

Brief Guide on Residential Zoning

Cape May Point, NJ

CONTEXT:

- This 1-page summary is intended as a helpful introduction to key information of potential interest to residential property owners and is not intended to be complete or exhaustive
- This document does not supersede or replace Borough Codes which can be obtained on the CMPt Borough Website. See Zoning Details in [Chapter 150 \("Zoning"\) of the Borough Code Book](#)
- Decisions on applications of the Zoning Codes are made by the CM Pt Zoning Official

VEGETATION / "Growable":

- At Least **60%** of lot area

STRUCTURES / Buildings (total) :

- No More Than **30%** of lot area
- Roof overhangs don't count
- Must meet minimum setback distances from lot lines (see code details)
- Must have no less than 600 sq ft of living space on the 1st floor (exclusive of porch, breezeway and garage, when attached)

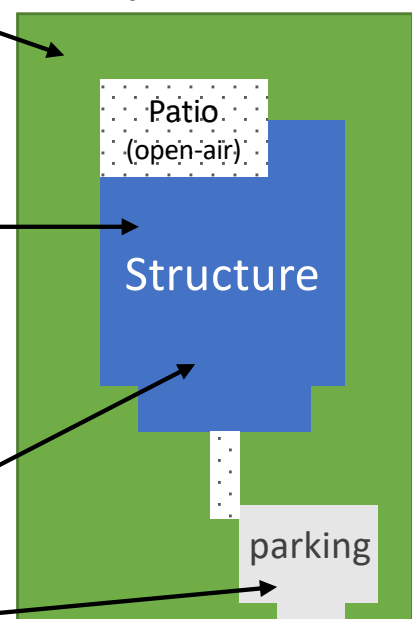
FLOOR AREA RATIO (gross sum from all levels)

- No More Than **42%** of lot area

PARKING / Driveway:

- Must be made of pervious surface material
- Each house must have space for at least one car (10' by 20')
- Access to driveway is 10-12 ft curb-cut (for less than 100 ft of street frontage)

Lot (for Illustration)



NOTES:

- The minimum size of a Lot is 5000 sq ft, bordering an existing public street for at least 50 feet.
- Structure definition includes: house (inclusive of above-ground porches), HVAC platforms (including generator), Outside steps/stoops, Sheds/garages, & Medically required ramps more than 6" above grade
- Vegetation (at least 60%) and Structure ratios (no more than 30%) are independent of each other
- Floor Area Ratio (FAR) includes inside stairs, outside showers, decks, and all roofed areas. Outside stairs/steps are excluded. An outside landing-area with a roof is included in FAR.
- Structure set-back minimums, from lot lines: 20 ft in front, 20 ft in back, and 15 ft aggregate total for sides (with at least 5 ft on minimum side)
- No building can be more than 27.5 feet from 1st floor to highest point, exclusive of chimneys, weathervane, etc.