



**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](mailto:cmorillo@harveycedars.org)

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

	<b>RA Zone</b>	<b>RAA Zone</b>
<b>Lot Size:</b>	5000 SF	7500 SF
<b>Setbacks:</b>		
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

<b>Coverage:</b>	(RA & RAA)	(MC)
Structure:	29%	Total 25%
Open decks:	<u>4%</u> 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

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 height 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 setbacks

Outdoor Lighting: *Chapter 25* in Borough Code Book

**See Corner Lot, Properties fronting the Boulevard and Bay and Oceanfront requirements**