

ZONING AND LAND DEVELOPMENT

25 Attachment 9

**Residential Oceanfront R-2 (R-O-2) Zones
Schedule of District Regulations
(Subsection 25-204.9.5)**

[Ord. #02-19; Ord. #03-12, §5; Ord. #08-12, §§3, 4; Ord. #09-28, §§7, 10; Ord. #11-21, §2; Ord. #12-19, §5; Ord. #14-25; Ord. No. 2015-26]

Zone District	Minimum Lot Area (square feet) (10)		Minimum Lot Width and Lot Frontage (feet)		Minimum Yard Requirements (feet)			Min. Lot Depth (feet) (4)	Maximum Building Height (6,7,9)		Maximum Building Coverage (percent)	Maximum Impervious Coverage (percent)
	Interior	Corner	Interior	Corner	Front (1,8)	Rear (2,8)	Side		Pitched Roof	Habitable Stories		
R-O-2-40	3600	4500	40	50	Schedule B	25	Schedule C	100		2	38	55
R-O-2-50	4500	5400	50	50	Schedule B	25	Schedule C	100		2	35	55

NOTES TO SCHEDULE (Residential Oceanfront R-2 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) The minimum required rear yard for existing platted lots less than 100 feet in depth may be reduced as follows: Existing lot depth divided by 100 times the minimum required rear yard equals reduced rear yard. For example: $(85/100 \times 20 = 17)$.
- (3) On corner lots, the minimum side yard requirements shall be met for the interior side yard and the larger side yard dimension shall be provided for the side yard closest to the street.
- (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) (Reserved)
- (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) Detached single-family homes are permitted 2.6 Total Stories on lots less than 5,000 square feet, and 2.4 Total Stories on Lots 5,000 square feet and greater.

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- (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.

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)