

SURF CITY ZONING REGULATIONS

<u>Zones</u>	<u>Lot Size</u>	<u>Lot Coverage</u>	<u>Setbacks</u>	<u>Height</u>
RA-Residential	5,000 sf	35%	Front 10', Rear 5', Sides 5' & 10'	Maximum 33'
Single Family			Front 10', Rear 5', Sides 5' & 10'	(Ocean Front) Maximum 34' Maximum 33'
Two Family	Minimum Frontage 100' 10,000 Square Feet			
RAA-Residential Zone	6,000 sf	35%	Front 20' to Street, Rear 20' to Bay, Sides 8' & 12'	29' above the established basic grade 33' on pilings

Not to exceed 2 1/2 stories, however, in the event such building is constructed on pilings, which are ten (10') feet above mean sea level as required in the Flood Insurance Ordinance of this Borough, the height of the main building shall be no greater than thirty-three (33') feet.

Accessory Building – Maximum height allowed in this zone shall be one story or fifteen (15') feet at the center peak with side walls not to exceed 10' above the established basic street grade.

A chimney or fireplace may project not more than twenty-one (21") inches into any yard.

Ornamental, uncovered entrance steps and platform together not exceeding five feet by five (5'x5') feet or twenty-five (25) square feet, may extend into the front yard only.

OCEAN FRONT LOTS – RA-Residential Zone

- *Front is deemed to front upon the beach and dune area and no front yard is required.
- *When the rear of an ocean front lot abuts an existing approved street, a rear yard of ten (10') feet in depth, measured from the east line of the street, shall be provided.
- *When the rear line of an ocean front lot coincides and abuts a public or private right-of-way, access road, easement or adjoining lot, the rear yard of an ocean front lot shall be 5' in depth.

BAY FRONT LOTS – RA and RAA Residential Zones

- *The boundaries of a riparian grant are excluded. In the RA Residential Zone a bay front lot is deemed to front upon the bay and no front yard is required except no building shall be erected within 20' of an existing bulkhead.
- *In the RAA Residential Zone a bay front lot adjoining a street is deemed to front upon the street and shall have a front yard 20' in depth.

B-BUSINESS ZONE 5000 sf Minimum 50' frontage