

Fenwick Island Commercial Zone

Front building limit - 15 feet.

Side yard- 7 feet in width, except as provided in § 160-8A(3) and (8), corner lots- 15 feet.

Rear yard setback- 10 feet

Parking is allowed in the setbacks?

Ocean City LC-1

Front yard- 10 feet.

side yard: 5 feet generally, 20 feet adjoining an R-1 single-family residential district.

rear yard: 10 feet generally, 25 feet adjoining an R-1 single-family residential district.

Yard requirements.

Every part of a required yard shall be open and unobstructed to the sky, except for the specified projections and obstructions listed below, and except as otherwise provided in this chapter.

Legend: Front yards (F). Side yards (S). Rear yards (R).

Accessory buildings and structures which are not a part of the main building, provided that such buildings and structures do not occupy more than 30 percent of the area of the required yard, and are located not less than five feet from any lot line		S	R
Bay and bow windows with a window seat not less than two feet above the floor level and not more than two feet in the required yard	F	S	R
Completely open, unenclosed, steps with a covered or uncovered landing not more than 48 inches square (excluding railing) and handicap ramps may project a maximum distance of 48 inches from the first floor level only and must be located not less than five feet from any lot line	F	S	R
Completely open, unenclosed porches, stairways, platforms or paved terraces, uncovered or covered by a roof or canopy not more than six feet in the required yard. All railings shall be open in design and shall not exceed required minimum building code height	F		R
Completely open, unenclosed deck at the first floor level only, uncovered by a roof or canopy, located not less than five feet from any lot line in the MH, mobile home residential		S	

district, All railings shall be open in design and shall not exceed minimum building code heights.			
Fences and walls not more than 4 feet in height above ground in the required yard. Fences and walls not more than 3 ½ feet in height when within 20 feet of a private driveway, public street, or alley to maintain a clear sight triangle for traffic	F	S	R
Fences and walls not more than six feet in height above ground in the required yard		S	R
Ground level walkway, patio, terrace, boardwalk not more than eight inches above finished grade of property	F	S	R
Landscaping in accordance with section 110-881	F	S	R
Off-street parking spaces and drives	F	S	R
Ornamental features not more than two feet in the required yard	F	S	R
Retrofitted stairs, landings and ramps required to meet Americans with Disabilities Act (ADA) regulations for ingress and egress within existing buildings, which shall be designed to minimize adverse conditions within the required setbacks	F	S	R
Roof overhangs, eaves and cornices not more than two feet in the required yard	F	S	R
Siding, not more than two inches in the required yard	F	S	R
Signs (ground) in accordance with section 110-880	F		R
Signs (wall/projecting) in accordance with section 110-880	F	S	R

Bethany Beach C-1

Front Yard- 0 feet, additional 8' above 24' high (but allows 25% of frontage for dormers and towers in this additional setback)

Rear yard- 15 feet

Side yard- 0 feet except 7 feet if adjoining a residential district

Rehoboth Beach

Front yard 0-10 feet depending on use

Rear yard 0-10 feet depending on use

Side yard 0-10 feet min each side 0-20 feet aggregate depending on use

Adjacent to residential district- 5 feet min, screened

Exceptions-. Cornices, eaves, gutters, chimneys, steps or entries projecting from the main structure no more than 24 inches.