

**Borough of Wildwood Crest
Office of Zoning Administration**

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INFO SHEET

BULK REQUIREMENTS IN RESIDENTIAL ZONES

	R-1	R-1A	R-2
Permitted Uses	Single Family Residential	Single Family Residential	Single & Two Family Residential
Minimum Lot Area	4,800 square feet	3,200 square feet	3,200 SF for single 4,800 SF for duplex
Min. Lot Frontage Min. Lot Width	60'	40'	Single: 40' Duplex: 60'
Minimum Lot Depth	80'	Cresse-Atlanta: 100' Atlanta-Denver: 90' Denver-Jefferson: 80'	Cresse-Atlanta: 100' Atlanta-Denver: 90' Denver-Jefferson: 80'
Setback -Front Yard	10'	10'	10'
Setback-Rear Yard	20% of Lot Depth 15% for 1 st Floor deck 20% for 2 nd floor decks	20% of Lot Depth 15% for 1 st Floor Deck 20% for 2 nd floor decks	20% of Lot depth 15% for 1 st Floor Deck 20% for 2 nd floor decks
Setback- Side Yard	One Story: 6' 2 nd Story Add'tn : 6' Two Story: 8'	5' Minimum and Combined 25% of Lot Width	Single: 5' Min; and... Duplex: 8'
HVAC Units	5'	5'	5'
Setback-Bulkhead	N/A	15' to Bldg; 4' to 1 st Fl. Deck	N/A
Building Coverage Lot Coverage	45% 65%	45% 65%	45% Single: 65% Duplex: 65%
Floors	2 ½ Stories	2 ½ Stories	Single: 2 ½ Stories Duplex: 2 Stories
Height to Peak/Ridge	30' From BFE or 32' From Grade at Curb	30' From BFE or 32' From Grade at Curb	30' From BFE or 32' From Grade at Curb
Eave Height	21' From BFE or 23' from Grade at Curb	21' From BFE or 23' From Grade at Curb	21' From BFE or 23 From Grade at Curb
Roof Pitch	Min. 5:12	Min. 5:12	Min. 5:12
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
Landscaping	Min. 30% of Planting/Mulch in Front Yard. Max. 20% Stone Max.50% Impervious	Min. 30% of Planting/Mulch In Front Yard. Max. 20% Stone Max. 50% Impervious	Min. 30% of Planting/Mulch In Front Yard. Max. 20% Stone Max.50% Impervious
Section-Land Use Code	85-25 through 28	85—29 through 32	85-37 through 40
Lowest Habitable Space Elevation	Based on BFE	Based on BFE	Based on BFE