

SEA ISLE CITY, NJ

QUICK ZONE

This applies to the R-2 ZONE only.

Basics. Allowable building area is permitted to be 35% of the lot area..

Covered porches are included in this area calculation.

Garages and accessory (non-principal) building are excluded from this calculation.

Impervious area is permitted to be up to 70% of the lot area.

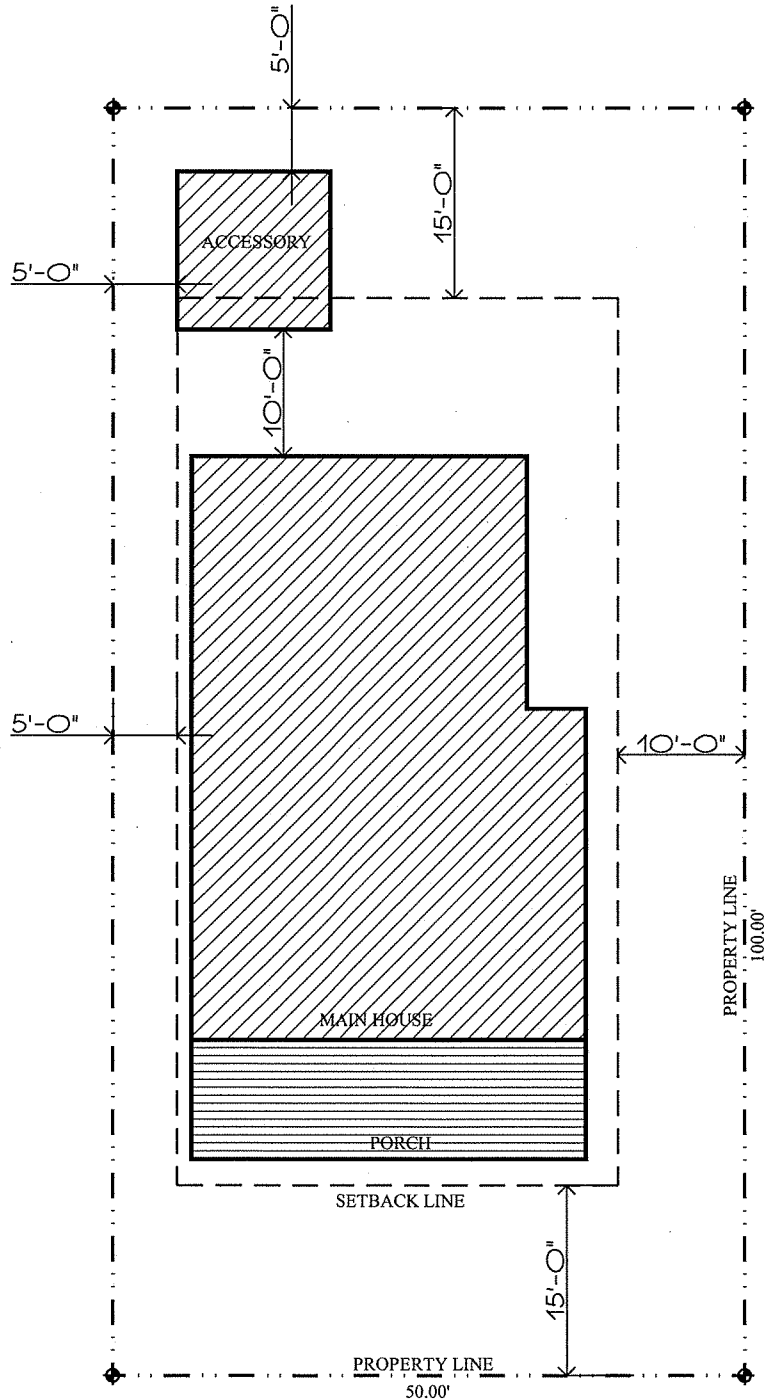
FAR calculation equals 70% (ie 50X110 lot) yields a 3,850 sf house.

FAR includes porches, but excludes garages.

3 habitable stories are permitted.

Bldg Ht is measured 30' from BFE + 12" freeboard.

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.