

### Schedule of Zoning District Requirements Residential Districts

| Zone District                    | Minimum Lot Size |         |             |         | Minimum Yard Requirements (1) (In Feet) |           |                      |           |                                    |           |
|----------------------------------|------------------|---------|-------------|---------|---|-----------|----------------------|-----------|------------------------------------|-----------|
|                                  | Interior Lots    |         | Corner Lots |         | Principal Buildings                     |           |                      |           | Accessory Buildings and Structures |           |
|                                  | Area             | Sq. Ft. | Area        | Sq. Ft. | Front Yard                              | Side Yard | Total Two Side Yards | Rear Yard | Side Yard                          | Rear Yard |
| <b>Residential Single Family</b> |                  |         |             |         |   |           |                      |           |                                    |           |
| 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         |
| <b>Two Family</b>                |                  |         |             |         |   |           |                      |           |                                    |           |
| R-2-50                           | 5,000            | 50      | 6,000       | 60      | 20                                      | 5         | 15                   | 35        | 3                                  | 3         |

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| Zone District                | Lot Shape Requirements<br>Minimum Diameter (3) | Maximum Building Height |       |                    |      |
|------------------------------|--|-------------------------|-------|--------------------|------|
|                              |  | Principal Building      |       | Accessory Building |      |
|                              |  | In Feet                 | Feet  | Stories            | Feet |
| Residential<br>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**

**(Subsection 40-5.6)**

| Lot Size<br>(Square Feet) | Maximum Floor<br>Area Ratio<br>(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            | 75%                                  | 55%                                       | 30%                       |
| 0 to 3,999                | 78%                                  | 55%                                       | 30%                       |

Notes:

- (1) Not to include a detached garage of up to 440 square feet in calculation of "Maximum Building Coverage."
- (2) Not to include a detached garage of up to 320 square feet in calculation of "Maximum Building Coverage."
- (3) Not to include a detached garage of up to 240 square feet 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.
- (5) A detached garage exceeding the maximum size in Notes 1, 2, and 3 above, shall have the entire square footage of the detached garage be included in the Building Coverage calculation.

(Ord. No. 2006-03 § III; Ord. No. 2010-03 § I; Ord. No. 2013-09 § 2)