

DEVELOPMENT REGULATIONS

114 Attachment 1

City of Somers Point

Schedule of Minimum Area, Yard and Building Requirements for Certain Districts

1	2	3	4			5			6			7	8	9	10		11	12	13	14	15		16		17	18	
			Minimum Required Yard Setbacks																	Parking Area Setbacks							
			Principal Structure																								
			Front Yard (feet)			Rear Yard (feet)			Side Yard (feet)		Accessory Structure (feet)			Maximum Building Height (feet)								Front Yard (feet)					
Zone	Minimum Lot Size	Lot Width (feet)	State Right-of-Way	County Right-of-Way	City Right-of-Way	County Right-of-Way	Rear Lot Line	Residential Zone	Side Lot Line	Residential Zone	Front	Side	Rear	Principal Structure	Accessory Structure	Lot Coverage (maximum)	Building Coverage (maximum)	Minimum Distance Between Buildings (feet)	Minimum Gross Floor Area (square feet)	County/State Right-of-Way	City Right-of-Way	Rear Yard (feet)	Side Lot Line (feet)	Residential Zone (feet)			
1 R-1	7,500 SF	70	20 <sup>a</sup>	20 <sup>a</sup>	20 <sup>a</sup>	35	35	—	10 <sup>b</sup>	10 <sup>b</sup>	20	10 <sup>b</sup>	5	35	15	60% <sup>st,lu</sup>	—	—	—	—	—	—	—	—	—		
2 R-MF	3 acres <sup>c</sup>	300 <sup>c</sup>	30 <sup>c</sup>	30 <sup>c</sup>	30 <sup>c</sup>	30 <sup>c</sup>	30 <sup>c</sup>	30 <sup>c</sup>	30 <sup>c</sup>	30 <sup>c</sup>	30 <sup>c</sup>	30 <sup>c</sup>	30 <sup>c</sup>	35	15	30% <sup>st,lu</sup>	—	30	—	30	30	30	30	30			
3 R-CL	—	150	50	50	50	50	50	50	20	20	—	—	—	30	15	—	15%	—	—	—	—	—	—	—			
4 GB	60,000 SF <sup>f</sup>	200	75	75	75	50	50	50	25	25	—	25	15	35	35	—	30%	20	1,000	35	20	20	10	25			
5 HC-1/NC-2	15,000 SF <sup>d</sup>	100 <sup>d</sup>	50	50	50	30	30	30	30 <sup>e</sup>	30 <sup>e</sup>	50	30 <sup>e</sup>	30	35 <sup>f</sup>	35	30% <sup>st</sup>	—	35	1,400	8 <sup>g</sup>	8 <sup>g</sup>	8 <sup>g</sup>	8 <sup>g</sup>	8 <sup>g</sup>			
6 HC-2	15,000 SF <sup>h</sup>	100 <sup>h</sup>	50	50	50	— <sup>w</sup>	— <sup>w</sup>	— <sup>w</sup>	30 <sup>e</sup>	30 <sup>e</sup>	50	30	— <sup>w</sup>	35 <sup>f</sup>	35	30% <sup>h,sl</sup>	—	—	—	10	10	10	10	10			
7 BF	— <sup>ij</sup>	— <sup>i</sup>	— <sup>ij</sup>	— <sup>ij</sup>	— <sup>ij</sup>	— <sup>ij</sup>	— <sup>ij</sup>	— <sup>ij</sup>	— <sup>ij</sup>	— <sup>ij</sup>	— <sup>ij</sup>	— <sup>ejj</sup>	— <sup>ij</sup>	35	35 <sup>i</sup>	30% <sup>h,sl</sup>	—	35 <sup>i</sup>	1,400 <sup>i</sup>	8 <sup>g,i</sup>	8 <sup>g,i</sup>	8 <sup>g,i</sup>	8 <sup>g,i</sup>	8 <sup>g,i</sup>			
8 RGC	125 acres	—	100	100	100	100	100	100	100	100	100	100	100	35	35	15%	—	—	—	—	—	—	—	—			
9 REC-B	10,000 SF	75	35	35	35	25	25	25	8	8	—	—	—	35	35	70%	—	—	—	15	15	15	15	15			
10 TC	15,000 <sup>j</sup> /30,000 <sup>j</sup>	150/100 <sup>k</sup>	50	50	50	30 <sup>k</sup>	30 <sup>k</sup>	30 <sup>k</sup>	35/30 <sup>k</sup>	35/30 <sup>k</sup>	—	—	—	35	35	30% <sup>k</sup> , 35%	—	—	—	10	10	10	10	10			
11 PMC	10,000 SF	100	20	20	20	— <sup>n</sup>	— <sup>n</sup>	— <sup>n</sup>	8 min., 20 total	8 min., 20 total	15	15	— <sup>o</sup>	45	50	80% <sup>p</sup>	—	— <sup>j</sup>	—	10	10	10	5	—			
12 I-PID	1 acre <sup>q</sup>	150 <sup>q</sup>	30 <sup>q</sup>	30 <sup>q</sup>	30 <sup>q</sup>	60 <sup>q</sup>	60 <sup>q</sup>	60 <sup>q</sup>	30 <sup>q</sup>	30 <sup>q</sup>	—	—	—	35	35	40%	—	30	—	10	10	10	10	10			
13 HVC	15,000 SF <sup>r</sup>	100 <sup>r</sup>	50 <sup>r,v</sup>	50 <sup>n,v</sup>	50 <sup>r,v</sup>	30 <sup>r,v</sup>	30 <sup>r,v</sup>	30 <sup>r,v</sup>	30 <sup>ex,v</sup>	30 <sup>ex,v</sup>	50	30 <sup>e</sup>	30	35	35	30% <sup>r,sl</sup>	—	35	1,400	8 <sup>g</sup>	8 <sup>g</sup>	8 <sup>g</sup>	8 <sup>g</sup>	8 <sup>g</sup>			
14 HVR	7,500 SF	70	20 <sup>h,n,v</sup>	20 <sup>n,v</sup>	20 <sup>h,n,v</sup>	35 <sup>n,v</sup>	35 <sup>n,v</sup>	— <sup>v</sup>	10 <sup>n,v</sup>	10 <sup>n,v</sup>	20	10	5	35	15	60% <sup>st,lu</sup>	30%	—	—	—	—	—	—	—			
15 HVW	— <sup>j</sup>	50	— <sup>j,v</sup>	— <sup>j,v</sup>	— <sup>j,v</sup>	— <sup>j,v</sup>	— <sup>j,v</sup>	— <sup>j,v</sup>	— <sup>j,v</sup>	— <sup>j,v</sup>	— <sup>j</sup>	— <sup>ej</sup>	— <sup>j</sup>	35	35	30% <sup>h,sl</sup>	—	35	1,400	8 <sup>g</sup>	8 <sup>g</sup>	8 <sup>g</sup>	8 <sup>g</sup>	8 <sup>g</sup>			

