

PART
TWO

Public
IMPROVEMENTS

OCEAN CITY DEVELOPMENT CORPORATION

Public Improvements

1. DESIGN OBJECTIVES

The development of public improvements in Downtown Ocean City such as the public right-of-way and on publicly owned properties is an integral part of the effort to enhance the functional and visual character of the downtown. Public improvements should contribute to the quality of life, enrich the urban character, promote a pedestrian-oriented environment, and stimulate commercial activities.

The purpose of these guidelines is to accomplish the following objectives:

- (1) DEVELOP PUBLIC IMPROVEMENTS, WHICH REFLECT AND ENHANCE THE CHARACTER OF DOWNTOWN OCEAN CITY'S HERITAGE AND TRADITIONS.
- (2) DEVELOP ATTRACTIVE STREETSAPES AND PEDESTRIAN AMENITIES THAT CREATE A VISUALLY UNIFYING ENVIRONMENT AND CONTRIBUTE TO PEDESTRIAN INTEREST, ACCESS AND COMMUNITY ENJOYMENT.
- (3) DEVELOP PUBLIC IMPROVEMENTS THAT SEEK TO CREATE A PEDESTRIAN-FRIENDLY ENVIRONMENT AND PROVIDE A COMFORTABLE RELATIONSHIP BETWEEN PEDESTRIANS AND VEHICLES THROUGHOUT THE DOWNTOWN.
- (4) PROMOTE THE DEVELOPMENT OF PUBLIC IMPROVEMENTS THAT COMPLEMENT THE POSITIVE QUALITIES OF DOWNTOWN OCEAN CITY AS A VITAL AND LIVELY PLACE WITH A DIVERSITY OF SHOPS, BUSINESSES AND RESIDENCES; AND
- (5) EMPLOY LANDSCAPE TREATMENTS THAT PROVIDE AN AESTHETICALLY PLEASING ENVIRONMENT THROUGH THE USE OF SHADE TREES AND PLANTINGS WHICH RESPECT THE NEED FOR BUSINESS VISIBILITY.

2. STREETScape IMPROVEMENTS

- (1) ALL STREET IMPROVEMENTS ASSOCIATED WITH NEW AND EXISTING ROADS SHOULD BE DESIGNED TO REDUCE VEHICULAR SPEED, MINIMIZE VEHICULAR INTERACTION WITH PEDESTRIANS, ENCOURAGE SAFE BICYCLE CIRCULATION, AND CONTRIBUTE TO AN IMPROVED PEDESTRIAN ENVIRONMENT WITH DOWNTOWN OCEAN CITY.
- (2) LANDSCAPING SHOULD ENHANCE THE VISUAL QUALITY OF THE STREETScape WHILE LIMITING THE VISUAL EXPANSE OF PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY.

Somerset Street Segment
Boardwalk extensions to replicate
Boardwalk materials

A. SIDEWALK IMPROVEMENTS

- (1) TO THE MAXIMUM EXTENT FEASIBLE, SIDEWALKS SHOULD BE WIDENED IN ORDER TO FACILITATE PEDESTRIAN CIRCULATION AND TO CREATE OPPORTUNITIES FOR PEDESTRIAN AMENITIES SUCH AS STREET TREES, LANDSCAPE PLANTINGS, AND STREET FURNISHINGS. PUBLIC SIDEWALKS SHALL BE A MINIMUM OF 8 FEET WIDE.
- (2) A UNIFORM SIDEWALK PAVING MATERIAL OR PATTERN SHOULD BE USED THROUGHOUT THE DOWNTOWN DISTRICT TO PROMOTE DESIGN CONTINUITY. HOWEVER, VARIATIONS OF PAVEMENT COLOR, MATERIAL, OR PATTERN MAY BE UTILIZED TO CLEARLY DEFINE CROSSWALKS, DRIVEWAYS, BUS STOPS, HISTORIC SITES, OR OTHER SUCH FEATURES.
- (3) SIDEWALK IMPROVEMENTS SHOULD ENSURE THE OPPORTUNITY FOR COMPLETE PEDESTRIAN ACCESSIBILITY THROUGHOUT DOWNTOWN OCEAN CITY, PURSUANT TO AMERICANS WITH DISABILITIES ACT REQUIREMENTS.

B. STREET FURNISHINGS

Street furnishings should be consistent with other design elements of these guidelines, and provide a variety of functional amenities that will contribute significantly to the quality and comfort of the pedestrian experience. Street furnishings should not impede pedestrian circulation.

- (1) Street Lighting/Traffic Signalization
 - (a) STREETLIGHTS OF A CHARACTER, MATERIALS, AND COLOR SHOULD BE CONSISTENT WITH OTHER STREET FURNISHINGS.
 - (b) POLES UTILIZED FOR TRAFFIC AND PEDESTRIAN SIGNALS SHOULD BE OF SIMILAR STYLE AS STREET LIGHTING POLES.
 - (c) STREET LIGHTING SHALL BE OF METAL HALIDE OR MERCURY VAPOR, OR HIGH SODIUM VAPOR.
- (2) Benches/Litter Receptacles
 - (a) BENCH AND LITTER RECEPTACLE STYLES SHOULD BE COMPATIBLE WITH OTHER MATERIALS IN THIS DISTRICT. BENCHES SHOULD BE SELECTIVELY PLACED TO PROVIDE USERS WITH OPPORTUNITIES TO REST, CONGREGATE OR WAIT FOR PUBLIC TRANSPORTATION.
 - (b) THE PAINT COLORS FOR ALL BENCHES AND LITTER RECEPTACLES SHOULD MATCH OR COMPLEMENT EACH OTHER.
 - (c) BENCHES AND LITTER RECEPTACLES SHOULD BE LOCATED IN ADEQUATE NUMBERS TO INSURE COMFORT AND EASE OF PUBLIC MAINTENANCE, RESPECTIVELY.
 - (d) BENCHES SHOULD BE ATTRACTIVE, COMFORTABLE, WEATHER-RESISTANT, AND LOW MAINTENANCE.



