

*Borough of Point Pleasant, NJ
Thursday, September 17, 2026*

Chapter 19. Land Use

Article IA. ZONING

§ 19-15. TC TOWN CENTER.

Editor's Note: The Town Center Zone Boundary map, Exhibit A, is adopted by Subsection **19-4.3**.

§ 19-15.1. General Purposes and Intent.

[Ord. #90-8, S 5; Ord. #92-70, S 1; Ord. #93-20, S 1; Ord. #2003-13, S 11]

- a. The intent and purpose of the Town Center (TC) Zone District, pursuant to the 1999 Master Plan, is to provide a central core of community and commercial services. The TC District is intended to be pedestrian-oriented and contain public facilities and public open space. The municipal vision for the Town Center is an identifiable focal point for the Borough. In accordance with these public purposes, development, redevelopment and reuse applications are encouraged to implement the municipal goals of this District through the following measures:
 1. Shared parking facilities.
 2. Parking situated in the rear or sides of buildings to enhance pedestrian access.
 3. Access walkways from one building to another, where appropriate, to encourage pedestrian circulation.
 4. Streetscape features, such as sitting areas (benches or ledges) or small semi-public areas, to enhance pedestrian usage.
 5. Architectural treatments, which are compatible with the surrounding uses, complementary to the Town Center and consistent with the Borough's history and character.
 6. Landscaped and green areas around buildings and within parking areas, which exceed municipal standards.

§ 19-15.2. Permitted Uses.

[Ord. #90-8, S 5; Ord. #92-70, S 2; Ord. #93-30, S 2; Ord. #1995-4, S 2; Ord. #2003-13, S 11]

- a. Offices of State-licensed health care professionals, such as physicians, dentists, chiropractors, physical therapists, optometrists, psychiatrists and psychologists.
- b. Offices of finance-related professions, such as insurance, real estate, investment counselors and financial planners.
- c. Offices for consulting professions, such as lawyers, engineers, architects, accountants and auditors.

- d. Personal service establishments.
- e. Retail businesses establishments.
- f. Government offices and other government facilities, with the exception of vehicle and equipment repair and storage facilities.
- g. Municipal parks, playgrounds, recreation areas and cultural facilities owned and operated by the Borough of Point Pleasant.
- h. Essential services, in accordance with the provisions of subsections **19-16.1** and **19-16.3**.

§ 19-15.3. Accessory Uses.

[Ord. #90-8, S 5; Ord. #2003-13, S 11]

- a. Parking lots.
- b. Loading zones.

§ 19-15.4. Area and Bulk Regulations.

[Ord. #90-8, S 5; Ord. #93-20, S 1; Ord. #2003-13, S 11; Ord. No. 2017-04 § 9]

See Schedule of District Regulations.

Editor's Note: The Schedule of District Regulations are **included as an attachment to this Chapter**.

- a. Notwithstanding the foregoing, single-family residential dwellings located on corner lots shall have a rear yard setback of seven and one-half (7.5') feet.
[Ord. No. 2017-04 § 9]

§ 19-15.5. Conditional Uses.

[Ord. #90-8, S 5; Ord. #92-70, SS 3, 4; Ord. #93-30, S 3; Ord. #2003-13, S 11; Ord. No. 2016-12 § 4]

- a. Multi-family dwellings, restricted to persons aged fifty-five (55) years or older, may be permitted as a conditional use in the TC Zone, provided that the following conditions are met:
 - 1. The maximum density shall be eight (8) dwelling units per gross acreage.
 - 2. The total number of age-restricted multi-family dwelling units to be developed on the site shall not exceed fifty (50).
 - 3. The minimum lot area shall be one (1) acre.
 - 4. The Planning Board determines that the proposed development is consistent with the goals and objectives of the Master Plan and promotes the intent of the Land Use Plan Element of the Master Plan.
 - 5. Maximum Height. The maximum building height shall be thirty-five (35') feet and no more than three (3) usable floor levels counted vertically at any point in the building above grade.
 - 6. Minimum Unoccupied Open Space. The minimum unoccupied open space (landscaped area) shall be thirty (30%) percent of the gross acreage.
- b. Banks and other financial institutions, provided that ingress and egress to the site is not from any street which predominantly serves single-family residences.

- c. Eating establishments, which may serve alcoholic beverages to supplement the primary food preparation for table service. Nightclubs and/or drive-in windows and walk-up counter service are prohibited. The food service areas shall have a minimum ground floor area of one thousand (1,000) square feet.
- d. Facilities used for organized service, meetings, and/or gatherings presided over by an officially recognized leader, and educational facilities shall be permitted in the above referenced zones subject to the following:
 - 1. The lot shall have a lot frontage of at least 250 feet.
 - 2. The lot shall have a lot area of at least 108,900 square feet (2-1/2 acres).
 - 3. The lot shall have a front yard setback of at least 50 feet.
 - 4. The lot shall have a side yard setback of at least 30 feet.
 - 5. The lot shall have a rear yard setback of at least 40 feet.
 - 6. The lot shall have a building coverage of not more than 20%.
 - 7. The lot shall have a lot coverage of not more than 70%.
 - 8. The lot shall have a frontage on a Primary or Secondary Arterial Street as noted on Figure 7 — Circulation Plan delineated in the Master Plan, last revised 1999. These streets are limited to State Highway Route 88, Herbertsville Road, Bridge Avenue, Beaver Dam Road, Arnold Avenue, and Bay Avenue.

Editor's Note: The Master Plan may be found on file in the Borough offices.

- 9. The primary structure on the lot (i.e., the Church) shall not exceed one story.
- 10. The height of the primary structure (i.e., the Church) on the lot shall not exceed forty-five (45') feet at the ridge with a maximum eave height of thirty-two (32') feet.
- 11. Any secondary structures on the lot shall not exceed two (2) stories or thirty-two (32') feet.
- 12. Parking requirements shall be based on the design standards.
- 13. Secondary structures shall allow the same setbacks as the primary structure.

The parsonage facility used for the housing of the officially recognized religious leader(s), who is actively officiating within a church within the Borough, shall be required to be located on the same property as the church for which it serves.

An educational facility or spiritual center will be permitted as a secondary structure to a church.

Religious schools and parsonages (ancillary uses) shall be permitted as conditional uses on the same lot and as part of an accessory use to a church. Under these circumstances the religious school, parsonage, or other permitted ancillary use must comply with all applicable design standards.

[Ord. No. 2016-12 § 4]