventnor Avenue be 2-1/2 habitable floors, 2-1/2 total stories, with a maximum height of 30 feet above finished first floor or 34 feet above curb, whichever is greater. This standard shall also apply to one and two family homes in the multi-family overlay district located in the southern section of the City. The City's bayfront and lagoon front housing should be limited to 2-1/2 habitable

floors, 2-1/2 total stories and a maximum of 28 feet above finished first floor, or 32 feet above curb, whichever is greater. The remainder of Margate is limited to a maximum of 28 feet above finished first floor or 32 feet above curb, whichever is greater. There is no story limitation however, any third floor living space where the roof to ceiling height is in excess of five feet should be less than 50% of the floor area of the floor immediately below, consistent with the existing Land Use Ordinance.

It is also recommended that the finished first floor of every single-family home should be limited to a maximum of two feet above flood elevation. This recommendation is made in order to assure that the first living floor is more or less in line with those of the surrounding neighborhoods.

The construction of dormers on the uppermost floor of homes can also impact upon the scale and massing of a house. As a result, it is recommended that dormers be prohibited where there is no story limitation.

- Adoption of development standards based upon lot size. Other than height, one of the key factors leading to grossly out of scale new homes in Margate is the use of zoning standards that are

appropriate for smaller lots applied to lots that are significantly larger than the minimum required for the zone. For example, the maximum building coverage in the City's S-25 zone is 40 percent, in the City's S-60, a 6,000 square foot zone the maximum lot coverage is 30 percent. When a 6,000+ square foot lot is developed at 40 percent building coverage, especially when coupled with increased height, the result is a truly monstrous home given its context.

It is recommended that a maximum principal building coverage be linked to lot size regardless of zone district. The following standards are recommended:

- Lots of 5,000 square feet and above; maximum principal building coverage: 30%
- Lots between 3,000 and 4,999 square feet: 35% principal building coverage
- Lots less than 3,000 square feet: 40% maximum principal building coverage
- Regulate side yard requirements based upon lot widths. In keeping with the idea of having homes fit the lot rather than just the zoning district requirement,

the approach of matching side yards with lot width is recommended. The following standards are proposed:

- Lots with 60 or more feet of frontage: total side yards 37% of lot width; minimum side yard 10 feet each
- Lots between 50 and 59.99 feet of frontage: total side yards 37% of lot width; minimum side yard 8 feet
- Lots less than 50 feet wide: total side yard 37% of lot width; minimum side yard 5 feet
- Regardless of lot width, the maximum combined yard requirements shall not exceed 22 feet.

In order to maintain the pattern of spacing between buildings on adjacent lots, the following additional standard is recommended:

- Side yards shall be provided so as to maximize the distance between buildings on adjacent lots, a minimum of 10 feet shall be provided between principal buildings on adjacent lots.

- Revisions to the front yard provisions. In the last Master Plan revision, a prevailing front yard setback was proposed, calculated on the average along the same block face. A fine tuning of that standard is suggested to read as follows:

The prevailing front yard calculation shall eliminate the high and low values before the average is calculated and absolute minimum front yard should be reduced to 5 feet in order to address neighborhoods where the prevailing character is 5 foot front yard setbacks.

ADDITIONAL REVISIONS

The following additional revisions to the City's Zoning Ordinance are recommended.

