

Borough of Wildwood Crest Office of Land Use
6101 Pacific Avenue, Wildwood Crest, NJ 08260
Phone (609) 729-5152 Fax (609) 729-7089 www.wildwoodcrest.org
INFO SHEET

Bulk Requirements in Residential Zones

	R-1	R-1A	R-2
Permitted Uses	Single family residential	Single family residential	Single family and two family residential
Min. Lot Area	4,800 sf	3,200 sf	3,200 sf for single 4,800 sf for duplex
Min. Lot Frontage and Min. Lot Width	60'	40'	single: 40' duplex: 60'
Min Lot Depth	80'	Cresse-Atlanta: 100' Denver-Jefferson: 80'	Cresse-Atlanta: 100' Atlanta-Denver: 90' Denver-Jefferson: 80'
Setback – front ¹	10'	10'	10'
Setback - rear	20% of lot depth 15% for 1 st floor deck	20% of lot depth 15% for 1 st floor deck	20% of lot depth 15% for 1 st floor deck
Setback - side	one story: 6' two story: 8'	5' min; and combined 25% of lot width	Single: 5' min; and... Duplex: 6' min; and combined 25% of lot width (7.5' on 60' lot)
Setback - Garage	20'	20'	20'
Setback - bulkhead	n/a	15' to bdg; 4' to 1 st fl deck	n/a
Building Coverage	45%	45%	45%
Lot Coverage	55%	55%	Single: 55% Duplex: 65%
Floors	2½ stories	2½ stories	Single: 2½ stories Duplex: 2 stories
Height to Peak/ridge	29' from elev. 10 or 32' from grade at curb ²	29' from el. 10 or 32' from grade at curb ²	29' from el. 10 or 32' from grade at curb ²
Eave height	20' from elev. 10 or 23' from grade at curb ²	20' from elev. 10 or 23' from grade at curb ²	20' from elev.10 or 23' from grade at curb ²
Jog required in 30'+ wall	2' jog or bump-out for 20% of wall length	2' jog or bump-out for 20% of wall length	2' jog or bump-out for 20% of wall length
Section- Land Use Code	85-25 through 28	85-29 through 32	85-37 through 40

10/24/2006

¹ Corner properties have two (2) front yards, one side, and one rear.

²Whichever is higher.