

ARTICLE 4: LOT AREA AND YARD REGULATIONS

400 General Dimensional Requirements

- A. The regulations for each District pertaining to minimum lot area, minimum lot area per dwelling unit, minimum lot width, maximum height, and minimum required yards shall be as specified in Section 401, Table of Dimensional Requirements for Principal Uses, subject to any further applicable dimensional requirements or exemptions specified elsewhere in this Ordinance.
- B. No minimum lot area is specified in Section 401 because the Town lacks a centralized sewage disposal system, which means the Washington County Health Department establishes the minimum lot size. The following other applicable standards of the Maryland Department of Health and Mental Hygiene, as administered by the Washington County Health Department, shall be used in determining a minimum lot size:

Percolation Rate (Time Required for a 1" drop)	Using a private water supply and a private sewage disposal system.		Using a centralized water supply and a private sewage disposal.		Using a centralized sewage disposal system and a pri- vate water supply.	
	Min Lot Width (Feet)	Min Lot Area (Sq. Ft.)	Min Lot Width (Feet)	Min Lot Area (Sq. Ft.)	Min Lot Width (Feet)	Min Lot Area (Sq. Ft.)
1 to 5	100	20,000	100	15,000	75	12,000
6 to 15	125	25,000	100	17,500	75	12,000
16 to 25	150	30,000	100	20,000	75	12,000
26 to 30	150	40,000	140	30,000	75	12,000

- C. Measurements of minimum land area and yards pursuant to Section 401 shall not include any land within the right-of-way of any existing or proposed street.
- D. The uses listed in Section 401 shall only be permitted in any Zoning District in accordance with the provisions of Section 305.

401 TABLE OF DIMENSIONAL REQUIREMENTS FOR PRINCIPAL USES

Use	Zoning District	Minimum Total Lot Or Land Area Per Use (Sq. Ft.)	Minimum Lot Or Land Area Per Dwelling Unit (Sq. Ft.)	Minimum Lot Width (Feet)	Minimum Yard Width (Feet) FRT SIDE REAR		
A. Residential							
1. Single-family detached dwellings.	SR	10,000	10,000	75	20	15	25
	TR, HR	7,500	7,500	60	15	10	20
	TC	5,000	5,000	60	10	8	20
2. Two-family ("duplex") dwellings.	SR	12,500	12,500	75	20	15	25
	TR, HR	10,000	10,000	75	15	10	20
	TC	10,000	5,000	60	10	5	15
3. Single-family ("townhouse") dwellings.	TR	12,000	4,000	20	15	15b	15
	TC	12,000	3,000c	20	10	8b	15
4. Multi-family ("apartment") dwellings.	TR	22,000	3,600c	200	15	15	15
	TC	10,000	3,000d	180	10	10	15
5. Mobile home park (see also Section 504).	SR, TR	217,800 (5 acres)	5,400b	200	20	20	20
6. Dwelling unit in conjunction with a principal non-residential use.	Any District	na	5,000	50	10	5	10

Note: 401, Section A, Residential 1 and 2 amended and effective September 10, 1984, recorded Liber 2, folio 712.



401 TABLE OF DIMENSIONAL REQUIREMENTS FOR PRINCIPAL USES

Use	Zoning District	Minimum Total Lot Or Land Area Per Use (Sq. Ft.)	Minimum Lot Or Land Area Per Dwelling Unit (Sq. Ft.)	Minimum Lot Width (Feet)	Minimum Yard Width (Feet) FRT SIDE REAR		
7. Conversion of a building to two dwelling units, pursuant to Section 305.B.12.	Any District	10,000	5,000	60	10	5	10
8. Conversion of a bldg. to more than two dwelling units, pursuant to Section 305.B.13.	TR, TC	20,000	3,600c	180	10	10	15
9. Planned (Cluster) Residential Development	-----See Section 503-----						
B. <u>Recreational and Institutional Uses</u>							
1. Commercial swimming pool or other commercial outdoor recreation use.	Any District	87,120	--	200	100	50	50
2. Private clubs (see Section 305.C.22) or meeting halls (see Section 305.D.33)	Any District	43,560	--	150	40		50