- Exemption of flood proofing renovations. It is recommended that the finished first floor of any existing single-family or two family structure in the City be increased in height by not more than 3 feet without necessity of Board action. Such a renovation would require the City engineer's review and standard construction permitting. A condition of this provision would be no usable space of any type would be created below the finished first floor elevation; and no building shall be raised more than 1.5 feet above base flood.
- Fencing. It is recommended that the fencing standard for single-family homes be revised to allow a rear yard and side yard fence of not more than 5 feet. A rear yard is defined in the ordinance as the area across the full width of the lot between the principal building and the rear lot line. In the event that the home has a permanent inground swimming pool, the maximum height standard shall be 6 feet. It is also recommended that 5 foot fences should be permitted in the rear and side yards for commercial uses.
- Upper level roof decks or porches. It is recommended that the City refine its standards as they relate to upper level porches or decks. It is recommended that the use of decks of any kind or any outdoor space above the second floor level be limited to the bayfront and ocean blocks.
- Single-family and two family accessory structures. It is recommended that maximum height for accessory structures (except detached one car garages) in the rear yard of single-family homes be increased to 9 feet and that the side and rear setbacks for such a structure be reduced from 4 feet to 2 feet.
- Detached accessory garages on single family and two family lots. It is recommended that detached accessory one car garages be permitted on single family and two family lots. This would permit more usable space in the principal building. The following standards would apply:
 - A maximum size of 250 square feet
 - A maximum height of 14 feet
 - No flat roof
 - No setbacks would be required; however no encroachments on adjacent properties (e.g. roof overhang or drainage) are permitted.

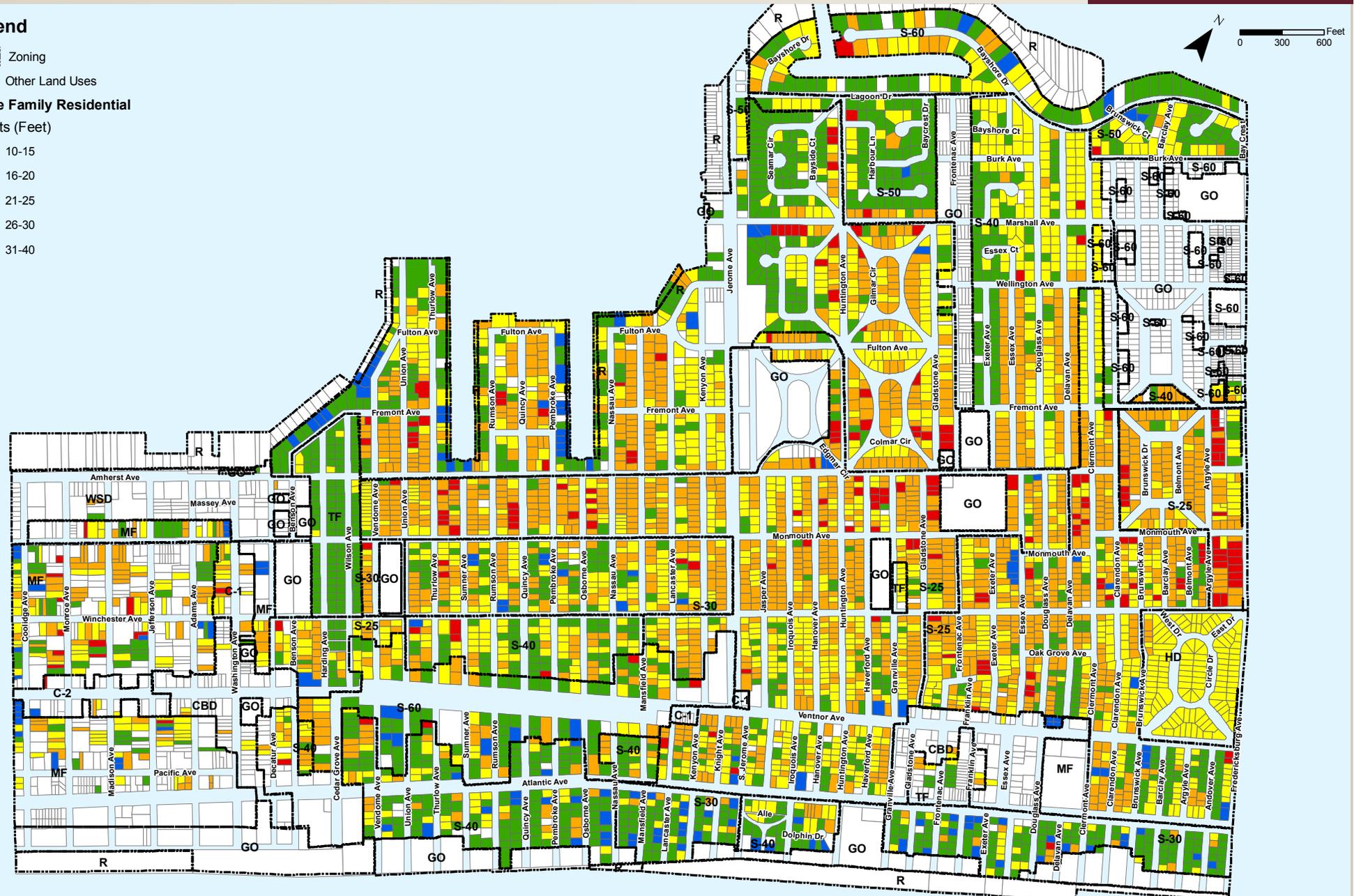
- The garage should not count as part of principal building coverage.
- Central Business District ground floor uses. It is recommended that the requirement for ground floor uses to be commercial in the CBD be revised to read that the ground floor uses shall be retail. It is felt that this will generate greater vitality in the Central Business District to create a window shopping effect where streetscape will not be broken by services and office use. The City should review the success of this rezoning recommendation within the next several years and depending on its success, consider expanding the type of permitted commercial uses on the ground floor. Also with respect to commercial uses, in zones requiring ground floor commercial floor uses, the finished first floor of any such building shall be located within one foot of grade. This revision is recommended to address the two-fold concern of undesirable grade separation of retail uses and possible first floor conversion to residential uses. It is also recommended that real estate offices not be exempt from site plan review, and that off street parking is not exempt for real estate offices.
- Currently, the Ordinance permits a 5% increase in building coverage for properties in the overlay district subject to compliance with specified design standards. It is recommended that this provision be deleted.
- Single family Residential Neighborhood bounded by Clarendon Avenue, Monmouth Avenue, Fremont Avenue and the municipal border. It is recommended that this residential neighborhood be rezoned from S 25 to S 30 in order to better reflect the prevailing pattern of lotting (See proposed zoning map).