Streetscape Improvements



Traditional
Street Sign

(3) Street Signage

- (a) PUBLIC STREET SIGNAGE SHOULD REFLECT THE TRADITIONAL CHARACTER OF DOWNTOWN OCEAN CITY.
- (b) WITHIN THE CONSTRAINTS OF GOVERNMENT REGULATIONS REGARDING THE COLOR AND MATERIALS OF STANDARD STREET SIGNAGE, PUBLIC STREET SIGNAGE SHOULD BE CONSISTENT WITH THE DESIGN INTENT OF THESE GUIDELINES.

(4) Bollards

- (a) BOLLARDS COULD BE USED IN AREAS TO PROVIDE SPATIAL DEFINITION AND SEPARATION OF VEHICULAR AND PEDESTRIAN AREAS.
- (b) BOLLARDS SHOULD BE OF A CHARACTER, MATERIALS AND COLOR THAT ARE CONSISTENT WITH OTHER STREET FURNISHINGS.

(5) Bus Shelters

- (a) THE DESIGN OF BUS SHELTERS SHOULD COMPLEMENT THE SURROUNDING STREETScape AND SHOULD PROVIDE ADEQUATE SEATING AND PROTECTION FROM RAIN, WIND AND SUN.
- (b) BUS SHELTERS SHOULD CONTAIN BUILT-IN DISPLAYS FOR BUS MAPS, ROUTES AND SCHEDULES.

(6) Informational Kiosks

- (a) INFORMATIONAL KIOSKS APPROPRIATE TO DOWNTOWN OCEAN CITY DISTRICT DESIGN SHOULD BE LOCATED AT SELECTED LOCATIONS WITHIN THE COMMERCIAL CORE AND COMMUNITY CENTER IN ORDER TO PROVIDE BOTH RESIDENTS AND VISITORS ALIKE WITH THE OPPORTUNITY TO REVIEW COMMUNITY NEWS AND EVENTS.

(7) Newspaper Racks

- (a) NEWSPAPER RACKS SHOULD BE PLACED AT SELECTED LOCATIONS TO REDUCE VISUAL CLUTTER.

(8) Bicycle Racks

- (a) BICYCLE RACKS SHOULD BE CONVENIENTLY LOCATED SUCH AS NEAR BUS STOPS, WITHIN THE COMMERCIAL CORRIDOR IN ORDER TO MAKE BICYCLING A MORE VIABLE MODE OF TRANSPORTATION.
- (b) THE OPTIMAL PLACEMENT OF BICYCLE PARKING FACILITIES SHOULD TAKE INTO ACCOUNT PEDESTRIAN CIRCULATION PATTERNS.
- (c) BICYCLE RACK DESIGN SHOULD COMPLEMENT OTHER STREET FURNISHINGS.

(9) Public Telephones

- (a) PUBLIC TELEPHONE STYLES SHOULD BE COMPATIBLE WITH OTHER MATERIALS IN THIS DISTRICT.

LANDSCAPING

c. LANDSCAPING

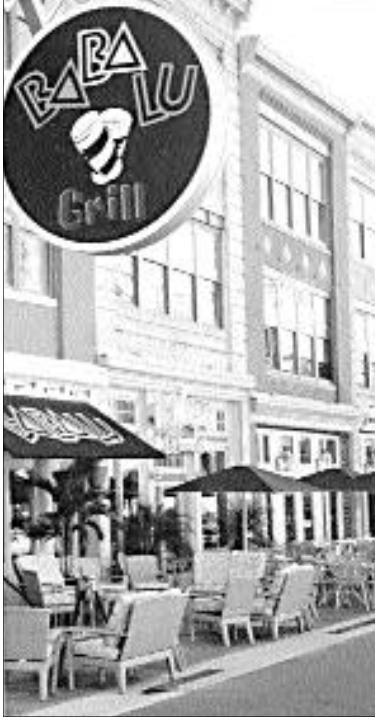
Landscaping should be a vital component of the aesthetic character of Downtown Ocean City:

- (1) LANDSCAPING SHALL COMPLEMENT AND ENHANCE BUILDINGS, PARKING FACILITIES AND PUBLIC USE AREAS.
- (2) LANDSCAPING SHOULD SCREEN AND/OR BUFFER VIEWS OF PARKING, LOADING, TRASH AREAS AND SERVICE YARDS.
- (3) WHERE SPACE ALLOWS, STREET TREES OF SUITABLE SIZE AND TYPE SHOULD BE PLANTED IN TREE WELLS IN THE PAVEMENT OR IN LANDSCAPE PLANTING AREAS ON ALL STREETS.
- (4) WHERE APPROPRIATE, LANDSCAPE AREAS SHOULD BE PROVIDED ADJACENT TO BUILDING FACADES AND SIDE ELEVATIONS.
- (5) PLANTING AREA DIMENSIONS SHOULD BE CONSISTENT WITH PLANT MATERIAL REQUIREMENTS AND THE PURPOSE OF THE PLANTING SUCH AS AESTHETICS AND SCREENING.
- (6) PERMANENT AUTOMATIC LOW WATER CONSUMING IRRIGATION FACILITIES SHOULD BE PROVIDED WHERE APPROPRIATE IN ALL LANDSCAPED AREAS.
- (7) TO MINIMIZE EXTERIOR WATER USE, DROUGHT-TOLERANT PLANTS SHOULD BE UTILIZED IN ALL LANDSCAPE AREAS.
- (8) EXHIBIT 5, LANDSCAPING MATERIALS, PROVIDES A LIST OF RECOMMENDED PLANT MATERIALS.



Tree Grate

Public Spaces



Outdoor
Eating Area
Baltimore City

D. PUBLIC SPACES

Public spaces are places for people to gather, relax and recreate. Spaces may also be used as outdoor theaters and special events. Public spaces can take many forms including:

Sidewalks • Parks • Public Plazas • Visual Views

- (1) FOCAL POINTS (E.G. FOUNTAINS, PUBLIC ART, ARCHITECTURAL ELEMENTS, LANDSCAPING FEATURES) AND PUBLIC AMENITIES (E.G. BENCHES, PLAY EQUIPMENT, ETC.) ARE ENCOURAGED IN THE DESIGN OF PUBLIC SPACES.
- (2) PUBLIC SPACES WITH EVENING USES SHOULD PROVIDE PEDESTRIAN-SCALE LIGHTING THAT COMPLEMENTS THE SURROUNDING BUILT AND NATURAL ENVIRONMENT. LIGHTING SHOULD BE SUBTLE, YET BRIGHT ENOUGH TO PROVIDE SECURITY AND MAKE THE AREA ATTRACTIVE FOR EVENING USE.
- (3) DRAINAGE FACILITIES FOR PUBLIC SPACES SHOULD BE DESIGNED AND LOCATED TO MINIMIZE VISIBILITY AND INTERFERENCE WITH PEDESTRIAN CIRCULATION.
- (4) ALL PUBLIC SPACES SHOULD CONTAIN SEATING, WHICH MAY OCCUR IN A VARIETY OF FORMS SUCH AS LOW WALLS, BENCHES, MOVEABLE CHAIRS, OR FIXED SEATING.
- (5) PUBLIC SPACES SHOULD INCLUDE SUNNY AND SHADED AREAS FOR SEATING. SHADED AREAS MAY BE CREATED USING LANDSCAPING ELEMENTS (E.G. CANOPY TREES) OR ARCHITECTURAL DEVICES (E.G. ARCADES, COLONNADES AND PERGOLAS).
- (6) PUBLIC SPACES SHOULD BE CLEARLY MARKED AND ACCESSIBLE FROM THE STREET AND SIDEWALK.

Public Parking

E. PUBLIC PARKING

- (1) PUBLIC PARKING SHOULD BE CONVENIENT, SAFE, AND EASILY ACCESSIBLE.
- (2) THE DESIGN AND DEVELOPMENT OF PUBLIC PARKING SHALL BE CONSISTENT WITH THE GUIDELINES SET FORTH IN THIS MANUAL REGARDING THE DEVELOPMENT OF PRIVATE PARKING FACILITIES ON PRIVATE PROPERTY.
- (3) THE DESIGN OF PUBLICLY-OWNED PARKING STRUCTURES SHOULD BE CONSISTENT WITH THE INTENT OF THESE GUIDELINES.
- (4) A FEE-IN-LIEU-OF PARKING PROGRAM SHOULD BE ESTABLISHED TO RELIEVE PRIVATE PROPERTY OWNERS OF THE BURDEN OF PROVIDING OFF-STREET PARKING AND TO PROVIDE A FUNDING SOURCE FOR ADDITIONAL PUBLIC PARKING.

Waterfront VISTAS

F. WATERFRONT VISTAS

Waterfront vistas provide a unique opportunity for residents and visitors to enjoy the natural beauty of Ocean City:

- (1) BUILDINGS OR SIGNAGE SHALL NOT OBSTRUCT WATER VIEWS WITHIN PUBLIC RIGHTS OF WAY.
- (2) SUCH VISTAS SHOULD BE ACCESSIBLE TO VISITORS AND RESIDENTS.

Street End Water View - Somerset Street



Water Vista Looking South To Assateague



M.R. Ducks
Traditional Archway



Boardwalk Gateway



GATEWAYS

G. GATEWAYS

- (1) GATEWAYS SHOULD CREATE A VISUAL STATEMENT OF LOCATION AND CONTRIBUTE TO THE SENSE OF COMMUNITY.
- (2) GATEWAYS SHOULD REFLECT THE UNIQUE IDENTITY AND CHARACTER OF DOWNTOWN OCEAN CITY.
- (3) GATEWAY DESIGNS TO BE CONSIDERED SHOULD INCLUDE UNIQUE LANDSCAPE FEATURES, MONUMENTS, SIGNAGE OR STRUCTURAL ELEMENTS.

