

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	
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

(Subsection 40-5.6)

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	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)