

ZONING AND LAND DEVELOPMENT

25 Attachment 14

**Gardens R-1 Neighborhood Zone  
Schedule of District Regulations  
(Subsection 25-204.15.5)**

[Ord. #02-19; Ord. #03-12, §5; Ord. #04-13, §2; Ord. #04-29, §2; Ord. #08-12, §§3, 4; Ord. #09-28, §12; Ord. #11-21, §3; Ord. #12-19, §5; Ord. #14-25]

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 (5,7) Pitched Roof	Total Stories		Floor Area Ratio (FAR) (percent)	Maximum Building Coverage (percent) (23)	Maximum Impervious Coverage (percent)
	Interior	Corner	Interior	Corner	Front (1)	Rear (8)	Side			Non-Alley Lots***	Alley Lots			
G-30-3000	3000	4000	30	40	Schedule B	25% of lot depth	Schedule C	100		2.4	2.4	84	35	60
G-40-3500	3500	5000	40	50	Schedule B	25% of lot depth	Schedule C	100		2.4	2.4	80	35	60
G-45-5000	5000	6000	45	55	Schedule B	25% of lot depth	Schedule C	100		2.4	2.4	75	35	60
G-50-5000	5000	6000	50	60	Schedule B	25% of lot depth	Schedule C	100		2.4	2.4	75	35	60
G-60-6000	6000	7000	60	70	Schedule B	25% of lot depth	Schedule C	100		2.4	2.4	70	35	60
G-75-4500	4500	5000	75	75	Schedule B	20% of lot depth	Schedule C****	60		2.4	2.4	80	35	60
G-75-7000	7000	8000	75	85	Schedule B	25% of lot depth	Schedule C****	100		2.4	2.4	65	35	60

NOTES TO SCHEDULE:

- (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)-(3) (Reserved)

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- (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) (Reserved)
- (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.
- (11-22) (Reserved)
- (23) Where a front porch designed in compliance with Section 25-300.16.1.d. of this Ordinance is provided, up to two percent (2%) of the lot area may be excluded from the calculation of building coverage for said front porch.
- \*\*\* Three (3) stories permitted on non-alley lots with lot areas less than 2400 square feet.
- \*\*\*\* In the G-75-4500 Zone, the minimum required setback for each side yard shall be as specified in Schedule C. The aggregate width of both side yards may be modified relative to lot depth as follows: Aggregate width equals the lot depth (expressed as a percentage) multiplied times the aggregate width stipulated in Schedule C. For example, where a lot has a width of 75 feet and a depth of 60 feet, the aggregate width of both side yards would be twelve (12') feet, calculated as follows:  $60\% \times 20'$  (the aggregate width from Schedule C) = 12'.

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)