Legend

-  Zoning
-  Other Land Uses

**Single Family Residential
Heights (Feet)**

-  10-15
-  16-20
-  21-25
-  26-30
-  31-40

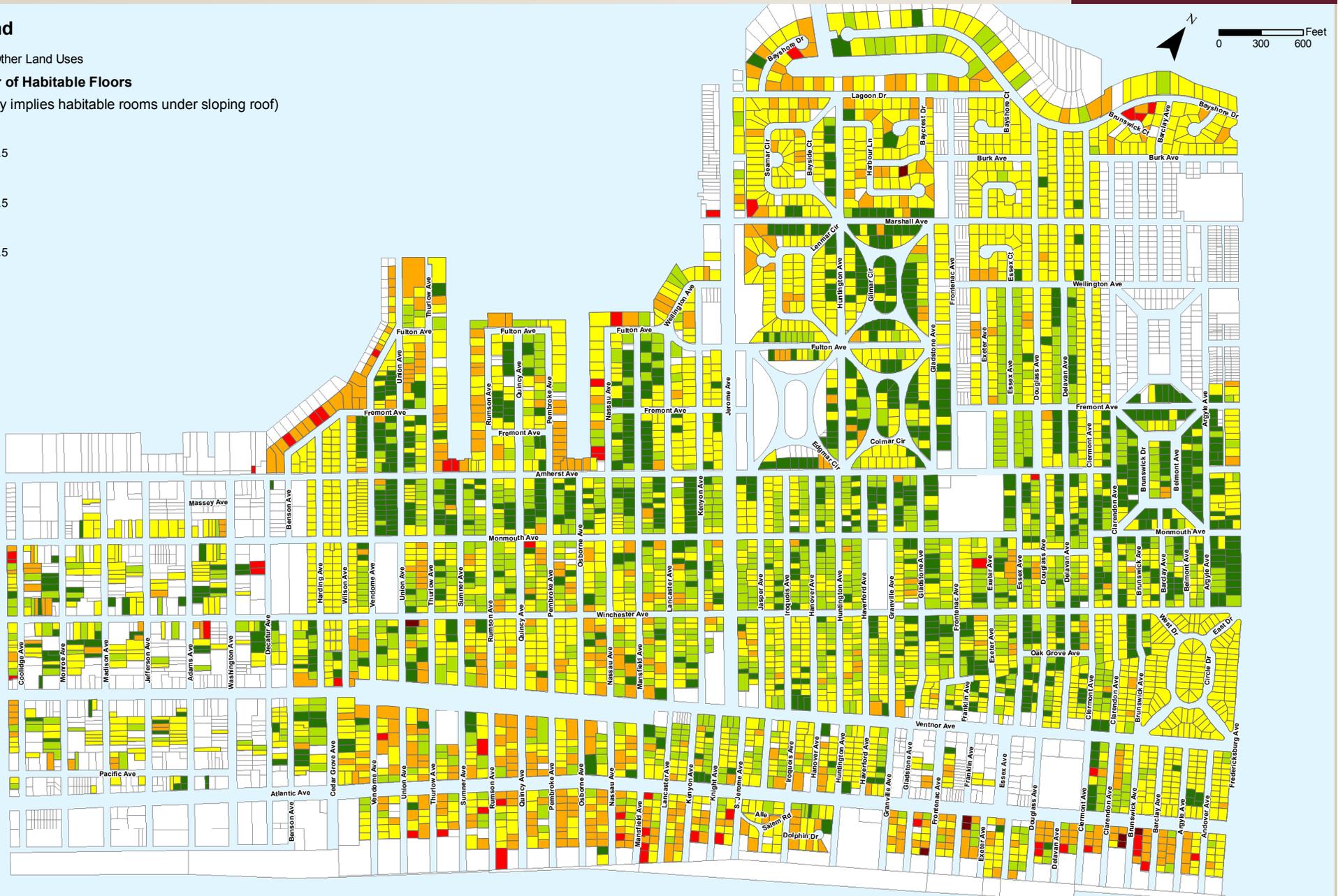
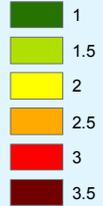


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Other Land Uses

Number of Habitable Floors

(0.5 story implies habitable rooms under sloping roof)

