

# Hospitality Zone

## PRINCIPAL APPROVED USES

One (1) or more of the following uses shall be permitted on any lot in the Hospitality Zone:

### *HOSPITALITY*

- *Hotels\**
- *Motels\**
- *Satellite Hotel\**
- *Rooming & Guest Houses*
- *Bed & Breakfast Inns*
- *Restaurants*
- *Retail Sales*
- *Retail Services*
- *Commercial Parking Lots*
- *Essential Services*
- *Rental Management Services*

\*Kitchen facilities shall be permitted in all hotel, motel and satellite motel units.

### RESIDENTIAL DEVELOPMENT

- *Multi-Family (5 or more dwelling units) buildings*
- *Quadruplex*
- *Tri-Plex*
- *One Family & Two-Family Dwellings (existing lots, subject to bulk requirements; development on lots subsequent to ordinance require a use variance).*
- *Mixed Use Buildings*

### ACCESSORY USES & STRUCTURES

Uses and structures customarily subordinate and incidental to the Principal Use of the land, building or structure and located on the same lot as the principal use or principal structure, such as:

- *Swimming pools and other recreational facilities*
- *Bicycle rentals*
- *Business centers*
- *Meeting and conference facilities*
- *On-site storage of goods*
- *Storage of solid waste and recyclable materials*
- *Fences and walls*
- *HVAC equipment*
- *Signs*
- *Off-street parking and loading facilities*
- *Landscaping, lighting, buffers and screening elements*

*Reference: Ordinance No 13-26 (An Ordinance Amending and Supplementing Chapter XXV, Zoning and Land Development of The Revised General Ordinance of The City of Ocean City: HOSPITALITY ZONE, passed on November 21, 2013.).*

## 2 Parking Lots:

**748 Boardwalk Rear**, Ocean City NJ 08226 (parking lot), and specifically known as Lot# 19, Block #702 on the Official Tax map of Ocean City NJ. Approx. total square feet of parking is 36,525 sq ft. As of 2018, annual property taxes are \$13,095.

**821 Eighth Street**, Ocean City NJ 08226 (parking lot), and specifically known as Lot# 23, Block #702 on the Official Tax map of Ocean City NJ. Approx. total square feet of parking is 7,501 sq ft. As of 2018, annual property taxes are \$6,135.