401 TABLE OF DIMENSIONAL REQUIREMENTS FOR PRINCIPAL USES

Use	Zoning District	Minimum Total Lot Or Land Area Per Use (Sq. Ft.)	Minimum Lot Or Land Area Per Dwelling Unit (Sq. Ft.)	Minimum Lot Width (Feet)	Minimum Yard Width (Feet)		
					FRT	SIDE	REAR
3. Institutions for human care (see Section 305.D.31)							
	Any District	87,120	--	200	100	50	50
4. Day care centers or nursery schools.							
	SR	130,680	--	300	50	50	50
	TR,GC	43,560	--	150	40	30	50
	TC,NC	20,000	--	100	20	15	25
5. Other recreational and institutional uses (see Sections 305.C and 305.D).							
	Any District	20,000	--	100	20	15	25
<u>C. Retail and Commercial Services Uses</u>							
1. Motor vehicle sales and service (see Section 305.E.46), building material sales (305.E.48), animal hospitals (305.E.49), funeral homes (305.E.52), hotels (305.E.56) or warehousing (305.E.64)							
	Any District	43,560	--	150	40	30	50

401 TABLE OF DIMENSIONAL REQUIREMENTS FOR PRINCIPAL USES

Use	Zoning District	Minimum Total Lot Or Land Area Per Use (Sq. Ft.)	Minimum Lot Or Land Area Per Dwelling Unit (Sq. Ft.)	Minimum Lot Width (Feet)	Minimum Yard Width (Feet)		
					FRT	SIDE	REAR
2. Other commercial uses (see Section 305.E)							
	TC	5,000	--	--	5	--	10
	Any Other District	20,000	--	--	20	15	25
D. <u>Manufacturing and Other Uses</u>							
1. Uses permitted pursuant to Sections 305.A, 305.F and 305.G.							
	Any District	20,000	--	100	20	15	25

- Notes:
- a. Required side-yard dimension applies to each side of the lot; except that no side yard shall be required adjoining any lot line that coincides with a party-wall in an attached dwelling or other use.
 - b. Gross density shall not exceed six (6) dwelling units per acre.
 - c. Gross density shall not exceed eight (8) dwelling units per acre.
 - d. Gross density shall not exceed ten (10) dwelling units per acre.

§ 402 Exceptions to Minimum Lot Sizes

When at least six-six (66%) percent of all lots on both sides of the same street as the lot to be used have been developed, some of the front and side yard set-backs of the subject lot shall conform to the average established front and side yard set-backs and the lot area and width requirements shall conform to the average lot area and width in said street block.

B. In any residential district, any lot recorded among the Land Records of Washington County, Maryland, or subdivision and/or lot approved by the Williamsport Planning Commission prior to the effective date of this amendment shall be deemed to meet the lot area, width and set-back requirements of the District.

Effective September 10, 1984
Recorded in Liber 2, folio 7121

§ 403 Lot Area or Yard Required

The lot or yard areas required for any new building or use shall not include any part of a lot that is required by any other building or use to comply with the requirement of this Ordinance. No required lot or area shall include any property, the ownership of which has been transferred after the effective date of this Ordinance, if such property was a part of the area required for compliance with the dimensional requirements applicable to the lot from which such transfer was made.

dimensional requirements applicable to the lot from which such transfer was made.

404 Front Yard Reduction

When there is an existing building on each of the lots adjoining the lot on which a building is proposed to be erected, and where each such existing building lies within one hundred (100) feet of such proposed building and lies nearer to the street line than the required front yard depth elsewhere specified in this Ordinance, and when each such existing building is within 100 feet of the proposed building, then the average of the existing front yard depths of such adjoining lots shall be the minimum required front yard depth for the lot on which the proposed building is to be erected.