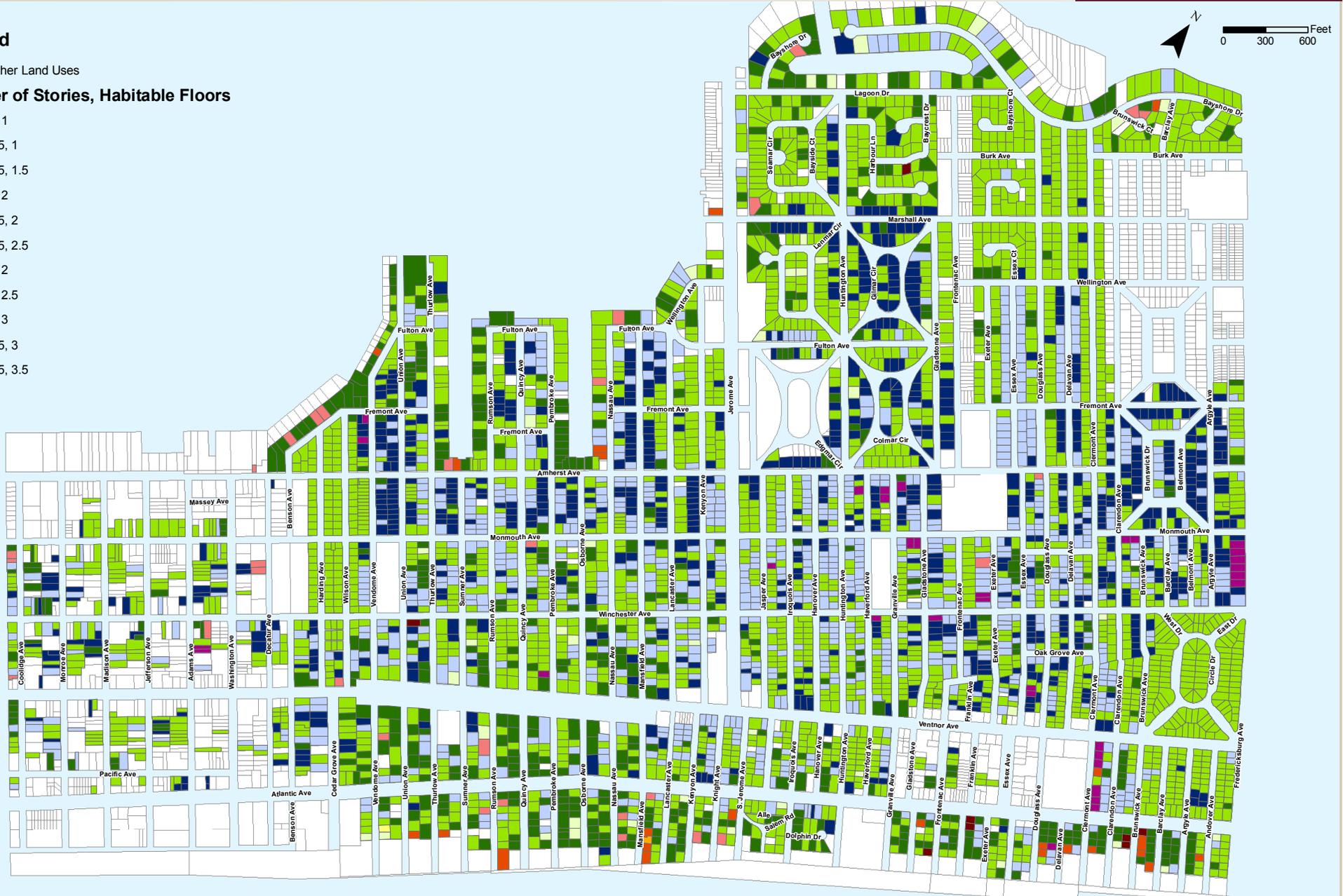


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Other Land Uses

Number of Stories, Habitable Floors

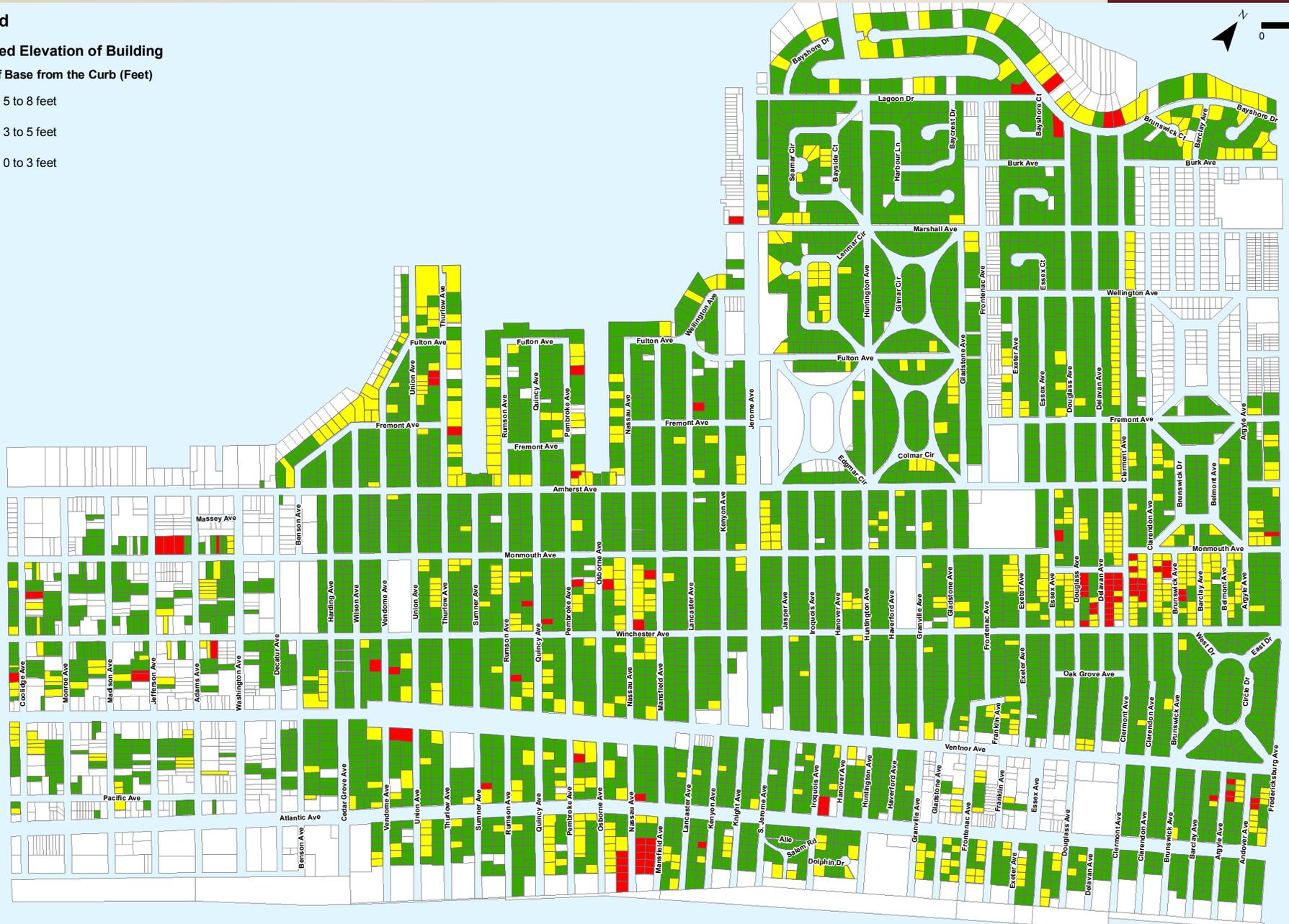
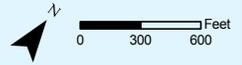
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- 1.5, 1
- 1.5, 1.5
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- 3, 2
- 3, 2.5
- 3, 3
- 3.5, 3
- 3.5, 3.5



