



BOROUGH OF HARVEY CEDARS

Zoning Reference

Wed. & Fri. 9:00 –11:00 a.m.
 609-361-6000 option 8 ~ fax 609-361-6031
cmorillo@harveycedars.org

Harvey Cedars General Zoning Regulation – Chapter 13 in Borough Code Book

| | RA Zone | RAA Zone | MC |
|------------------|---|--|-----------|
| Lot Size: | 5000 SF | 7500 SF | |
| Setbacks: | Front 20 ft for structure/closed porch 15 ft for open deck/porch | 25 ft for structure, decks & stairs \ | |
| | Side 10 ft | 10 ft | |
| | Rear 10 ft | 15 ft | |
| | Water 15 ft | 15 ft | |

Corner Lots 6000sf or less 1 front yard 20ft one front yard 10ft
 6000sf or more 2 20ft (15ft to porch) 2 10ft

Oceanfront Setbacks: Front 15ft for any structure

Easements: see *Ord. 13-7.4*

Height:

West of LBB 2 ft fill (20” +4” Slab) calculated from crown of road elevation
 East of LBB 1 ft over highest elevation (existing or 2.1% profile- highest one)
 Peaked roof: 32 ft structure with conforming setbacks EAST of LBB
 33 ft for properties WEST of LBB with 20” of fill
 Peaked roof: 30 ft for structure with existing non-conforming setbacks
 Flat roof: 28 ft
 Top of rail: 31 ft
 Oceanfront: 23 ft first floor + 23 ft above first floor
 Accessory: 15 ft
 Fence: 4 ft residential, 6 ft commercial
 Chimney May exceed height by 2 Feet

Coverage:

| | (RA & RAA) | (MC) |
|--------------------------|--|-------------|
| Structure: | 29% | Total 25% |
| Open decks: | 4% | |
| | 33% | |
| Max coverage with Pool: | 43% (calculation to include required coping) | |
| Max impervious coverage: | 75% (turf counted as part of impervious coverage) (permits require total calculations) | |

Habitable: 50% of upland area with two (2) floors of habitable.

General:

Pools: Side-10’, Rear-5’, Water-10’, Structure-8’ 10ft wide or smaller 3 sides of 3ft coping
 Wider than 10ft 4 sides of 3ft coping

Pools on corner lots *Ord. 13-17.5 (c)*

Hot tubs: Side-10’, Water-4’, Deck rails-2’

Accessory Structure: 5’ from main structure

Trash Corral: 5’ from edge of pavement

Landscaping: 5’ from edge of pavement

Driveway: 20’ wide/curb cut at edge of pavement requires a Mountable Curb.

Off Street Parking: Minimum 10ft x18ft *Ord. 13-9.6*

Outdoor Fire Devices: 5ft from any structure, 3ft high no more than 6ft x 6ft in area *Ord. 13-7.15*

AC Units & Generators: Require a permit and count towards lot coverage, must conform to yard setbacks

Outdoor Lighting: *Chapter 25* in Borough Code Book