

Fenwick Island Commercial Zone

HEIGHT OF BUILDING. The vertical distance measured from the highest point of the crown of that portion of the street or road which is immediately adjacent to and abutting the property on which the building is to be erected to the elevation of the highest point of the building.

Height regulations:

(1) No building shall exceed a height of 30 feet, except as provided in §§ 160-8A(2) and 160-9A(2).

(2) An elevator shaft shall be allowed to extend 4.5 feet in height above the principal maximum building height permitted by these zoning regulations, provided the elevator shaft blends with the architectural aesthetics of the building and provided the dimensions of the shaft are not increased by more than 12 inches. No signs or antennas are permitted on the shaft.

(3) Notwithstanding §§ 160-5B(1) and 160-5B(2) above, where the principal building has a freeboard of 18 inches to 24 inches above base flood elevation (BFE), the principal maximum building height may be increased by said 18 inches to 24 inches, not to exceed a total building height of 32 feet measured from the highest point of the crown of the road.

Ocean City LC-1

Building height definition. The vertical distance from base flood elevation or two feet above grade, whichever is greater, to the highest point where the exterior walls meet the roof. The area above the maximum building height (attic) shall not be used for living purposes, which include working, sleeping, eating, cooking or recreation, or a combination thereof unless otherwise specified.

Maximum building height: Shall be no more than 50 feet and shall be no more than five stories.

This may be exceeded for very large parcels

Bethany Beach C-1

Building Height definition. The vertical measurement to the highest point of the building or structure measured from the grade of the lot or plot on which the building or structure is located; provided, however, that anything in this chapter to the contrary notwithstanding, that whenever a structure is located in a flood zone regulated by Chapter 453, Flood Damage Prevention, and the roof of such building or structure has a pitch throughout of not less than 5/12, then the property owner may elect to have the height measured from the elevation of the base flood elevation to the highest point of such building or structure.

Buildings are allowed to be constructed to the height permitted in their designated district. Allowable maximum height of top plate/eave is thirty One (31) feet, with a maximum of three stories in the C-1, C-

2 and CL-1 Zoning districts. The height of non-habitable sloping roof elements may extend to Thirty Five (35) feet. HVAC equipment (which shall be attractively well screened) shall be allowed up to Thirty Five (35) feet with the approval of NRDRC.

Height shall be measured from FEMA base flood elevation or average grade, whichever is higher.

Cupolas not larger than Four (4) feet by Four (4) feet may extend to a height of Thirty Seven (37) feet above base flood level. Chimneys may be to height permitted by zoning and building codes.

Encouraged in Design Guidelines-

The building height of renovated or newly constructed buildings should respect existing structures except in cases where existing structures are in conflict with the design guidelines.

Buildings within the downtown area have a similarity of height, with mostly two stories along the property line.

An Eight (8) foot front property line setback of walls above Twenty Four (24) feet in height, except as part of a dormer or gable element of no greater than Twenty Five Percent (25%) of the building width, is highly encouraged.

Prohibited:

Flat roofs above Thirty One (31) feet.

Rehoboth Beach

HEIGHT: The height of a building measured from a point where the center line of the building to be erected intersects with the center line of the street on which the building will front to the highest point on the roof, its parapet walls or any feature which extends above the roof.

Varies by use

Tier 1 uses (Residential and apartments)	35' but not to exceed 2 1/2 stories
Tier 2 uses (Hotel, Motel, Inn)	42' but not to exceed 4 stories
Tier 3 uses (Other commercial)	42' but not to exceed 4 stories

Functional chimneys may exceed the height limit if required by the building code, but only to the extent required by the building code.

Heating, ventilation and cooling devices, which are to be enclosed so as to be obscured from view, elevator shafts, one stairway entry for maintenance access to the roof, chimneys and antennas shall not be included in calculating height

No roofs of less than 5/12 pitch shall be permitted above a height of 14 feet, including the roofs on dormers. Roof pitch shall start at a wall plate height of not more than 24 feet. No railings or roof decks shall be permitted where any part of the surface is above a height of 14 feet.

A dome, spire, cupola, belfry, chimney or pinnacle serving as an architectural embellishment and not for occupancy or storage may be erected to a height in excess of that authorized in this subsection for the district in which the building concerned is located, provided that the aggregate of the bases of all such structures does not exceed 10% of the building's ground floor area. The total height of a building with such embellishments shall not exceed 50 feet.

Sloping setback above a certain height. In all portions or floors thereof which face any street or the Boardwalk, except Rehoboth Avenue, shall, beginning not higher than 14 feet vertically above the setback line or lines for the lot or lots involved, be constructed or placed to the rear of an angled stepback line which slants away from the street, streets or boardwalk at an angle of not less than 30°. The stepback line of buildings or structures facing Rehoboth Avenue shall begin at 24 feet.