

Schedule of Zoning District Requirements Residential Districts

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	Minimum Lot Size					Minimum Yard Requirements (1) (In Feet)						
	Interior Lots			Corner Lots		Principal Buildings				Accessory Buildings and Structures		
Zone District	Area	Sq. Ft.	Frontage (2) Feet	Area Ft.	Sq. Ft.	Frontage (2) Feet	Front Yard	Side Yard	Total Two Side Yards	Rear Yard	Side Yard	Rear Yard
Residential Single Family												
R-100	10,000		80	10,000		80	20	10	20	75	10	10
R-75 (8)	7,500		50	9,000		60	20	5	15	40	3	3
R-70	7,000		50	8,400		60	20	5	15	35	3	3
R-50	5,000		50	6,000		60	20	5	15	35	3	3
R-40	4,000		40	5,500		55	20	5	10	25	3	3
R-36	3,600		40	4,950		55	20	5	10	25	3	3
R-1-50 (7)	5,000 (6)		40 (6)	5,000		50	20	5	10	30	3	3
Two Family												
R-2-50	5,000		50	6,000		60	20	5	15	35	3	3

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Zone District	Lot Shape Requirements Minimum Diameter (3)	Maximum Building Height			
		Principal Building		Accessory Building	
	In Feet	Feet	Stories	Feet	Stories
Residential Single Family					
R-100	55	35	2 1/2	18	1
R-75 (8)	30	35	2 1/2	18	1
R-70	30	35	2 1/2	18	1
R-50	30	35	2 1/2	18	1
R-40	25	35	2 1/2	18	1
R-36	25	35	2 1/2	18	1
R-1-50	25	35	2 1/2	18	1
Two Family					
R-2-50	25	35	2 1/2	18	1

Schedule of Zoning District Requirements Residential Districts Continued

- (1) The location of accessory structures defined as essential services, and the location of sign, fences and antenna structures are governed by Article 7 of the Development Regulations.
- (2) The lot width at the front yard building setback line must adhere to the lot frontage requirement.
- (3) Each lot shall be able to contain within it the shape of a circle tangent to the front yard setback line and located within the minimum side and rear yard lines. The diameter of the circle shall be as prescribed for the zone district.
- (4) Reserved.
- (5) Reserved.
- (6) Area 5,000 square feet, frontage 40 feet where vehicle access is provided through provision of a 20 foot wide access lane across the rear yard of the subject and adjacent properties.
- (7) No detached accessory building shall be less than 10 feet from a principal building.
- (8) The requirements for single family housing in the R-1-50 zone may apply to single family housing in the R-75 zone wherein properties within the R-75 zone provide frontage along Ocean Avenue.
- (9) Not to include any accessory buildings in calculation of "Maximum Building Coverage".

SCHEDULE 40-5-1A.1

Schedule of Floor Area Ratio, Maximum Lot Coverage (Impervious Surface) and Building Coverage Requirements, Residential

Lot Size (square feet)	Maximum Floor Area Ratio (FAR)	Maximum Lot Coverage (Impervious Surface)	Maximum Building Coverage
10,000 and over	50%	40%	20%
7,500 to 9,999	55%	50%	25% (1)
7,000 to 7,499	55%	50%	25% (2)
5,051 to 6,999	65%	55%	30% (3) (4)
4,000 to 5,050	70%	55%	30%
0 to 3,999	70%	55%	30%

NOTES:

- (1) Not to include a detached garage of up to 440 sq. ft. in calculation of "Maximum Building Coverage".
- (2) Not to include a detached garage of up to 320 sq. ft. in calculation of "Maximum Building Coverage".
- (3) Not to include a detached garage of up to 240 sq. ft. in calculation of "Maximum Building Coverage".
- (4) Not to include any detached accessory buildings in calculation of "Maximum Building Coverage" if the property is in the R-1-50 Zone.