

LAND USE

175 Attachment 1

**Schedule B-1
City of Margate Schedule of Standards
Residential Standards**

[Amended 9-24-2006 by Ord. No. 2006-26; 4-3-2008 by Ord. No. 12-2008; 1-31-2013 by Ord. No. 01-2013; 8-15-2013 by Ord. No. 17-2013; 5-5-2016 by Ord. No. 08-2016; 11-5-2020 by Ord. No. 12-2020; 8-3-2023 by Ord. No. 10-2023]

	S-60	S-50	S-40	S-30	S-25	TF	S-25 (HD)	S-60-WF	S-40-WF	MF	WAPC	
Minimum lot area (square feet)	6,000	5,000	4,000	3,000	2,500	3,200	2,500	6,000 (excluding riparian)	2,750 (excluding riparian)	4,400	Multi-Family/Townhouse/Garden Apartment Buildings: 4,400 All other uses: 3,200	
Minimum lot width (feet)	50	50	50	40	40	40	40	60	50	40	50	
Maximum principal building coverage**, ***	Lots of 5,000+ square feet: 30% Lots between 3,000 square feet and 4,999 square feet: The principal building coverage may be increased on a sliding scale, enlarging the 30% by multiplying the number of square feet less than 5,000 by 0.00005 and converting the result into a percentage figure Lots less than 3,000 square feet: 40%							40%	50%	45%	50%	
Yards												
Minimum front yard	For front wall of house, prevailing setback of front walls of houses within 200 feet in the same block. Eliminate the high and low values before the average is calculated, unless there are fewer than 3 houses. Regardless of the average, minimum setback of at least 5 feet shall be provided. Unless otherwise indicated in Schedule B-5. For front of porch, prevailing setback of front walls of porches within 200 feet in the same block. Eliminate the high and low values before the average is calculated, unless there are fewer than 3 porches. Regardless of the average, minimum setback of at least 5 feet shall be provided. Porches or decks behind the front wall of a house shall not be included in the calculation. Unless otherwise indicated in Schedule B-5.										For front wall of building 10% of the lot depth with a 10 feet minimum. For front wall of porch 5% of the lot depth with a 5 feet minimum	
Minimum rear yard	20% of lot depth or 10 feet, whichever is greater							10 feet from bulkhead		20 feet, with minimum 10 foot Landscape Buffer		Multi-Family/Townhouse/Garden Apartment Buildings: 20 feet, with minimum 10 feet Landscape Buffer All other uses: The greater of 20% of Lot Depth or 10 feet
Minimum side yard	Lots with 60 feet or more of frontage: total side yards: 37% of total lot width; minimum: 10 feet each Lots with less than 50 feet to 59.99 feet of frontage: total side yards: 37% of total lot width; minimum: 8 feet Lots with less than 50 feet of frontage: total side yards: 37% of total lot width; 5 feet minimum Regardless of lot width, the maximum combined yard requirements shall not exceed 22 feet.									8 feet or 10 feet with driveway		Multi-Family/Townhouse/Garden Apartment Buildings: 8 feet each 20 feet overall All other uses: 10 feet each

