

ZONING AND LAND DEVELOPMENT

25 Attachment 22

**Bay West R-1 Neighborhood Zone
Schedule of District Regulations
(Subsection 25-204.23.5)**

[Ord. #02-36, §5; 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 (5,5b,6,7) Pitched Roof	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			
BW-1-30	3000	4000	30	40	Schedule B	25% of lot depth	Schedule C	100		2.6	2.4	84	40	70
BW-1-40	4000	5000	40	50	Schedule B	25% of lot depth	Schedule C	100		2.6	2.4	80	38	65
BW-1-50	5000	6000	50	60	Schedule B	25% of lot depth	Schedule C	100		2.4	2.4	75	35	55
BW-1-60	6000	7000	60	70	Schedule B	25% of lot depth	Schedule C	100		2.4	2.4	70	35	50

NOTES TO SCHEDULE (Bay West 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.

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- (5b) Maximum first floor elevation shall be five feet (5') above the lot elevation for buildings on lots that have alley access. This height shall be maintained for the front one-third (1/3) of the habitable building length as measured from the street side to the alley side. However, the height of the first habitable floor may be increased by one foot (1'), or portion thereof, necessary to elevate the first floor in order to comply with the minimum elevation as required by the Flood Insurance Rate Maps. The finished floor elevation shall be a minimum of two feet (2') above the base flood elevation.
 - (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) (Reserved)
 - (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.
- *** Three (3) stories permitted on non-alley lots with lot areas 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)