

Land Use  
Schedule B-1  
City of Margate Schedule of Standards  
Residential Standards  
[Amended 9-24-2006 by Ord. No. 2006-26; 4-3-2008 by Ord. No. 12-2008;  
1-31-2013 by Ord. No. 01-2013; 8-15-2013 by Ord. No. 17-2013; 5-5-2016 by Ord. No. 08-2016]

	S-60	S-50	S-40	S-30	S-25	TF	S-25 (HD)	S-60-WF	S-40-WF	MF	WAPC
Minimum lot area (square feet)	6,000	5,000	4,000	3,000	2,500	3,200	2,500	6,000 (excluding riparian)	2,750 (excluding riparian)	4,400	Multi-Family/Townhouse/Garden Apartment Buildings: 4,400 All other uses: 3,200
Minimum lot width (feet)	50	50	50	40	40	40	40	60	50	40	50
Maximum principal building coverage**, ***	Lots of 5,000+ square feet: 30% Lots between 3,000 square feet and 4,999 square feet: The principal building coverage may be increased on a sliding scale, enlarging the 30% by multiplying the number of square feet less than 5,000 by .00005 and converting the result into a percentage figure Lots less than 3,000 square feet:40%							40%	50%	45%	50%
Yards											
Minimum front yard	For front wall of house, prevailing setback of front walls of houses within 200 feet in the same block. Eliminate the high and low values before the average is calculated, unless there are fewer than 3 houses. Regardless of the average, minimum setback of at least 5 feet shall be provided. <del>For blocks southwest of Ventnor Avenue where only 2 lots exist all setbacks shall be a minimum of 5 feet.</del> For front of porch, prevailing setback of front walls of porches within 200' in the same block. Eliminate the high and low values before the average is calculated, unless there are fewer than 3 porches. Regardless of the average, minimum setback of at least 5' shall be provided. Porches or decks behind the front wall of a house shall not be included in the calculation. <del>For blocks southwest of Ventnor Avenue where only 2 lots exist all setbacks shall be a minimum of 5 feet.</del>									For front wall of building 10% of the lot depth with a 10' minimum. For front wall of porch 5% of the lot depth with a 5' minimum	
Minimum rear yard	20 % of lot depth or 10 feet, whichever is greater							10 feet from bulkhead		20 feet, with minimum 10 foot Landscape Buffer	Multi-Family / Townhouse / Garden Apartment Buildings: 20 feet, with minimum 10 feet Landscape Buffer All other uses:

					The greater of 20% of Lot Depth or 10 feet
Minimum side yard	<p>Lots with 60 feet or more of frontage: total side yards: 37% of total lot width; minimum: 10 feet each</p> <p>Lots with less than 50 feet to 59.99 feet of frontage: total side yards: 37% of total lot width; minimum: 8 feet</p> <p>Lots with less than 50 feet of frontage: total side yards: 37% of total lot width; 5 feet minimum</p> <p>Regardless of lot width, the maximum combined yard requirements shall not exceed 22 feet.</p>			<p><b>Lots with less than 40 feet of width: 5 feet minimum, 12 feet with driveway on side.</b></p> <p><b>Lots with widths 40 feet or greater: 8 feet or 10 12 feet with driveway</b></p>	<p>Multi-Family / Townhouse / Garden Apartment Buildings: 8 feet each 20 feet overall</p> <p>All other uses: 10' each</p>
Maximum height	<p>2.5 habitable floors, 2.5 stories total. Dormers are permitted but are limited to 15% of the 3<sup>rd</sup> floor habitable floor area; maximum height 30' above BFE+4 or FF if parking below is provided.</p> <p>Any third floor living space where the ceiling height is in excess of 5 feet shall be less than 50% of the floor area of the floor immediately below.</p>	<p>2 habitable floors, 2 stories total, lowest structural member is at elevation 12' (NAVD) +3' in Zone AE (EI 9) and elevation 13' (NAVD) + 3" in Zone AE (EI 10). Height is measured from BFE+4. Habitable attics, as per NJUCC 2006, International Residential</p>	<p>2.5 habitable floors; 2.5 stories total, maximum height 28' above the first floor elevation or BFE+4. Any third floor living space where the ceiling height is in excess of 5 feet shall be less than 50% of the floor area of the floor immediately below.</p>	<p>2 habitable floors over parking or 2 ½ habitable floors without parking and 30 feet above lowest floor <b>for lots less than 40 feet wide. For lots 40 feet wide or greater 2.5 stories above parking is permitted.</b> 2.5 habitable floors, 2.5 stories total. Dormers are</p>	<p>Multi-Family / Townhouse / Garden Apartment Buildings: 2 habitable floors over parking or 2½ habitable floors without parking and 30 feet above lowest floor or BFE+4.</p> <p>All other uses: Any third floor space where the ceiling height is in excess of 5' shall be less than 50% of the largest floor area immediately below and 30' feet above the lowest floor</p>