PUBLIC Art

H. PUBLIC ART

Art can help build a sense of community and enhance neighborhoods. It can add warmth and character, strengthen a community's unique identity, and encourage human interaction. Most projects, including a building, park, playground, garden, fence, pathway, etc., can be enriched by an art component.

(1) ART IS ENCOURAGED TO BE DIVERSE IN MEDIUM AND STYLE.

(2) PUBLIC ART, SUCH AS FOUNTAINS, SCULPTURES, MOSAICS, MURALS AND INLAID DESIGNS, IS ENCOURAGED WITHIN STREETScape DESIGN. AREAS THAT CAN BE ENRICHED BY PUBLIC ART MAY INCLUDE, BUT ARE NOT LIMITED TO, STREET FURNISHINGS, LANDSCAPE PLANTERS, STREET SURFACES, BUS SHELTERS, AND PUBLIC GATHERING SPACES.



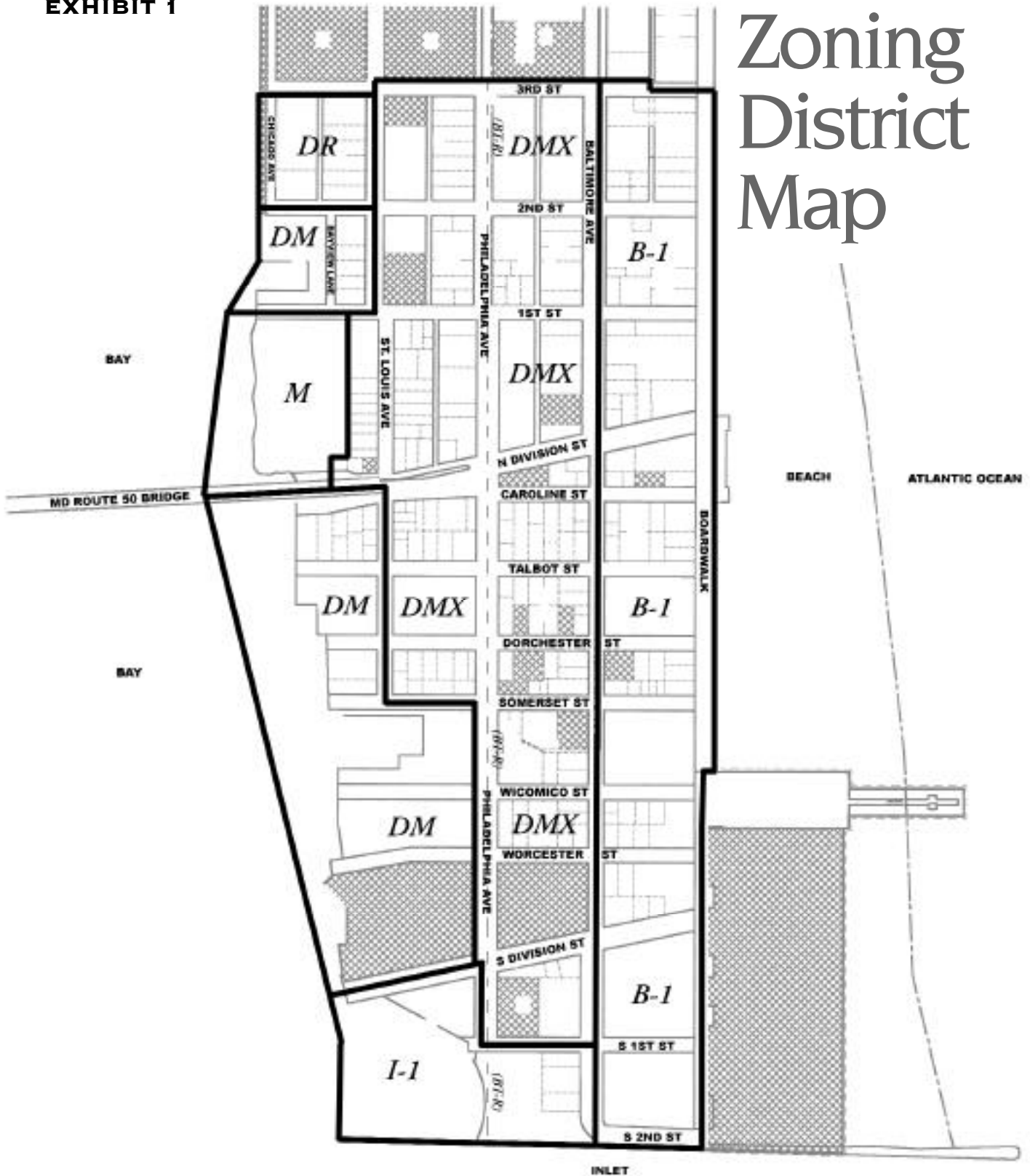
PART
THREE

MAPS &
exhibits

OCEAN CITY DEVELOPMENT CORPORATION

EXHIBIT 1

Zoning District Map



District Zoning Purposes

B-1 BOARDWALK COMMERCIAL DISTRICT

Purpose:

The purpose of this district is to provide for an area of commercial uses whose clientele is almost exclusively pedestrians. Special design criteria and parking requirements are appropriate for this district. Residential development is to continue at relatively high intensity.

I-1 INLET DISTRICT

Purpose:

The purpose of this district is to provide for an area of commercial uses whose clientele is almost exclusively pedestrians. Existing and future buildings are to be set back from the property lines. Special design criteria and parking requirements are appropriate for this district. Residential development is to continue at relatively high intensity.

