

ZONING

425 Attachment 5

Town of Bethany Beach

**Maximum Lot Coverage (%)
Trade Off Chart for R-1 and R-1B District**

		Additional Setbacks	Front Yard	Rear Yard	Roof Pitch	Number of Floors Permitted	Front and Side Wall Planes
Maximum Lot Coverage (%)	40	Interior lots - Add minimum sum of 2 feet to either front and/or side setback total (standard 7 feet side and 20 feet front apply) Corner lots - not permitted	No front yard encroachment permitted except as permitted by Appendix 3, Footnote (b)	No rear yard encroachment permitted	Minimum roof pitch above ground and/or first floor to be 5:12	2 1/2 stories per definition for a maximum coverage of 50% of third floor based on footprint of floor below	Option 1 - A minimum of two wall planes each side with a cumulative minimum difference between planes of 4 feet, of which one plane must be no less than 20% of the SF of that wall Option 2 - A minimum of two wall planes at front elevation and one side with a cumulative difference between planes of 4 feet, of which one plane must be no less than 40% of the SF of that wall
	38	Interior lots - Add minimum sum of 2 feet to either front and/or side setback total (standard 7 feet side and 20 feet front apply) Corner lots - minimum of 7 feet on interior side and 15 feet on side abutting a street	No front yard encroachment permitted except as permitted by Appendix 3, Footnote (b)	No rear yard encroachment permitted	Minimum roof pitch above ground and/or first floor to be 5:12	2 1/2 plus for a maximum coverage of 60% of third floor based on footprint of floor below	Option 1 - A minimum of two wall planes each side with a cumulative minimum difference between planes of 4 feet, of which one plane must be no less than 20% of the SF of that wall Option 2 - A minimum of two wall planes at front elevation and one side with a cumulative minimum difference between planes of 4 feet, of which one plane must be no less than 40% of the SF of that wall

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		Additional Setbacks	Front Yard	Rear Yard	Roof Pitch	Number of Floors Permitted	Front and Side Wall Planes
Maximum Lot Coverage (%)	36	Interior lots - 7 feet minimum each side Corner lots - minimum of 7 feet on interior side and 15 feet on side abutting a street	No front yard encroachment permitted except as permitted by Appendix 3, Footnote (b)	5 feet rear yard encroachment permitted over 40% of lot width maximum and limited to one story in height above ground level	Minimum roof pitch above ground and/or first floor to be 3:12	2 1/2 plus for a maximum coverage of 75% of third floor based on footprint of floor below	Option 1 - A minimum of two wall planes each side with a cumulative minimum difference between planes of 4 feet, of which one plane must be no less than 20% of the SF of that wall Option 2 - A minimum of two wall planes at front elevation and one side with a cumulative minimum difference between planes of 4 feet, of which one plane must be no less than 40% of the SF of that wall
	32	Interior lots - 7 feet minimum each side Corner lots - minimum of 7 feet on interior side and 15 feet on side abutting a street	No front yard encroachment permitted except as permitted by Appendix 3, Footnote (b)	5 feet rear yard encroachment permitted over 40% of lot width maximum and limited to one story in height above ground level	Minimum roof pitch above ground and/or first floor to be 3:12	No maximum number of floors (refer to maximum height permitted)	Option 1 - A minimum of two wall planes each side with a cumulative minimum difference between planes of 4 feet, of which one plane must be no less than 20% of the SF of that wall Option 2 - A minimum of two wall planes at front elevation and one side with a cumulative minimum difference between planes of 4 feet, of which one plane must be no less than 40% of the SF of that wall

NOTES:

- (b) The front yard (depth) requirement of 20 feet shall not apply where front-yard depths of 10 but no more than 20 feet have been established by at least three existing buildings on any one side of any one block. In no case shall the front-yard requirement be less than 10 nor more than 20 feet. With a front door facing and being clearly visible from the street, uncovered steps and landings have a maximum width of 42 inches and leading from the street to that door may encroach up to 10 feet into the front yard setback, but in no case closer than 10 feet from the front lot line, as provided in § 425-85.