Legend

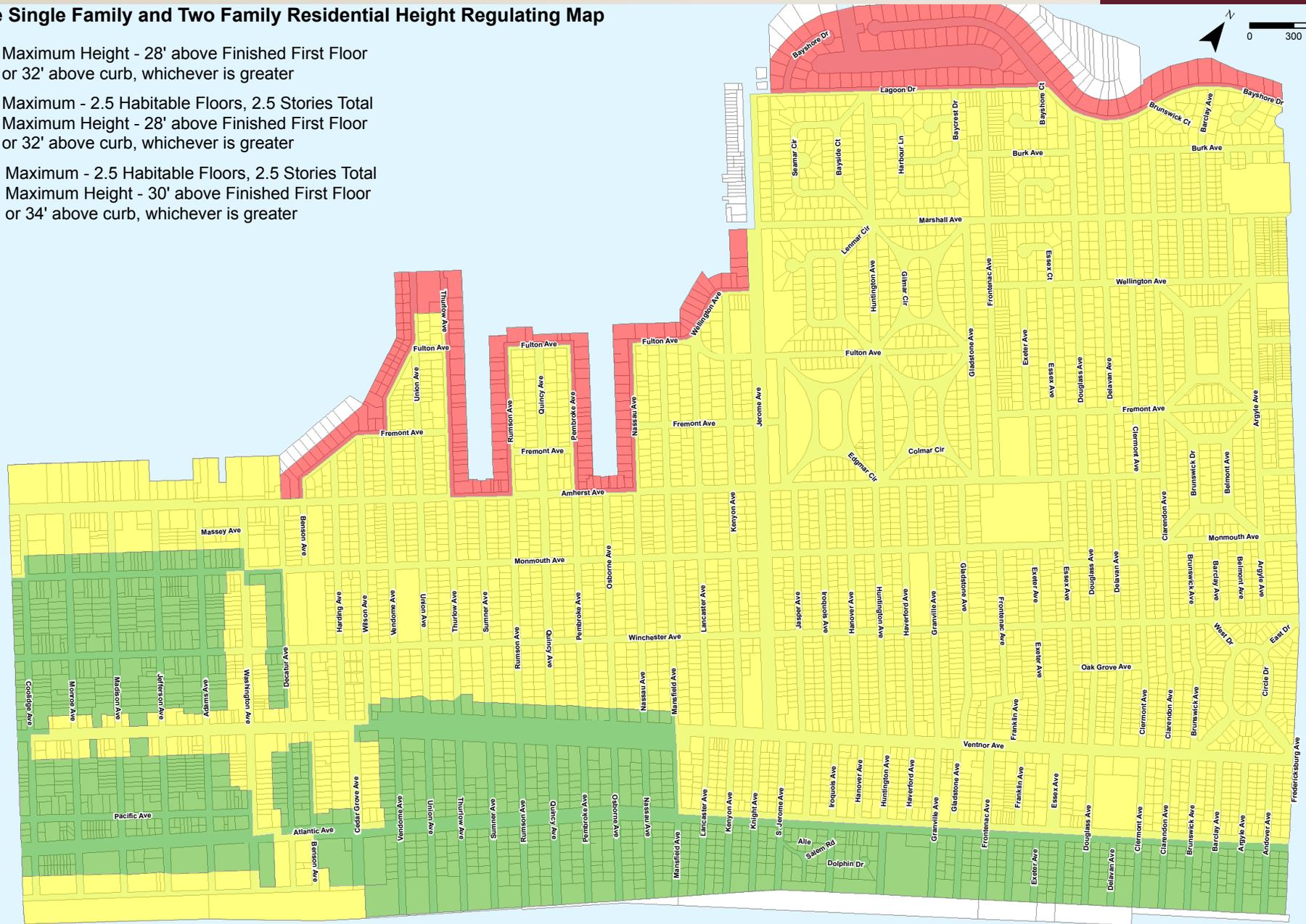
Observed Elevation of Building
 Height of Base from the Curb (Feet)

- 5 to 8 feet
- 3 to 5 feet
- 0 to 3 feet



Margate Single Family and Two Family Residential Height Regulating Map

- Maximum Height - 28' above Finished First Floor or 32' above curb, whichever is greater
- Maximum - 2.5 Habitable Floors, 2.5 Stories Total
Maximum Height - 28' above Finished First Floor or 32' above curb, whichever is greater
- Maximum - 2.5 Habitable Floors, 2.5 Stories Total
Maximum Height - 30' above Finished First Floor or 34' above curb, whichever is greater



Proposed Zoning

-  S-60
-  S-50
-  S-40
-  S-30
-  S-25
-  HD
-  CBD
-  C-1
-  C-2
-  TF
-  MF
-  WSD
-  GO
-  R

