

*City of Long Branch, NJ
Saturday, May 4, 2019*

Chapter 345. Zoning

Article VII. Conditional Uses

§ 345-67.1. C-3 District West End Design Overlay District (WEDO)

[Added 4-28-2015 by Ord. No. 5-15]

- A. Multifamily units above ground-level retail (mixed-use) on development parcels of 20,000 square feet or greater.
- B. Institutional uses above ground-level retail (mixed use) on development parcels of 20,000 square feet or greater.
- C. Adaptive reuse of the West End School for one of the following uses:
 - (1) Visual and/or performing arts educational and performance facility:
 - (a) Performing arts theater, inclusive of performance venues of varying sizes, such as cabaret or dinner theatre, cafe, intermission concessions and space for receptions before or after performances or for fundraising events, but excluding independent full-service restaurants.
 - (b) Instruction in performing arts, inclusive of dance, instrumental, vocal, composition, drama, playwriting, musical theater, set design and construction, audio engineering and recording or related arts.
 - (c) Instruction in the visual arts, inclusive of illustration and rendering, sculpture, filmmaking, screenplay and related arts, as well as display space or galleries for students, faculty and artists-in-residence.
 - (d) Temporary living accommodations for professional or student performers and artists during periods of performances or special programs, such as performing and visual arts "camps."
 - (2) Specialty education, such as culinary schools, computer training, secretarial schools, cosmetology schools or similar professional, business or vocational schools.
 - (3) Professional offices.