

**BOROUGH OF DEAL
ZONE REQUIREMENTS**

R-1 DISTRICT

Minimum lot area (square feet) **18,750**

Minimum lot width (feet) **150**

Minimum lot depth (feet) **125**

Minimum front yard (feet)* **50**

Minimum side yards (each) **20%** of lot width

Minimum rear yard **20%** of lot depth or **50 feet**, whichever is less

Maximum building height **42 feet**, measured from the top of the street curb at a distance of no closer than **64 feet** from the front property line. The maximum height shall be **28 feet** measured from the top of the street curb at a distance of no closer than **50 feet** from the front property line. For each additional foot beyond **50 feet** from the front property line, the maximum building height may be increased by one foot above **28 feet**, not to exceed a maximum height of **42 feet** from the top of the street curb. Architectural features such as dormers and copulas not to exceed **25%** of the width of the house, shall be exempt from this rule, but may not exceed **42 feet** from the top.

Minimum cubic content **16,000**

Maximum building coverage applies to principal building only, shall be **20%** of total lot area

Maximum impervious surface coverage **40%** of total lot area

R-2 DISTRICT

Maximum building coverage **20%** of total lot area

Minimum lot area (square feet) **18,750**

Minimum lot width (feet) **150**

Minimum lot depth (feet) **125**

Minimum front yard (feet)* **50**

Minimum side yards (each) **20%** of lot width

Minimum rear yard **20%** of lot depth or **50 feet**, whichever is less

Maximum building height **42 feet**, measured from the top of the street curb at a distance of no closer than **64 feet** from the front property line. The maximum height shall be **28 feet** measured from the top of the street curb at a distance of no closer than **50 feet** from the front property line. For each additional foot beyond **50 feet** from the front property line, the maximum building height may be increased by one foot above **28 feet**, not to exceed a maximum height of **42 feet** from the top of the street curb. Architectural features such as dormers and copulas not to exceed **25%** of the width of the house, shall be exempt from this rule, but may not exceed **42 feet** from the top.

Minimum cubic content **13,000**

Maximum building coverage applies to principal building only, shall be **20%** of the total lot area

Maximum impervious surface coverage **40%** of the total lot area

R-3 DISTRICT

Minimum lot area (square feet) 12,500

Minimum lot width (feet) 100

Minimum lot depth (feet) 125

Minimum front yard (feet)* 50

Minimum side yards (each) 20%

Minimum rear yard 20% of lot depth or 50 feet, whichever is less

Maximum building height 35 feet, measured from the top of the street curb at a distance of no closer than 64 feet from the front property line. The maximum height shall be 28 feet measured from the top of the street curb at a distance of no closer than 50 feet from the front property line. For each additional two feet beyond 50 feet from the front property line, the maximum building height may be increased by one foot above 28 feet, not to exceed a maximum height of 35 feet from the top of the street curb. Architectural features such as dormers and copulas not to exceed 25% of the width of the house, shall be exempt from this rule, but may not exceed 35 feet from the top of the street curb.

Minimum cubic content 13,000

Maximum building coverage, includes principal and accessory buildings and structures, shall be 20% of the total lot area

Maximum impervious surface coverage 30% of the total lot area

R-4 DISTRICT

Minimum lot area (square feet) NONE

Minimum lot width (feet) 50

Minimum lot depth (feet) NONE

Minimum front yard (feet)* 50

Minimum side yards (each) width of 10 feet

Minimum rear yard 20% of lot depth

Maximum building height 28 feet

Minimum cubic content 8,000

Maximum impervious service coverage 40% of the total lot area

Maximum building coverage, includes principal and accessory buildings and structures, shall be 25% of the total lot area

Notes: *Where the average alignment of existing buildings within 200 feet of the lot and within the same block results in an average front yard setback of less than 50 feet, the front yard setbacks of new dwellings shall be no less than such average front yard setback.

@ lots abutting either side of Ocean Avenue shall have a minimum side yard of 35 feet each.

in block 36C and on Lots 17, 18, 19 in Block 36 the minimum cubic content requirement shall be 13,000 cubic feet

**In Blocks 65, 76 and 77 the minimum cubic content requirements shall be 11,000 cubic feet.

SCHEDULE C

Church

Area 3 acres
Minimum Lot Width 250 feet
Depth 250 feet
Front 100 feet
Minimum Yard Side (each) 50 feet
Rear 50 feet
Maximum building height 42 feet
Maximum lot coverage 25%

Golf Course

Area 50 acres
Minimum Lot Width N.A.
Depth N.A.
Front N.A.
Minimum Yard Side (each) N.A.
Rear N.A.
Maximum building height N.A.
Maximum lot coverage N.A.

School

Area 10 acres

Minimum Lot Width 400 feet

Depth 400 feet

Front 100 feet

Minimum Yard Side (each) 100 feet

Rear 100 feet

Maximum building height 42 feet

Maximum lot coverage 20%

1

Definitions and Word Usage

Lot Coverage – The area of a lot covered by buildings and other impervious surfaces.