

OCEAN CITY, NJ

QUICK ZONE

This applies to the GARDENS zone only. Ocean City has approximately 20 different zones, each must be considered separately.

Basics. Allowable building area is determined by 35% of the lot area.

Porches are included in this area.

2% of the porch area may be added to the building coverage number (ie. 37%).

Garages are included in the 35% calculation.

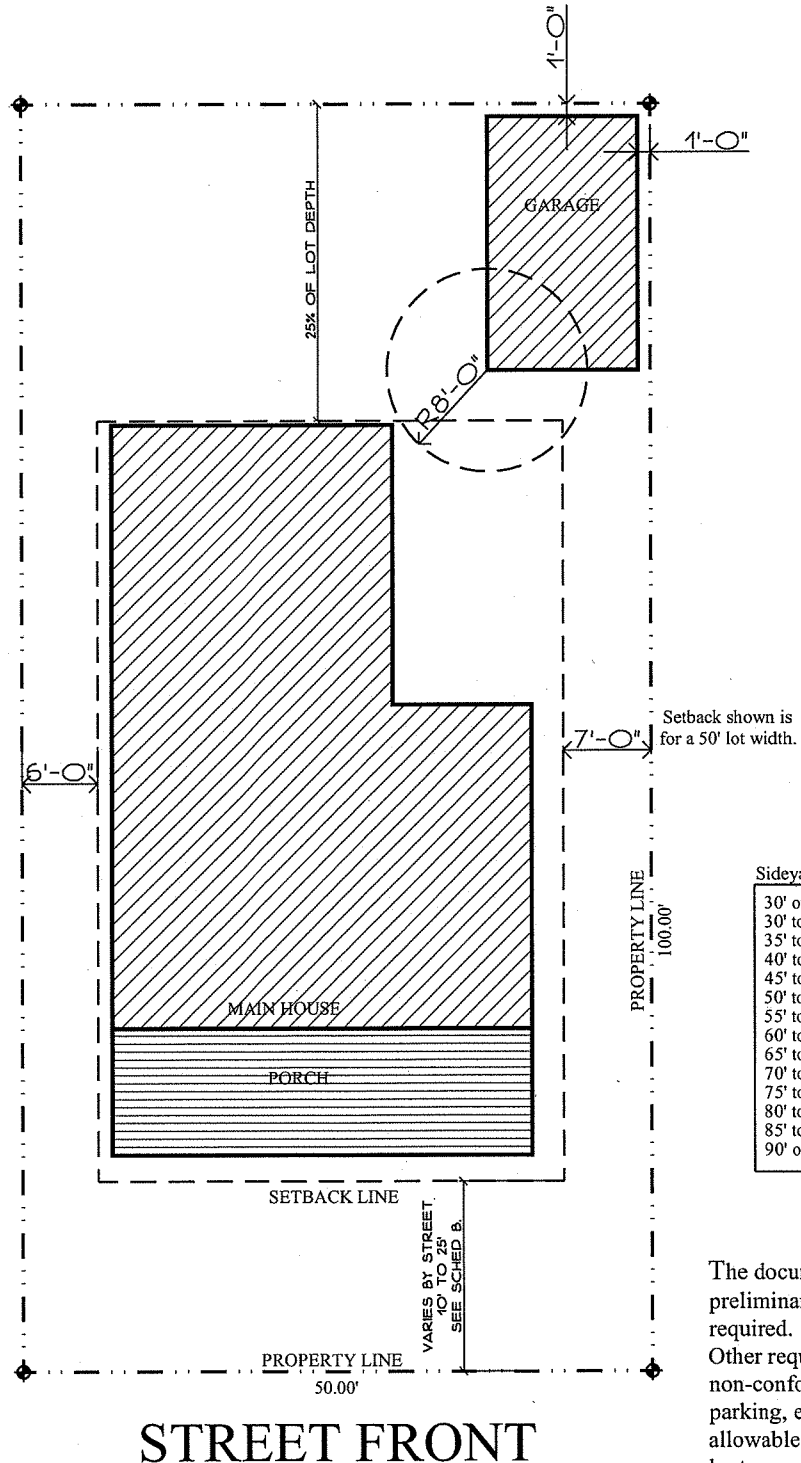
Impervious area is permitted to be up to 60% of the lot area.

FAR calculation varies. The average FAR is .75 (A 5,000 sf lot will yield a 3,750 house).

FAR applies to habitable building bldg area only.

2.4 habitable stories are permitted. Ht is measured 33' from center-line-of-road.

Yard setbacks are shown below.



The document is to be considered a preliminary review. Verification is required.

Other requirements such as non-conforming and over-sized lots, parking, environmental permits, allowable encroachments, etc. will vary by town and zone.

Asher Associates, Architects LLC.