

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.