

Chapter 246. Zoning and Land Use

Article V. Zoning

§ 246-40. Resort Recreational Zone.

A. Within the Resort Recreational Zone, no building or structure shall be used and no building or structure shall be erected which is intended or designed to be used, in whole or in part, for any industrial or manufacturing purpose or for any other than the following specified purposes:
[Amended 12-20-2006 by Ord. No. 06-21; 12-17-2008 by Ord. No. 08-17; 7-18-2012 by Ord. No. 12-06]

- (1) Any uses specified in § **246-36** as permitted and as regulated in the Residential Zone and also any uses specified as permitted and as regulated in the Retail Business Zone.
- (2) Carousels, roller coasters, merry-go-rounds, Ferris wheels or other mechanical rides, miniature golf courses, exhibits and any other amusement games, devices or rides.
- (3) Games of chance and other forms commonly played by individuals for enjoyment.
- (4) Mechanical rides, provided that the same are approved by the New Jersey Department of Labor and Industry.
- (5) Nonmechanical rides and other forms of entertainment, such as but not limited to water slides, skateboards tracks and miniature golf courses.
- (6) Restaurants and food establishments without an alcoholic beverage license. Restaurants and food establishments with alcoholic beverage licenses lawfully in existence prior to the adoption of Ordinance No. 2021-14^[1] shall be permitted to continue operation and shall not be deemed to violate this chapter.
[Amended 5-19-2021 by Ord. No. 2021-14]
^[1] *Editor's Note: Ordinance No. 2021-14 was adopted 5-19-2021.*
- (7) Retail stores which are primarily oriented to boardwalk activities.
- (8) Parks and playgrounds.

A1. Conditional uses.

[Added 7-18-2012 by Ord. No. 12-06]

- (1) Rooming houses, provided they are located on a minimum lot size of 40 feet by 100 feet and have a lot area per unit of no less than 500 square feet.^[2]
^[2] *Editor's Note: Former Subsection A1(2), regarding commercial parking lots, which immediately followed, was repealed 3-1-2023 by Ord. No. 2023-03.*

B. Description of Zone. The following described lands of the Borough of Seaside Heights are to be included within the Resort Recreational Zone:

- (1) Lot Nos. 1 through 10 in Block No. 2.02.
- (2) Lot Nos. 1 through 10 in Block No. 3.02.

- (3) Lot Nos. 1 through 10 in Block No. 4.02.
- (4) Lot Nos. 1 through 10 in Block No. 5.02.
- (5) Lot Nos. 1 through 10 in Block No. 6.02.
- (6) Lot Nos. 1 through 10 in Block No. 7.02.
- (7) Lot Nos. 1 through 10 in Block No. 8.02.
- (8) Lot Nos. 1 through 58 in Block No. 33.01, 33.02, and 33.03.
- (9) All lots in Block Nos. 61 and 69.
[Amended 3-4-2020 by Ord. No. 2020-01]
- (10) Lot No. 1.03 in Block No. 99.01.
[Added 4-15-2015 by Ord. No. 15-03; amended 6-7-2017 by Ord. No. 17-13]
- (11) Lot No. 1.08 in Block No. 99.02.
[Added 3-1-2017 by Ord. No. 17-03]
- (12) Lot No. 1.05 in Block No. 99.01.
[Added 9-6-2017 by Ord. No. 17-17]
- (13) Lot No. 1.06 in Block No. 99.01.
[Added 9-6-2017 by Ord. No. 17-18]