

# **Borough of Wildwood Crest**

## **Office of Zoning Administration**

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Paul E. DiFilippo, Zoning Official

## **INFO SHEET**

### **Lot Coverage and Landscaping in All Zones**

**Wildwood Crest is enforcing all regulations pertaining to Lot Coverage and Landscaping.**

**Any proposed landscaping, pavers, or concrete (including curb cuts) requires zoning review. (A \$50 fee may apply)**

**Lot Coverage** is defined as the square footage or other area measurement by which all buildings and impervious surfaces cover a lot as surface areas, walkways, patios and plazas. All parking spaces, swimming pools, buildings, driveways, walkways, patios, decks and any other structures or on-site material or ground condition that does not permit the natural absorption of water runoff, shall be included in the computation of lot coverage.

- **Maximum Lot Coverage Requirements (with most recent ordinance changes and buildings included)**
  - Single Family Home – 65%\*
  - Two Family Homes – 65%\*
  - Motel or Multi-Family Zones – 80%
  - Commercial Zones – 80%

*\* In all Residential zones R-1, R-1A and R-2, the use of porous paving stones for patio areas within the side and rear yards as part of a landscape theme is encouraged. The area of the porous paving stones to count towards lot coverage shall be fifty percent (50%) of the porous paving stone area. In no instance shall total lot coverage, including the total area of the porous paving stones, exceed seventy percent (70%). All patio areas shall be a minimum of six (6) feet from the side and rear lot lines. The area between the patio and the property lines shall be landscaped with flowering plants, shrubs, trees, etc. The porous paving stones shall be installed in accordance with specifications on file with the Zoning Office.*

**Landscaping** in Front Yards of all zones. The front yards area of a property is the area located between the front property line and any front horizontal building lines of the building structure.

- Maximum fifty percent (50%) for concrete and/or pavers for driveways, walkways, and ground level patios.
- Minimum thirty percent (30%) in plantings and mulching.
- Maximum twenty percent (20%) for stone, grass coverage.
- See additional requirements in Section 85-69 of the Land Use Ordinance