

ZONING AND LAND DEVELOPMENT

25 Attachment 32

**Marine Village Harbor Zone (MVH)
Schedule of District Regulations
(Subsection 25-205.8.5)**

[Ord. #08-04, §2; Ord. #08-12, §4; Ord. #09-28, §12; Ord. #14-25; Ord. No. 2015-23 §2]

Zone District	Minimum Lot Area (square feet) (10)		Minimum Lot Width and Lot Frontage (feet)		Minimum Yard Requirements (feet)			Maximum Building Height (2)			Maximum Building Coverage (percent)	Maximum Impervious Coverage (percent)
	Interior	Corner	Interior	Corner	Front (1, 8)	Rear (8)	Side	Min. Lot Depth (feet) (4)	Flat Pitched Roof	Total Stories		
MVH	7000	8000	70	80	Schedule B	20	Schedule C	100	25 33	3(12)	45	75

NOTES TO SCHEDULE:

- (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) Building height for non-residential buildings and mixed-use buildings shall be measured from Base Flood Elevation plus one (1) foot (BFE+1'). Refer to Section 25-209.5 Schedule D for residential building height.
- (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)–(7) (Reserved)
- (8) For lagoon-front, bay-front and oceanfront 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.

OCEAN CITY CODE

- (11) (Reserved)
- (12) First floor shall be required as marine commercial use per Ordinance subsection 25-205.8.2.

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)