

**West Cape May Residential Permitted Uses and Requirements** (See back for R-2; no R-3 zone)

	R-1 (Borough Code Section 27-10)		R-4 (Borough Code Section 27-13)		R-5 (Borough Code Section 27-14)		
	Single family	2-family	Single family	Farm	Single family	Farm	Mobile Home Park
Lot Area	5,000 sf	7,500 sf	15,000	5 acres	35,000 sf	5 acres	4 acres
Frontage	50'	75'	100'		150'		
Lot Width	50'	75'	100'		150'		
Lot Depth	100'	100'	150'		200'		
Front setback	20'	20'	20'		20'		
Side setback	6' min 16' total	6' min 16' total	6' min 16' total		15' min 30' total		
Rear setback	20'	20'	20'		20'		
Lot coverage	40%	40%	20%		10%		
Building Height	35'	35'	35'		35'		
FAR	45%	45%	30%		17%		
Max GFA	2,250	3,375 total 1,688 per unit	5,000		6,500 sf		
GFA deduction For front porch	200 sf	200 sf per unit 400 sf total	n/a		n/a		
Accessory Uses Permitted	G, S, SP, TC, H, F, P, A, RS		G, S, SP, TC, F, P, A, RS, HP	FB	G, S, SP, TC, F, P, A, RS, FB	FB	RF
Accessory Requirements	6' side, rear, and from principal structure; 15' height		6' side, rear, and from principal structure; 5% lot coverage; 15' height; ½ acre per horse; horse barns-12' side and rear	40' side; 20' rear; 10' from principal structure; 15% lot coverage; 25' height	6' side, rear, and principal structure; 5% lot coverage; 15' height; ½ acre per horse, horse barns-12' side and rear	40' side; 20' rear; 10' from principal structure; 15% lot coverage; 25' height; Silo-60'height	6'side, 6' rear, 10' from principal structure, 15% lot coverage, 25' height

**West Cape May R-2 Permitted Uses and Requirements** (Borough Code Section 27-11)

	Single family	2-family	3-dwelling	4-dwelling	Farm	Mobile Home Parks	Campgrounds
Lot Area	7,500 sf	10,000 sf	12,500 sf	15,000 sf	5 acres	4 acres	4 acres
Frontage	50'	75'	100'	125'			
Lot Width	50'	75'	100'	125'			
Lot Depth	150'	133'	125'	120'			
Front setbk	20'	20'	20'	20'			
Side setbk	6' min. 16' total	6' min. 16' total	6' min. 16' total	6' min. 16' total			
Rear setbk	20'	20'	20'	20'			
Lot coverage	40%	40%	40%	40%			
Building Height	35'	35'	35'	35'			
FAR	45%	45%	45%	45%			
Max GFA	3,375	4,500 total 2,250 per unit	5,625 total 1,875 per unit	6,725 total 1,688 per unit			
GFA deduction For front porch	200 sf	400 sf	600 sf	800 sf			
Accessory Uses	G, S, SP, TC, H, F, P, A, RS				FB	RF	RF
Accessory Requirements	6' side, 6' rear, 6' from principal structure, 5% lot coverage, 15' height				40' side;20' rear; 10' from principal structure; 15% lot coverage; 25' height	6'side, 6' rear, 10' from principal structure, 15% lot coverage, 25' height	6'side, 6' rear, 10' from principal structure, 15% lot coverage, 25' height

FAR-Floor Area Ratio shall mean the sum of the gross floor area of all floors of buildings or structures compared to the total area of the site.

GFA-Gross Floor Area shall mean the total habitable floor area contained within the outermost surfaces of the house structure, including hallways, closets, stairs, columns and wall thickness.

- (G) Detached garages,
- (S) Tool and storage sheds
- (SP) Swimming pools
- (TC) Tennis courts
- (H) Home occupations as a conditional use

- (F) Fences and walls
- (P) Off-street parking
- (A) Animal shelters,
- (RS) Roadside stands
- (FB) Farm buildings

- (HP) Horses for personal recreational use
- (RF) Recreational facilities for mobile home park or campground