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	S-60	S-50	S-40	S-30	S-25	TF	S-25 (HD)	S-60-WF	S-40-WF	MF	WAPC				
Maximum height	2.5 habitable floors, 2.5 stories total. Dormers are permitted but are limited to 40% of the 3rd floor habitable floor area; maximum height 30 feet above BFE+4 or FF if parking below is provided. Any third floor living space where the ceiling height is in excess of 5 feet shall be less than 50% of the floor area of the floor immediately below. 2 habitable floors over parking or 2 1/2 habitable floors without parking and 30 feet above lowest floor for lots less than 40 feet wide.							2 habitable floors, 2 stories total, lowest structural member is at elevation 12 feet (NAVD) +3 feet in Zone AE (E1 9) and elevation 13 feet (NAVD) +3 feet in Zone AE (E1 10). Height is measured from BFE+4. Habitable attics, as per NJUCC 2006, International Residential Code, NJ Edition, shall not be permitted. Maximum height of 25 feet from FF to ridge.		2.5 habitable floors, 2.5 stories total. Dormers are permitted but are limited to 40% of the 3rd floor habitable floor area; maximum height 30 feet above BFE +4 or FF if parking below is provided. Any third floor living space where the ceiling height is in excess of 5 feet shall be less than 50% of the floor area of the floor immediately below. 2 habitable floors over parking or 2 1/2 habitable floors without parking and 30 feet above lowest floor for lots less than 40 feet wide		2 habitable floors over parking or 2 1/2 habitable floors without parking and 30 feet above lowest floor for lots less than 40 feet wide. 2.5 habitable floors, 2.5 stories total. Dormers are permitted but are limited to 40% of the 3rd floor habitable floor area; maximum height 30 feet above BFE+4 or FF if parking below is provided. Any third floor living space where the ceiling height is in excess of 5 feet shall be less than 50% of the floor area of the floor immediately below. For lots 40 feet wide or greater.		Multi-Family/Townhouse/Garden Apartment Buildings: 2 habitable floors over parking or 2 1/2 habitable floors without parking and 30 feet above lowest floor or BFE+4. All other uses: Any third floor space where the ceiling height is in excess of 5 feet shall be less than 50% of the largest floor area immediately below and 30 feet above the lowest floor	
Minimum roof pitch	5 on 12 required for roofs above first floor level							N/A		5 on 12 required for roofs above first floor level					
Maximum density	N/A									19.8 du/ac		Multi-Family/Townhouse/Garden Apartment Buildings: 19.8 du/ac All other uses: N/A			
Maximum FAR	N/A									1.0		Multi-Family/Townhouse/Garden Apartment Buildings: 1.0 All other uses: N/A			
Landscaping															
Front yard landscape requirements	No less than 60% of the front yard extending to the side property lines shall be landscaped with grass or other vegetative cover, shrubs and trees. This landscaped area shall not include paving, pavers, walkways, stones, wood, and any other nonvegetative cover or material. Such 60% landscaping minimum may be reduced to the extent required to accommodate front access stairs necessary to conform with lowest floor elevation requirements. In no case, however, shall such percentage be lower than 50% of the front yard. Until such a time as this chapter is amended to conform with final FIRM mapping and related regulations, determination of "the extent required" shall be made by the Planning Board														
Minimum total landscaping coverage****	No less than 35% any residential lot shall be covered by grass or other vegetative ground cover, shrubs and trees. Areas under building projections, and cantilevers, except roof overhangs, shall not be counted toward meeting the landscape requirements Such 35% landscaping minimum may be reduced to the extent required to accommodate front access stairs necessary to conform with lowest floor elevation requirements. In no case, however, shall such percentage be lower than 30% of the lot. Until such a time as this chapter is amended to conform with final FIRM mapping and related regulations, determination of "the extent required" shall be made by the Planning Board. Areas under projections permitted by § 175-30C(4) and (6) shall not be counted toward meeting the landscape requirements.														

NOTES:

- ** No floor area of any building shall exceed the maximum area allowed by the principal building coverage limitation; in the case of nonconforming second floors, the half-story calculation shall be based on the second floor area constructed or designed.
- *** Beachfront property building coverage shall be measured from the property line. This shall include areas where the bulkhead line may be located inside the property line.
- **** Landscape coverage for beachfront properties shall be measured from the property line. The area of beach lying between the bulkhead and property line shall be considered landscape coverage.
- ***** The maximum height above existing grade of a building may include an uninhabitable ground floor 9 feet in height above existing grade (only if used for garage parking to meet off street parking requirements, Face of garage doors must be setback 18 feet from the property line) to the lowest structural member of the first floor which shall not be counted in building height, with the exception of buildings in the S-25(HD) District. Buildings within the S-25 (HD) District are allowed to be raised such that the lowest structural member is at elevation 12.0 feet (NAVD 88) + 3 feet in Zone AE (E1 9) and 13.0 feet (NAVD 88) + 3 feet in Zone AE (E1 10).

