

ZONING AND LAND DEVELOPMENT

25 Attachment 24

**Stenton Place R-1 Neighborhood Zone
Schedule of District Regulations
(Subsection 25-204.25.5)**

[Ord. #02-36, §5; Ord. #03-12, §5; Ord. #08-12, §§3, 4; Ord. #09-28, §§7,12,14; 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	Total Stories		Floor Area Ratio (FAR) (percent)	Maximum Building Coverage (percent)	Maximum Impervious Coverage (percent)
	Interior	Corner	Interior	Corner	Front (1) (2)	Rear (2e)	Side			Non-Alley Lots	Alley Lots			
SP-1-30/1950	1950	2600	30	40	Schedule B	10	Schedule C	65		2.6	2.6	100	40	65
SP-1-40/2600	2600	3250	40	50	Schedule B	10	Schedule C	65		2.6	2.6	100	40	65
SP-1-44/4400	4400	5000	44	50	Schedule B	25	Schedule C	100		2.6	2.6	90	35	55

NOTES TO SCHEDULE (Stenton Place 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) For purposes of determining the front yard per Section 25-300, et seq. of this Ordinance, the boardwalk shall not be considered a street. The rear yard shall be opposite the front yard.
- (2e) The rear yard setback required to the enclosed habitable portion of the principal building may be reduced a distance equal to the distance by which the required front yard setback to the principal building exceeds ten feet (10'). Nonhabitable building area, such as porches, decks and landings may extend not more than six feet (6') into the required rear yard. In no case, however, shall this rear yard setback be less than seven and one-half feet (7.5').
- (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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- (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.

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)