

**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**ORDINANCE NO. 570-2025**

**AN ORDINANCE AMENDING CHAPTER 525 OF THE CITY ZONING CODE TO  
CLARIFY DESIGN STANDARDS FOR EXTERIOR AIR CONDITIONING UNITS IN  
THE R4 ZONE**

**WHEREAS**, Chapter 525-60 of the Cape May City Code sets forth general design standards for development in the City of Cape May and including exterior mechanical systems; and

**WHEREAS**, having considered the matter, the Cape May City Council has determined that it is appropriate to amend the code to clarify the proper location of air conditioning units in the R4 Zone; and

**WHEREAS**, pursuant to N.J.S.A. 40:55D-26, prior to the final adoption of this development regulation, the City Council has reviewed the report and any recommendation of the Planning Board.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Cape May as follows:

**Section 1.** Section 525-60(M) of the Cape May City Code is hereby amended as follows (with ~~strikethrough~~ portions indicating deleted language and **bold/underlined** portions indicating new language):

**§ 525-60      Design Standards**

M. Exterior mechanical systems. Exterior mechanical systems, including, without limitation, central air-conditioner units and propane tanks, shall be located no closer to any adjacent right-of way or street line than the face of the primary structure and except where natural or physical man-made barriers surround such system(s) shall be surrounded by a planted visual barrier or landscaping screen. The face of the primary structure shall not include sun parlors, foyers, bay windows, porches, projecting eaves, dormers, gutters, steps, appurtenant structural or mechanical systems or any other solid projections. **In the R4 zone, air conditioning equipment and condensers are not permitted to be installed on the roof of any structure.**

**Section 2.** All other ordinances in conflict or inconsistent with this Ordinance are hereby repealed, to the extent of such conflict or inconsistency. Should any portion of this Ordinance be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or repeal the remainder of this Ordinance.

**Section 3.** This ordinance shall take effect 20 days after passage and publication, according to law.

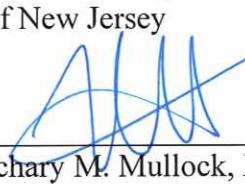
ATTEST:



Erin C. Burke, City Clerk

CITY OF CAPE MAY, a municipal corporation of  
the State of New Jersey

BY:

  
Zachary M. Mullock, Mayor

## NOTICE

Ordinance 570-2025 was introduced at a Regular meeting of the City Council of the City of Cape May, held on June 17, 2025 and was further considered for final passage during a Regular meeting of the City Council, held at the Cape May City Hall Auditorium, 643 Washington Street, Cape May, New Jersey, on July 15, 2025 at 3:00 P.M. at which time a Public Hearing was held.



Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Meier	X					
McDade	X				X	
Bodnar	X					X
Baldwin			X			
Mullock	X					

Introduced: June 17, 2025  
1<sup>st</sup> Publication: June 25, 2025  
2<sup>nd</sup> Reading & Adoption: July 15, 2025  
Final Publication: July 23, 2025  
Effective Date: August 12, 2025