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**Schedule B-2
City of Margate Schedule of Standards
Nonresidential Standards****

[Amended 9-24-2006 by Ord. No. 2006-26; 1-31-2013 by Ord. No. 01-2013; 8-3-2023 by Ord. No. 10-2023]

	CBD*****	C-1*****	C-2*****	WSD*	R	B	I
Minimum lot area (square feet)	4,000	4,000	4,000	4,400	5,000	N/A	The Lot/Tract created by the rights-of-Way bounding the Block in which the Lot/Tract is located.
Minimum lot width (feet)	50	50	50	50	50	N/A	
Maximum principal building coverage	60%	60%	60%	50%	—	N/A	Where Institutional Buildings or Structures exist, the existing Coverage of such existing Buildings or Structures. Where Institutional Buildings or Structures do not exist, the Coverage Requirements of the Most Restrictive Zoning nearest to the particular Institutional Zone in which the Property is Located.
Yards							
Minimum front (feet)	6, to permit a secondary sidewalk for a higher ground floor elevation	6, to permit a secondary sidewalk for a higher ground floor elevation	6, to permit a secondary sidewalk for a higher ground floor elevation	The lesser of the prevailing setback within 200 feet in same block or 10 feet minimum	—	N/A	Where Institutional Buildings or Structures exist, the existing Yard Requirements of such existing Buildings or Structures. Where Institutional Buildings or Structures do not exist, the Yard Requirements of the Most Restrictive Zoning District nearest to the particular Institutional Zone in which the Property is Located.
Minimum rear (feet)	5	5	5	10	—	N/A	
Minimum side (feet)	3 each; 10 combined	3 each; 10 combined	3 each; 10 combined	8 each; 20 combined			
Maximum height***	34 feet above curb or 30 feet above lowest floor, whichever is greater						Where Institutional Buildings or Structures exist, the existing Height of such existing Buildings or Structures. Where Institutional Buildings or Structures do not exist, the Height Requirements of the Most Restrictive Zoning District (as defined in § 175-10) nearest to the particular Institutional Zone in which the Property is Located.

NOTES:

* Residential projects in the WSD Zones shall comply with the MF standards. Mixed-use projects shall comply with the MF density standards and all other applicable standards in the CBD, C-1, C-2 Zones.

** Regardless of zone, any single-family or two family home in the City shall comply with Schedule B-1.

*** Except where otherwise required by the Construction Code, in zones requiring ground floor commercial uses, the lowest floor of any such building shall be located within one foot of grade inside the sidewalk line unless an ADA compliant ramp is provided. Higher ground floors in commercial zones are permitted for flood damage prevention purposes.

**** A. Mixed use is a conditional use and shall comply with the following conditions:

- (1) All mixed-use projects shall have a maximum aggregate residential to commercial floor area of 2:1.
- (2) Residential building coverage shall not exceed commercial building coverage by more than 20%.

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Schedule B-3

[Former Schedule B-3, setting forth standards for the overlay zones, was deleted 9-24-2006 by Ord. No. 2006-26]

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Land Use
Schedule B-5
City of Margate Schedule of Standards
Residential Standards
Specific Front Yard Setbacks in Residential Zones
[Added 11-5-2020 by Ord. No. 12-2020; 8-3-2023 by Ord. No. 10-2023]

Street	S-60	S-50	S-40	S-30	S-25	TF	S-25 (HD	S-60-WF	S-40-WF	MF	WAPC
Quincy Avenue Porch Principal Structure	12 feet 18 feet	N/A	12 feet 18 feet	10 feet 16 feet	10 feet 16 feet	N/A	N/A	N/A	N/A	N/A	N/A
Ventnor Avenue Porch Principal Structure	12 feet 25 feet										