

ZONING AND LAND DEVELOPMENT

25 Attachment 33

**Marine Place Neighborhood Business-1 Zone (MPNB-1)
Schedule of District Regulations
(Subsection 25-205.9.5)**

[Ord. #02-36, §17; Ord. No. 03-12, §5; Ord. #08-12, §§3, 4; Ord. #09-28, §12; Ord. #14-25; Ord. No. 2015-23 §3]

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)		Maximum Building Coverage (percent)	Maximum Impervious Coverage (percent)
	Interior	Corner	Interior	Corner (3)	Front (1)	Rear	Side		Pitched Roof	Habitable Stories		
MP NB-1	2600	3000	35	40	Schedule B	20% of Lot Depth	Schedule C	75	33	2	30	40
MP NB-1 (R-30)	2600	3000	35	40	Schedule B	20% of Lot Depth	Schedule C	75	33	2	40	60

NOTES TO SCHEDULE (Marine Place Neighborhood 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) (Reserved)
- (3) On corner lots, the minimum side yard requirements shall be met for the interior side yard and the larger side yard dimension shall be provided for the side yard closest to the street.
- (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. For Gardens Neighborhood Zones, see subsection 25-204.15.9.
- (6) Building height for non-residential buildings and mixed-use buildings (where a non-residential use occupies the lowest floor) 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.
- (7)-(9) (Reserved)

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- (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)