DMX DOWNTOWN MIXED USE DISTRICT

Purpose:

The purpose of this district is to create a mixed-use, pedestrian-oriented area that encourages development and redevelopment characteristic of the oldest part of Ocean City. The area will allow for commercial and personal services that meet the daily needs of residents and visitors as well as sufficient public open space that encourages pedestrian circulation throughout the entire district. Special design and development criteria with high-density residential development are appropriate for this district.

DM DOWNTOWN MARINE DISTRICT

Purpose:

The purpose of this district is to provide for and to preserve waterfront land in appropriate locations for commercial docking, waterfront sales and storage and minor repair of small boats. Marinas are to be encouraged. The district is intended for the less intensive commercial marine activities related to tourism, vacationers, sport fishing and pleasure boating. Intensive residential use is permitted to encourage construction of on-shore living accommodations for boating enthusiasts.

DR DOWNTOWN RESIDENTIAL DISTRICT

Purpose:

The purpose of this district is to encourage housing types that meet special design and development criteria, but are constructed in a relatively spacious form without tall buildings and intense use of land. Limited commercial activity is appropriate.

M MANUFACTURING DISTRICT

Purpose:

The purpose of this district is to recognize an existing concrete plant on property immediately north of North Division Street on the bay.

EXHIBIT 3

RECOMMENDED Downtown Zoning Uses

I: PERMITTED USE, 2: SPECIAL EXCEPTION, 3: CONDITIONAL USE, 4: ACCESSORY USE

Uses	Boardwalk B-I	Inlet I-I	Downtown DMX	Marine DM	Residential DR	Manufacturing M
Amusement arcades, more than 5 machines	3					
Amusement games	1					
Antique shops	1	1	1			
Aquariums	3	3	3	3		3
Art & school supply stores	1		1			
Art shops & galleries	1	1	1	4		4
Arts, crafts & entertainment activities incidental to primary use, w/in front yard	2	2	2	2		2
Bakeries, retail only	1	1	1	4		4
Banks & financial institutions	1	1	1			
Barbershops & beauty parlors	1	1	1			
Bicycle sales, rentals, repairs & service	1	1	1	4		4
Billiard parlors	1		1			
Boat docks, piers & anchorages		1		1		1
Boat sales, rentals & for hire		1		1		1
Boat & marine minor repair while boats are in the water		1		1		1
Camera & photographic supply stores	1	1	1	4		4
Candy shops	1	1	1	4		4
Catering services	4	4	4			
China & glassware stores	1	1	1			
Clothing, clothing accessory, wearing apparel stores	1	1	1	4		4
Clubs & lodges (non-profit), not on 1st floor	2	2	2	2		2
Coin & philatelic stores	1	1	1			
Commercial parking lots (3/4 ton maximum)	1	1	1	1		1
Communication equipment, printing & publishing, less than 2,000 sq. ft.			1			
Computer equipment sales, rental, service			1			
Concrete products or central mixing & proportioning plant						1
Confectionary manuf. as part of retail operations & as secondary use	1		1			
Convenience/carryout food store	1	4	1	4		4
Cultural institutions	1	1	1	2/marine oriented		2/marine oriented
Customary accessory structures incidental to permitted uses	4	4	4	4	4	4
Day care	2	2	2	2		2
Delicatessen business	1	1	1	4		4
Drug stores	1	1	1			
Dry cleaning: Pick-up & delivery only			1			
Dwellings: Detached single-family dwellings & townhouses	1	1		1	1	1
Dwellings: Detached single-family, townhouses & 2-family residential units			1			
Dwellings: Multiple-family residential/townhouse dwelling units		1		1		1
Dwellings: Multiple family residential dwelling units	1		1		1	
Dwellings: 2-family residential dwelling units			1		1	
Employee housing on-site	1	1	1	1		1
Entertainment: Indoor & outdoor	4	4	4	4		4
Essential services	4	4	4	4	4	4
Family day care	4	4	4	4	4	4
Fishing piers		1		1		1
Florist shops	1	1	1			

