

ZONING AND LAND DEVELOPMENT

25 Attachment 31

**Hospitality Zone
Schedule of District Regulations
(Subsection 25-205.7.5)**

[Amended 12-12-2019 by Ord. No. 19-15; 2-23-2023 by Ord. No. 23-02]

Use	Minimum Lot Area (square feet)		Minimum Lot Width and Lot Frontage (feet)		Minimum Yard Requirements (feet)			Min. Lot Depth (feet)	Maximum Building Height (feet) (5)(8) Flat-Pitched Roof	Maximum Building Coverage (percent) (7)	Maximum Impervious Coverage (percent)
	Interior	Corner	Interior	Corner	Front (1)	Rear	Side (ea./agg.)				
Hotel Motel	10,000	10,000	100	100	Schedule B	20'	5'/10'	100	50	80	80
Bed & Breakfast, Rooming & Guest Houses; Satellite Hotel	4,000	4,000	40	40	Schedule B	20'	5'/10'	100	29' 34'	70	80
Restaurant, Retail Sales, Retail Service, Mixed-use Rental Management Service	3,000	4,000	30	40	Schedule B	20'	(14)	100	32' 37'	90	90
Parking Lot	3,000	4,000	30	40	4	4	4	100	15'	3	90
Triplex	5,500	6,000	55	60	Schedule B	20% of Depth	Schedule C	100	35	35	65
Quadruplex	6,500	7,000	65	70	Schedule B	20% of Depth	Schedule C	100	35	35	65
Multi-family (5+)	10,500	11,000	100	110	Schedule B	20% of Depth	Schedule C	100	35	35	65
One-family & Two-family Dwellings HZ2400	2,400	3,200	30	40	Schedule B	Refer to Notes 3 and 4	Schedule C	75	29 34	35 45	65
One-family & Two-family Dwellings HZ3000	3,000	4,000	30	40	Schedule B	Refer to Notes 3 and 4	Schedule C	100	29 34	30 40	65
One-family & Two-family Dwellings HZ4000	4,000	5,000	40	50	Schedule B	Refer to Notes 3 and 4	Schedule C	100	29 34	30 40	65

OCEAN CITY CODE

NOTES TO SCHEDULE:

- (1) 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.
- (3) The minimum required rear setback shall be: 20% of lot depth for non-alley lots and for lots having less than 100 feet of depth; 25% of lot depth for alley lots and for lots having a depth of 100 feet or more.
- (4) The rear yard setback required to the enclosed habitable portion of the building may be reduced a distance equal to the distance by which the required front yard setback to the building exceeds ten (10) feet. Nonhabitable building area, such as porches, decks and landings may extend not more than six (6) feet into the required rear yard. In no case shall this rear yard setback be less than seven and one-half (7.5) feet.
- (5) Building Height for Hotel, Motel, Satellite Hotel, Bed & Breakfast, Rooming House, Guest House, Triplex, Quadruplex, Multi-family, Restaurant, Retail Sales, Retail Service, and Mixed-Use shall be measured from Base Flood Elevation plus one (1) foot (BFE+1 Building Height for "Corinthian" residential dwellings shall be measured from Zoning Flood Elevation.
- (6) Lots containing more than one use shall be subject to the most restrictive regulations.
- (7) Forty (40) percent Building Coverage on HZ-3,000 and HZ-4,000 lots, and forty-five (45) percent Building Coverage on HZ-2,400 lots requires compliance with the design incentives contained in Section 25-204.27 of the City Code. (Ord. #2016-24)
- (8) Single-family and duplex buildings shall be limited to a maximum of 2.5 habitable stories. Buildings with a half story shall comply with Subsections 25-204.27 and 25-300.16.1e
- (14) No side yard shall be required for Restaurant, Retail Sales, and Retail Services. Two (2) side yards of not less than four feet (4') each shall be required for second and third floor residential uses, and parking lots.

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)