

ZONING AND LAND DEVELOPMENT

25 Attachment 27

**Central Business-1 Zone (CB-1)
Schedule of District Regulations
(Subsection 25-205.1A.5)**

[Ord. #02-19; Ord. #02-29, §15; Ord. No. 03-12, §5; Ord. #03-22, §1; Ord. #04-13, §3; Ord. #08-01, §1; Ord. #08-12, §4; Ord. #09-28, §12; Ord. #14-25; Ord. #14-31]

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 (15)		Maximum Building Coverage (percent)	Maximum Impervious Coverage (percent)
	Interior	Corner	Interior	Corner	Front (1)	Rear	Side (14)		Flat/Pitched Roof (feet)	Habitable Stories		
CB-1	6000	7000	60	70	Schedule B	4	Schedule C	100	32 38	3	90	90

NOTES TO SCHEDULE (Central Business-1 Zone):

- (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)-(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)-(13) (Reserved)

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- (14) No side yard shall be required for nonresidential uses on any floor level. Two (2) side yards of not less than four feet (4') each shall be required for second or third floor residential uses.
- (15) Building height for commercial and mixed-use buildings is measured from Base Flood Elevation plus one (1) foot (BFE+1). Maximum building height is determined by the ceiling height of the lowest floor as specified in the following table:

<i>Lowest Floor -Ceiling Height</i>	<i>Building Height (Flat Roof)</i>	<i>Building Height (Pitched Roof)</i>
12 feet or less	32 feet	38 feet
12.1 - 13 feet	33 feet	39 feet
13.1 - 14 feet	34 feet	40 feet
14.1 - 15 feet	35 feet	41 feet
15.1 feet or more	36 feet	42 feet

Building height for residential uses shall be in accord with the applicable residential zone bulk requirements.

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)