Uses	Boardwalk B-I	Inlet I-I	Downtown DMX	Marine DM	Residential DR	Manufacturing M
Food & beverage stores	1	4	1	4		4
General retail	1	1	1			
Gift shops	1	1	1	4		4
Government offices, services, & public safety facilities	1	1	1	1	1	1
Hardware stores	1		1	4		4
Hobby shops for retail sales of items assembled off-premise	1	1	1			
Home occupation	4	4	4	4	4	4
Hotels, motels, motor lodges, rooming, boarding & lodging houses	1	1	1	1		1
Interior decorating w/any manufacturing as secondary part of retail sales			1			
Jewelry stores including jewelry & watch repair	1	1	1			
Laundromats, self-service only			1	4		4
Leather goods & luggage stores	1	1	1			
Marina, wet slips		1		1		1
Marine supplies & fuel, retail only		1		1		1
Meeting halls, not on 1st floor	2	2	2	2		2
Museum	1	1	1	1		1
Music stores/musical instrument sales, rentals, service	1	1	1			
Nautical shops, retail trade only	1	1	1	1		1
Nightclubs	3	3	3	3		3
Nightclubs in hotels & motels w/more than 50 units	4	4	4	4		4
Office supply stores, maximum of 2,000 square feet	1		1			
Offices including business, professional, medical & dental	1	4	1	4		4
Optical sales & services	4	4	1	4		4
Outdoor display of merchandise	2	2	2	2		2
Package mailing services, including fax, photocopying, telegraph services			1			
Parking & loading, area reduction to design standards only				2		
Photostating establishments, less than 2,000 sq. ft.	1		1			
Physical therapy, health services & fitness centers	4	4	1	4		4
Public & private parking garages	4	4	3	4		4
Public telephones	4	4	4	4		4
Radio, television, broadcasting station	2	2	2	2		2
Religious institutions	2		2			
Restaurants, cocktail lounges, taverns, outdoor café dining	1	1	1	1		1
Schools			2			
Seafood markets, indoor	1	1	1	1		1
Seafood markets, outdoor				2		2
Shoe sales & repair	1	1	1	4		4
Special building moving	2	2	2	2	2	2
Special exception of up to 10% to building height	2	2				
Special parking exception	2	2	2	2	2	2
Special yard exception	2	2	2	2	2	2
Sporting goods stores	1	1	1	4		4
Studios for artists, photographers, teachers, sculptors & musicians	1	4	1	4		4
Tailor shops	1	1	1			
Temporary construction buildings & structures	4	4	4	4	4	4
Temporary tents & promotional activities	2	2	2	2		2
Theaters & opera houses	3	3	3			
Tobacco shops	1	1	1	4		4
Toy stores	1	1	1			
Travel agencies	1	1	1	4		4
Utility, private & public other than essential services	3	3	3	3		3
Vending machines: Outside, no more than 2 visible from public right-of-way	4	4	4	4		4
Water-related recreational activities		3		1		1

EXHIBIT 4

Bulk Regulations Ocean City Code

B-1 - BOARDWALK COMMERCIAL DISTRICT

Bulk regulations are as follows except as otherwise provided in article V, division 2:

- (1) Minimum lot area requirements:
 - a. Lot area: 5,000 square feet, except subdivided townhouses shall be in accordance with Section 110-906.
 - b. Lot area per multiple-family dwelling unit:
 1. For the first two legal lots of record as of January 6, 1986, the single lot requirement applies as follows:
 - 2,999 square feet or less: Maximum two units.
 - 3,000-4,999 square feet: Maximum three units.
 - 5,000-7,250 square feet: Maximum four units.
 - 7,251-10,000 square feet: Maximum six units.
 2. For the first two legal lots created after January 6, 1986, the single lot requirement applies as follows:
 - 5,000-7,250 square feet: Maximum four units for first two lots.
 - 7,251-10,000 square feet: Maximum six units for first two lots.
 - 10,001-14,500 square feet: Maximum eight units.
 3. Projects containing more than two recorded lots shall apply the single lot requirement or the first two lots in accordance with subsections 1. and 2. above; and thereafter, lot area per dwelling unit shall be one dwelling unit per 1,000 square feet of remaining lot area.
 4. Parcels larger than 14,500 square feet: Eight units for first 10,000 square feet of lot area; thereafter, one dwelling unit per 1,000 square feet of lot area.
 - c. Lot area per hotel/motel guest room or suite: 500 square feet.
 - d. Lot area per roominghouse, boardinghouse, lodginghouse guest room: 500 square feet.
- (2) Minimum lot width: 50 feet; except subdivided townhouses shall be in accordance with Section 110-906.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front yard: None required.
- (5) Minimum width of each side yard:
 - a. No side yard required on lots abutting Baltimore Avenue south of North Division Street.
In all other areas:
 - b. Five feet for one-, two- or three-story buildings.
 - c. Ten feet for four- or five story buildings.
 - d. No side yard required on lots abutting the west side of Atlantic Avenue (boardwalk)
 - e. Subdivided townhouses shall be in accordance with Section 110-906.
- (6) Minimum depth of rear yard: Ten feet.
- (7) Maximum building height: Shall be no more than 50 feet; and shall be no more than five stories, except as otherwise provided under special height and yard regulations per Section 110-903 for buildings taller than five stories.

I-1 - INLET DISTRICT

Bulk regulations are as follows except as otherwise provided in article v, division 2:

- (1) Minimum lot area requirements:
 - a. Lot area: 5,000 square feet, except subdivided townhouses shall be in accordance with Section 110-906.
 - b. Lot area per multiple-family dwelling unit:
 1. For the first two legal lots of record as of January 6, 1986, the single lot requirement applies as follows:
 - 2,999 square feet or less: Maximum two units.
 - 3,000-4,999 square feet: Maximum three units.
 - 5,000-7,250 square feet: Maximum four units.
 - 7,251-10,000 square feet: Maximum six units.
 2. For the first two legal lots created after January 6, 1986, the single lot requirement applies as follows:
 - 5,000-7,250 square feet: Maximum four units for first two lots.
 - 7,251-10,000 square feet: Maximum six units for first two lots.
 - 10,001-14,500 square feet: Maximum eight units.
 3. Projects containing more than two recorded lots shall apply the single lot requirement for the first two lots in accordance with subsections 1. and 2. above; and thereafter, lot area per dwelling unit shall be one dwelling unit per 1,000 square feet of remaining lot area.
 4. Parcels larger than 14,500 square feet: Eight units for first 10,000 square feet of lot area; thereafter, one dwelling unit per 1,000 square feet of lot area.
 - c. Lot area per hotel/motel guest room or suite: 500 square feet.
 - d. Lot area per roominghouse, boardinghouse, lodginghouse guest room: 500 square feet.
 - e. No lot area per unit required for on-site employee housing units.
- (2) Minimum lot width: 50 feet; except subdivided townhouses shall be in accordance with Section 110-906.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front yard: Ten feet.
- (5) Minimum width of each side yard:
 - a. Five feet for one-, two- or three-story buildings.
 - b. Ten feet for four- or five-story buildings.
 - c. Subdivided townhouses shall be in accordance with Section 110-906.
 - d. A side yard of 20 feet in width adjacent to the water line shall be provided on properties which abut the inlet and/or the Sinepuxent Bay.
- (6) Minimum depth of rear yard:
 - a. Ten feet.
 - b. A rear yard of 20 feet in width adjacent to the water line shall be provided on properties which abut the inlet and/or the Sinepuxent Bay.
- (7) Maximum building height: Shall be no more than 50 feet; and shall be no more than five stories, except as otherwise provided under special height and yard regulations per Section 110-903 for buildings taller than five stories.

