



BOROUGH OF HARVEY CEDARS

Zoning Reference

Wed. & Fri. 9:00 –11:00 a.m.

609-361-6000 option 8 ~ fax 609-361-6031

zoning@harveycedars.org

	RA Zone	RAA Zone
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
	Easements: see <i>Ord. 13-7.4</i>	

Height:

Peaked roof:	32 ft structure with conforming setbacks 33 ft for properties West of LBB with 20" of fill
Peaked roof:	30 ft structure with existing non-conforming setbacks
Flat roof:	28 ft
Top of rail:	31 ft
Accessory:	15 ft
Fence:	4 ft residential, 6 ft commercial

Coverage:

Structure:	29%
Open decks:	<u>4%</u>
	33%

Max coverage permitted with Pool: 43% (calculation to include required coping)

Max impervious coverage (pavers): 75%

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

General:

Pools:	Side-10', Rear-5', Water-10', Structure-8'
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:	18' wide/curb cut at edge of pavement