		Code, NJ Edition, shall not be permitted		permitted but are limited to 15% of the 3 <sup>rd</sup> floor habitable floor area; maximum height 30' above BFE+4 or FF if parking below is provided. Any third floor living space where the ceiling height is in excess of 5 feet shall be less than 50% of the floor area of the floor immediately below	
Minimum roof pitch	5 on 12 required for roofs above first floor level	N/A	5 on 12 required for roofs above first floor level		
Maximum density	N/A			19.8 du/ac	Multi-Family / Townhouse / Garden Apartment Buildings: 19.8 du/ac All other uses: N/A
Maximum FAR	N/A			1.0	Multi-Family / Townhouse / Garden Apartment Buildings: 1.0 All other uses: N/A

Landscaping	
Front yard landscape requirements	<p>No less than 60% of the front yard extending to the side property lines shall be landscaped with grass or other vegetative cover, shrubs and trees. This landscaped area shall not include paving, pavers, walkways, stones, wood, and any other nonvegetative cover or material.</p> <p>Such 60% landscaping minimum may be reduced to the extent required to accommodate front access stairs necessary to conform with lowest floor elevation requirements. In no case, however, shall such percentage be lower than 50% of the front yard. Until such a time as this chapter is amended to conform with final FIRM mapping and related regulations, determination of "the extent required" shall be made by the Planning Board</p>
Minimum total landscaping coverage****	<p>No less than 35% any residential lot shall be covered by grass or other vegetative ground cover, shrubs and trees. Areas under building projections, and cantilevers, except roof overhangs, shall not be counted toward meeting the landscape requirements</p> <p>Such 35% landscaping minimum may be reduced to the extent required to accommodate front access stairs necessary to conform with lowest floor elevation requirements. In no case, however, shall such percentage be lower than 30% of the lot. Until such a time as this chapter is amended to conform with final FIRM mapping and related regulations, determination of "the extent required" shall be made by the Planning Board. Areas under projections permitted by§ 175-30C(4) and (6) shall not be counted toward meeting the landscape requirements.</p>

#### NOTES:

- \* ~~Regardless of zone; the table to the left shall apply to the development of any single-family or two-family home in the City of Margate.~~
- \*\* No floor area of any building shall exceed the maximum area allowed by the principal building coverage limitation; in the case of nonconforming second floors, the half-story calculation shall be based on the maximum second floor for which would be permitted by principal building coverage.
- \*\*\* Beachfront property building coverage shall be measured from the property line. This shall include areas where the bulkhead line may be located inside the property line.
- \*\*\*\* Landscape coverage for beachfront properties shall be measured from the property line. The area of beach lying between the bulkhead and property line shall be considered landscape coverage.
- \*\*\*\*\* The maximum height above existing grade of a building may include an uninhabitable ground floor 8' in height above existing **or proposed (requires a grading plan)** grade (only if used for garage parking to meet off street parking requirements, Face of garage doors must be setback 18 feet from the property line) to the lowest structural member of the first floor which shall not be counted in building height, with the exception of buildings in the S-25(HD) District. Buildings within the S-25 (HD) District are allowed to be raised such that the lowest structural member is at elevation 12.0' (NAVD 88) + 3' in Zone AE (El 9) and 13.0' (NAVD 88) + 3' in Zone AE (El 10). Building heights in the S-25, S-30 (north of Atlantic Avenue), S-40 (north of Ventnor Avenue), S-40 WF, S-50, S-60 (not abutting and north of Ventnor Avenue), S-60 WF, TF, MF (east of Decatur Avenue) Districts shall permit, for 30 feet of building height provided, that the distance from the finished first floor to the top plate of the second habitable floor does not exceed 20 feet.