DMX - DOWNTOWN MIXED USE DISTRICT

Bulk regulations are as follows except as otherwise provided in article v, division 2:

- (1) Minimum lot area requirements:
 - a. Lot area: 5,000 square feet, except subdivided two-family dwellings and townhouses shall be in accordance with Section 110-906.

- b. Lot area per multiple-family dwelling unit:
 - 1. For the first two legal lots of record as of January 6, 1986, the single lot requirement applies as follows:
 - 2,999 square feet or less: Maximum two units.
 - 3,000-4,999 square feet: Maximum three units.
 - 5,000-7,250 square feet: Maximum four units.
 - 7,251-10,000 square feet: Maximum six units.
 - 2. For the first two legal lots created after January 6, 1986, the single lot requirement applies as follows:
 - 5,000-7,250 square feet: Maximum four units for first two lots.
 - 7,251-10,000 square feet: Maximum six units for first two lots.
 - 10,001-14,500 square feet: Maximum eight units.
 - 3. Projects containing more than two recorded lots shall apply the single lot requirement for the first two lots in accordance with subsections 1. and 2. above; and thereafter, lot area per dwelling unit shall be one dwelling unit per 1,000 square feet of remaining lot area.
 - 4. Parcels larger than 14,500 square feet: Eight units for first 10,000 square feet of lot area; thereafter, one dwelling unit per 1,000 square feet of lot area.
- c. Lot area per hotel/motel guest room or suite: 500 square feet.
- d. Lot area per roominghouse, boardinghouse, lodginghouse guest room: 500 square feet.
- e. No lot area per unit required for on-site employee housing units.
- (2) Minimum lot width: 50 feet; except subdivided two-family dwellings and townhouses shall be in accordance with Section 110-906.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front yard:
 - a. No front yard required on Baltimore Avenue.
 - b. Ten feet on all other street fronts.
- (5) Minimum width of each side yard:
 - a. No side yard required on lots abutting Baltimore Avenue south of North Division Street. In all other areas:
 - b. Five feet for one-, two- or three-story buildings.
 - c. Ten feet for four- or five-story buildings.
 - d. Subdivided two-family dwellings and townhouses shall be in accordance with Section 110-906.
- (6) Minimum depth of rear yard: Ten feet.
- (7) Maximum building height: Shall be no more than 40 feet; and shall be no more than four stories.

DM - DOWNTOWN MARINE DISTRICT

Bulk regulations are as follows except as otherwise provided in article v, division 2:

- (1) Minimum lot area requirements:
 - a. Lot area: 5,000 square feet, except subdivided townhouses shall be in accordance with Section 110-906.
 - b. Lot area per multiple-family dwelling unit:
 - 1. For the first two legal lots of record as of January 6, 1986, the single lot requirement applies as follows:
 - 2,999 square feet or less: Maximum two units.

- 3,000-4,999 square feet: Maximum three units.
- 5,000-7,250 square feet: Maximum four units.
- 7,251-10,000 square feet: Maximum six units.
- 2. For the first two legal lots created after January 6, 1986, the single lot requirement applies as follows:
 - 5,000-7,250 square feet: Maximum four units for first two lots.
 - 7,251-10,000 square feet: Maximum six units for first two lots.
 - 10,001-14,500 square feet: Maximum eight units.
- 3. Projects containing more than two recorded lots shall apply the single lot requirement for the first two lots in accordance with subsections 1. and 2. above; and thereafter, lot area per dwelling unit shall be one dwelling unit per 1,000 square feet of remaining lot area.
- 4. Parcels larger than 14,500 square feet: Eight units for first 10,000 square feet of lot area; thereafter, one dwelling unit per 1,000 square feet of lot area.
 - c. Lot area per hotel/motel guest room or suite: 500 square feet.
 - d. Lot area per roominghouse, boardinghouse, lodginghouse guest room: 500 square feet.
 - e. No lot area per unit required for on-site employee housing units.
- (2) Minimum lot width: 50 feet; except subdivided townhouses shall be in accordance with Section 110-906.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front yard: Ten feet.
- (5) Minimum width of each side yard:
 - a. Five feet for one-, two- or three-story buildings.
 - b. Ten feet for four- or five-story buildings.
 - c. Subdivided townhouses shall be in accordance with Section 110-906.
- (6) Minimum depth of rear yard: Ten feet.
- (7) Maximum building height: Shall be no more than 50 feet; and shall be no more than five stories.

