

ZONING AND LAND DEVELOPMENT

25 Attachment 20

**Riviera R-1 Neighborhood Zones  
Schedule of District Regulations  
(Subsection 25-204.21.5)**

[Ord. #02-19; Ord. #02-36, §3; Ord. #03-12, §5; Ord. #08-12, §§3, 4; Ord. #09-28, §§ 7, 12; 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 (5,6,7) Pitched Roof (5a)	Total Stories		Floor Area Ratio (FAR) (percent)	Maximum Building Coverage (percent)	Maximum Impervious Coverage (percent)
	Interior	Corner	Interior	Corner	Front (1)	Rear	Side			Non-Alley Lots***	Alley Lots			
RN-50/5000	5000	6000	50	60	Schedule B	25% of lot depth	Schedule C	100		2.6	2.4	See Note (20)	See Note (20)	See Note (20)
RN-L 50/5000	5000	5000	50	50	Schedule B	20% of lot depth	Schedule C	100		2.6	2.4	See Note (20)	See Note (20)	See Note (20)

NOTES TO SCHEDULE (Riviera R-1 Neighborhood 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)–(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.
- (5a) The maximum permitted eave height for the primary or main roof shall be nineteen feet (19') from the top of the first finished floor.  
The maximum permitted eave height for a garage that extends towards the street from the principal structure shall be fourteen feet (14') from grade.
- (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.

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- (8) For lagoon-front, bay-front and ocean-front 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)-(19) (Reserved)
- (20) Maximum permitted floor area ratio building coverage and impervious coverage shall be regulated based on lot area as follows:

<i>Lot Area (SF)</i>	<i>Floor Area Ratios (FAR)</i>	<i>Building Coverage<sup>Δ</sup></i>	<i>Impervious Coverage</i>
Up to 6000	80%	36%	70%
6001—7999	70%	33%	65%
8000 and over	65%	30%	60%

<sup>Δ</sup>Building Coverage may be increased by 2% for a first floor porch.

\*\*\*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)