

ARTICLE XII - LOT AREA & OTHER DIMENSIONAL REQUIREMENTS WITHIN DISTRICTS

Section 1

Amended 8/28/01

| District | Min. Lot Area (Sq. Ft. Unless Otherwise Noted) | Min. Lot Width (Feet) | Minimum Yard Requirements (Feet) | | | | Max. Height Of Buildings (Feet) | Max. Density Per Gross Acre |
|----------------|---|--------------------------|----------------------------------|------------------------|-------------------|-------------------|---------------------------------------|--|
| | | | Setback | One-Side | Two-Sides | Rear | | |
| AP | 25 Acres | 525' | 200' | 50' | 100' | 50' | 35' | 1 Dwelling Unit per Lot or Parcel |
| RP | 10 Acres | 425' | 150' | 50' | 100' | 50' | 35' | 1 Dwelling Unit per Lot or Parcel |
| RR-5 | 5 Acres | 300' | 125' | 40' | 80' | 40' | 35' | 1 Dwelling Unit per Lot or Parcel |
| RR-2 | 2 Acres | 200' | 75' | 40' | 80' | 40' | 35' | 1 Dwelling Unit per Lot or Parcel |
| R-1 | 1 Acre (a) 25,000 15,000 | 100' 100' 100' | 40' 40' 40' | 15' 15' 15' | 35' 35' 35' | 35' 35' 35' | 35' 35' 35' | 1 Dwelling Unit per Lot or Parcel |
| R-2 | Single-Family (b) 25,000 20,000 12,000 | 80' 80' 80' | 40' 40' 40' | 10' 10' 10' | 20' 20' 20' | 35' 35' 35' | 35' 35' 35' | 1 Dwelling Unit per Lot or Parcel |
| | Multi-Family (c) 20,000/4,000 | 100' | 40' | 15' (For End Units) | 30' | 35' | 35' | 10 Dwelling Units per Gross Area |
| R-3 | 1 Acre (f) 25,000 12,000 | 100' 100' 100' | 40' 40' 40' | 15' 15' 15' | 30' 30' 30' | 35' 35' 35' | 35' 35' 35' | 1 Dwelling Unit per Lot or Parcel |
| MHP-1 | Refer | to | Special | Provisions | for | Manufactured | Home | Park |
| B-1 | None | None | 40' | 15' (d) | 30' (d) | 35' (g) | 40' | |
| M-1 | None | None | 40' | 15' (e) | 30' (e) | 15' | 40' | |
| Lake Caroline | | | 40' | 10' | 20' | 35' | | |
| Lake Land 'Or | | | 40' | 15' | 30' | 35' | | |
| Caroline Pines | | | 35' | 15' | 30' | 35' | | |

Article XII continued...

- (a) The minimum lot requirements for a single-family dwelling in R-1 District are:
 - 1 acre where neither public water nor sewer is provided;
 - 25,000 square feet where either public water or sewer is provided;
 - 15,000 square feet where both public water and sewer are provided.

- (b) The minimum lot requirements for a single-family dwelling in R-2 District are:
 - 25,000 square feet where neither public water nor sewer is provided;
 - 20,000 square feet where either public water or sewer is provided;
 - 12,000 square feet where both public water and sewer are provided.

- (c) 20,000 square feet of lot area is required for the first unit of a multi-family project plus 4,000 square feet per additional unit constructed.

- (d) Only where adjacent to an RP, AP, R-1, R-2, or MHP-1 District, the minimum side yard shall be fifteen (15) feet; otherwise there shall be no minimum requirement.

- (e) However, where adjacent to RP, AP, R-1, R-2, or MHP-1 District, the minimum side yard shall be forty (40) feet.

- (f) Minimum lot area:
 - 1 acre where neither public water or sewer is provided;
 - 25,000 square feet where either public water or sewer is provided;
 - 15,000 square feet where both water and sewer are provided.

- (g) Only where adjacent to an RP, AP, RR-5, RR-2, R-1, R-2 or MHP District, the minimum rear yard shall be thirty-five (35) feet; otherwise there shall be no minimum requirement. (Adopted 8/28/01)

Section 2 - Exemptions and Reductions

(Adopted 01/25/94)

Public facilities and public utilities, as defined in Article II, may be exempted from or have the requirements of Article XII, Section 1 above modified subject to Special Exception approval in accordance with Article XVII, Sections 6 - 11 of the Caroline County Zoning Ordinance.