DR - DOWNTOWN RESIDENTIAL DISTRICT

Bulk regulations are as follows except as otherwise provided in article v, division 2:

- (1) Minimum lot area requirements:
 - a. Lot area: 5,000 square feet, except subdivided two-family dwellings and townhouses shall be in accordance with Section 110-906.
 - b. Lot area per multiple-family dwelling unit: 2,000 square feet.
- (2) Minimum lot width: 50 feet; except subdivided two-family dwellings and townhouses shall be in accordance with Section 110-906.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front yard: Ten feet.
- (5) Minimum width of each side yard:
 - a. Five feet for one-, two- or three-story buildings.
 - b. Ten feet for four- or five-story buildings.
 - c. Subdivided townhouses shall be in accordance with Section 110-906.
- (6) Minimum depth of rear yard: Ten feet.
- (7) Maximum building height: Shall be no more than 50 feet; and shall be no more than five stories.

M - MANUFACTURING DISTRICT

Bulk regulations are as follows except as otherwise provided in article v, division 2:

- (1) Minimum lot area requirements:
 - a. Lot area: 5,000 square feet, except subdivided townhouses shall be in accordance with Section 110-906.
 - b. Lot area per multiple-family dwelling unit:
 1. For the first two legal lots of record as of January 6, 1986, the single lot requirement applies as follows:
 - 2,999 square feet or less: Maximum two units.
 - 3,000-4,999 square feet: Maximum three units.
 - 5,000-7,250 square feet: Maximum four units.
 - 7,251-10,000 square feet: Maximum six units.
 2. For the first two legal lots created after January 6, 1986, the single lot requirement applies as follows:
 - 5,000-7,250 square feet: Maximum four units for first two lots.
 - 7,251-10,000 square feet: Maximum six units for first two lots.
 - 10,001-14,500 square feet: Maximum eight units.
 3. Projects containing more than two recorded lots shall apply the single lot requirement for the first two lots in accordance with subsections 1. and 2. above; and thereafter, lot area per dwelling unit shall be one dwelling unit per 1,000 square feet of remaining lot area.
 4. Parcels larger than 14,500 square feet: Eight units for first 10,000 square feet of lot area; thereafter, one dwelling unit per 1,000 square feet of lot area.
 - c. Lot area per hotel/motel guest room or suite: 500 square feet.
 - d. Lot area per roominghouse, boardinghouse, lodginghouse guest room: 500 square feet.
 - e. No lot area per unit required for on-site employee housing units.
- (2) Minimum lot width: 50 feet; except subdivided townhouses shall be in accordance with Section 110-906.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front yard: Ten feet.
- (5) Minimum width of each side yard:
 - a. Five feet for one-, two- or three-story buildings.
 - b. Ten feet for four- or five-story buildings.
 - c. Subdivided townhouses shall be in accordance with Section 110-906.
- (6) Minimum depth of rear yard: Ten feet.
- (7) Maximum building height: Shall be no more than 50 feet; and shall be no more than five stories.

Landscaping Materials

FAVORABLE LANDSCAPING MATERIALS FOR OCEAN CITY

Due to the constant inundation of salt air emanating from the Atlantic Ocean to the east and often from our western bays, the list of plants which can sustain those conditions is short. On a barrier island, plants that are considered halophytes (salt-tolerant) are like gold, few and treasured. The following list is recommended for Ocean City because of availability, application, maintenance requirements and aesthetics.

Native plants are recommended wherever possible.

TREES (deciduous)

- Platanus acerifolia "Bloodgood" . . . London Planetree
- Acer pseudoplatanus Sycamore Maple
- Celtis occidentalis Hackberry
- Elaeagnus angustifolia Russian Olive
- Sophora japonica Japanese Pagodatree/Scholartree
- Nyssa sylvatica Sour Gum/Black Gum-Tupelo
- Quercus virginiana Live Oak
- Gleditsia triacanthos Honey Locust
- Ilex opaca American Holly
- Eriobotrya japonica Loquat
- Magnolia spp. Southern Sweetbay
- Prunus spp. Kwanzan, Yoshino, Acame
- Pyrus spp. Chanticleer, Aristocrat, Redspire
- Lagerstroemia var. Crepe Myrtle
- Amelanchier spp. Serviceberry

TREES (coniferous)

- Pinus thunbergiana Black Pine
- Juniperus spp. Hollywood, Virginiana
- Picea pungens Colorado Spruce
- Thuja spp. American Green Arborvitae

SHRUBBERY

- Juniperus spp
- Thuja spp.
- Clethra
- Elaeagnus umbellata Autumn Olive
- Hippophae rhamnoides Sea Buckhorn
- Hydrangea
- Ilex spp.
- Myrica spp Bayberry
- Prunus spp. Cherry Laurel, Beach Plum
- Syringa spp. Lilac
- Ligustrum Privet
- Rosa rugosa Beach Rose
- Viburnum
- Spirea
- Forsythia
- Taxus
- Euonymus
- Contoneaster
- Yucca
- Berberis
- Pyracantha

GRASSES

- Miscanthus spp.
- Erianthus spp.
- Pennisetum spp.
- Cortaderia
- Carex
- Festuca
- Arundo

