Non-Discrete Residential R-1 Zones
Schedule of District Regulations
(Subsection 25-204.1.5)

[Ord. #02-19; Ord. #02-12; Ord. #08-12, §§3, 4; Ord. #09-28, § 12; §§7, 12; Ord. #12-19, §5; Ord. #13-32, §5; Ord. #14-25]

Zone District	Minimum Lot Area (square feet) (9) (10)		Minimum Lot Width and Lot Frontage (feet) (9)		Minimum Yard Requirements (feet)			Min. Lot Depth (feet) (4)	Maximum Building Height (5,6,7)	Total Stories		Floor Area Ratio (FAR) (percent)	Maximum Building Coverage (percent)	Maximum Impervious Coverage (percent)
	Interior	Corner	Interior	Corner (3)	Front (1)	Rear (2,8)	Side			Non-Alley Lots***	Alley Lots			
R-1-30	3000	4000	30	40	Schedule B	25% of lot depth	Schedule C	100		2.6	2.6	80	30	60
R-1-30 w/incentives	3000	4000	30	40	Schedule B	25% of lot depth	Schedule C	100		2.6	2.6	84	40	70
R-1-40	4000	5000	40	50	Schedule B	25% of lot depth	Schedule C	100		2.6	2.4	70	30	60
R-1-40 w/incentives	4000	5000	40	50	Schedule B	25% of lot depth	Schedule C	100		2.4	2.4	80	38	65
R-1-50	5000	6000	50	60	Schedule B	25% of lot depth	Schedule C	100		2.4	2.4	65	25	55
R-1-50 w/incentives	5000	6000	50	60	Schedule B	25% of lot depth	Schedule C	100		2.4	2.4	75	35	55
R-1-60	6000	7000	60	70	Schedule B	25% of lot depth	Schedule C	100		2.4	2.4	60	25	50
R-1-60 w/incentives	6000	7000	60	70	Schedule B	25% of lot depth	Schedule C	100		2.4	2.4	70	35	50

NOTES TO SCHEDULE (Non-Discrete Residential R-1 Zones):

(1) In all zone districts, the minimum front yard setback shall be as indicated on Schedule B, "Schedule of Front Yard Setback Depths by Street." Where development is proposed on lots adjacent to a street not listed on Schedule B, the front yard shall be the average setback of the adjacent buildings on the entire block, as determined from a certified survey provided by the applicant/owner.

(2) (Reserved)

(3) (Reserved)

(4) The minimum required lot depth and lot frontage indicated shall be provided, except that:

(a) Existing lots with less than the required depth at the time of adoption of this Ordinance, shall be deemed to be conforming for purposes of lot depth, and except that

(b) The minimum required lot depth for lots created subsequent to the effective date of this ordinance fronting on the east side of West Avenue between North Street and 59th Street shall be ninety (90) feet.

(5) See Section 25-300.16 for design controls governing eaves, dormers, half-stories and porches.

(6) Where a roof does not meet the definition of pitched, the maximum height of such roof shall be 5 feet less than the permitted roof height.

(7) Refer to Section 25-209.5, Schedule D – Residential Building Height.

(8) For lagoon-front, bay-front and oceanfront lots, the front yard shall be the street side and the rear yard shall be the water side of the lot.

(9) For lots with Boardwalk frontage, the minimum lot area, lot width and lot frontage for corner lots shall be the same as for interior lots.

(10) In all zone districts the required Minimum Lot Area shall be as indicated in the Schedule of District Regulations, except that the required Minimum Lot Area for lots created subsequent to the effective date of this ordinance (Ord. No. 14-25 was adopted 9-25-14) fronting on the east side of West Avenue between North Street and 59th Street shall be ninety (90) percent of the Minimum Lot Area indicated on the respective Schedule of District Regulations.

***Three (3) stories permitted on non-alley lots with lot area less than 2400 square feet.

SCHEDULE B—Schedule of Front Yard Setback Depths by Street (Section 25-209.2)

SCHEDULE C—Schedule of Side Yard Setbacks (Section 25-209.3)