NOTES:

- In the case of corner lots, all yards fronting on a street will be considered front yards and one side yard will be considered a rear yard. In all subdivisions of over three lots, front yard setbacks shall be varied from two feet to five feet so that no two contiguous lots shall have the same setback.
- The City Building/Code Official shall have discretion to administratively approve side yard setback(s) which are less than the required 10 feet, but no less than five feet, when such setbacks are for patios/sidewalks which are less than eight inches above grade level. If the proposal is not within the above requirements, the applicant shall request a variance(s) before the Zoning Board of Adjustment.
- Area and bulk requirements for two-family dwellings in the R-MF District shall be as follows: lot size: 15,000-square-foot minimum for a two-family dwelling, with 7,500-square-foot minimum per dwelling unit; lot width: 90 feet, minimum, of roadway frontage per two-family dwelling with 45-foot minimum per dwelling unit. Front yard setback: 35-foot minimum for principal and accessory buildings. In the case of corner lots, all yards fronting on a street will be considered front yards. Side yard setback: 15-foot minimum for both side yards for each principal and accessory building. For two-family dwellings totally separated by an unpierced wall extending from ground to roof, one side yard setback may be reduced to zero feet. Rear yard setback: 35-foot minimum for principal buildings and five-foot minimum for accessory buildings.
- Drive-in restaurants: minimum lot size: 30,000 SF; lot width: 200 feet minimum.
- Except where the property adjoins another used for the same purpose, in which case, the setback of that side may be reduced to 15 feet.
- Gasoline service stations: not to exceed 25 feet maximum.
- All perimeter setbacks shall have a buffer strip eight feet wide, consisting of trees, evergreens and deciduous plant material. The only exception to this requirement shall be roadway frontage, where the buffer strip will be eight feet wide and approximately 1/3 of the lot width.
- Motels: minimum lot size: 30,000 SF; lot width: 150 feet minimum; lot depth: 150 feet minimum; lot coverage: 35% maximum.
- New single-family detached dwellings and the modification, renovation, expansion, reconstruction or alteration of existing residential uses shall conform to R-1 regulations. Single-family attached condominiums shall conform to R-MF regulations, except that density shall not exceed six units per adjusted gross acre and building length; number of contiguous units and lot coverage shall be determined by the municipal agency during site plan review based on the particularities of the proposed project and the site in question. Offices for marine-related sales and services shall conform to GB regulations.
- Boat sales, rentals, storage, maintenance, dockage and water-related service and recreational establishments shall conform to the requirements of HC-1, except that lot size and setbacks shall be determined during preliminary site plan review based on the particularities of the site itself and the proposed project.
- Eating and drinking establishments.
- Motels and recreational sports facilities.
- Impervious coverage for GB Zone.
- Block 3000, Lot 1, shall have 20-foot setback.

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- o. Block 3000, Lot 1, shall have 15-foot setback.
- p. CAFRA standards apply; 80% or the most recently adopted regulation.
- q. Planned industrial area: minimum lot size: 5 acres; lot width: 200 feet minimum; lot setbacks: 50 feet.
- r. International Building Code (IBC) standards apply.
- s. Deck 18 inches or higher will count towards building coverage.
- t. Decks and pavers set over sand will only be 50% of total area calculated towards building and lot coverage.
- u. 10% credit to building coverage if downspouts from houses go into underground trench/storage system of 250 gallons.
- v. See historic district bulk requirement reduction, §§ 114-99D(4), 114-100D(3) and 114-101D(4).
- w. Subject to review by Planning Board.