405 Permitted Projections Into Required Yards

- A. Subject to Section 406, the provisions of Section 401 shall not apply to fences or walls which are less than six (6) feet high above the natural grade nor to terraces, steps, uncovered porches, or other similar features not over three (3) feet high above the floor level of the ground story.
- B. Projections such as bay windows, chimneys, entrances, vestibules, balconies, eaves and ladders may extend into any required yard not more than four (4) feet; provided, that such projects (excepting eaves) are not over ten (10) feet in length.
- C. The yard requirements of Section 401 shall not apply to off-street parking areas or to accessory signs, except as expressly provided in Articles 6 and 7, and except as provided in Section 406.

406 Traffic Visibility at Corners

On every corner lot, abutting the intersection of two streets, a triangular area within the lot shall remain clear of any structure, wall, fence, planting or other visual obstruction which might cause danger to traffic by obscuring the view across the lot between the height of two (2) feet and seven (7) feet above the level of the intersecting streets; such triangular area shall be delineated by a line drawn across the lot to connect points on the two street lines at a distance of twenty-five (25) feet from the intersection of the street lines.

407 Accessory Buildings in Side and Rear Yards

Completely detached accessory buildings may occupy required side and rear yards but shall not be located closer than five (5) feet to any side or rear property line.

408 Yards on Corner Lots

All yards adjoining public streets, except yards adjoining alleys, shall be deemed front yards.

409 Height Regulations

No principal building or structure shall exceed thirty-five (35) feet or three stories in height, and no accessory building or structure shall exceed twenty (20) feet in height; provided, however, that said height limitations shall not apply to barns, windmills, silos, or other accessory farm structures, or to belfries, steeples, spires, electric, broadcasting or utility poles, equipment or towers, water towers, chimneys or smoke stacks, flagpoles, fire or observation towers, cupolas, domes, monuments, penthouses or roof structures for housing stairways, or to tanks, ventilating fans, air-conditioning equipment or similar equipment required to operate and maintain the building.

ARTICLE 5: SPECIAL PROVISIONS

500 Environmental Protection -- Flood Plains

- A. Purposes -- This Section is intended to safeguard and promote the public health, safety and general welfare by:
1. Regulating development in areas known to possess characteristics indicative of flooding and/or chronic wetness;
 2. Maintaining adequate natural drainage-ways to carry abnormal water flows during periods of heavy precipitation and snow melt;
 3. Restricting the construction of improvements in locations where they would likely be damaged by floods; or where they could be washed away and cause damage to downstream properties.
 4. Preventing encroachments on floodways which would cause damage to other properties along the water course by increasing the height or the velocity of floods;
 5. Preventing health and safety hazards along drainage-ways during floods by preventing the placing or storing in the floodway of unsanitary or dangerous substances;
 6. Reducing the financial burden imposed on the Town and its residents by frequent and periodic floods, overflows on land and erosion;

7. Assuring the eligibility of the Town so that residents in endangered areas may obtain reasonable surety for their home through the National Flood Insurance Act of 1968; and
 8. Permitting and encouraging the retention of open land uses located and designed to constitute an appropriate part of the physical development of the Town as provided in the adopted Comprehensive Development Plan.
- B. Flood Plains Defined -- The provisions of this Section shall apply to all flood plain areas, which are hereby designated to include:

1. All areas delineated as "100-year flood plains", or the equivalent, in studies published by the U.S. Army Corps of Engineers or by the Maryland Department of Natural Resources; except that,
1. In the absence of such delineation of the 100-year flood plain along any drainageway, stream or body of water, the provisions of this Section shall apply to all lands containing alluvial soils or high water table soils as identified in and delineated upon the maps of the Washington County Soil Survey, and to all land lying within 25 feet measured horizontally from the centerline of any stream, drainage-way or body of water. Specifically, these provisions shall apply to the following named soil types:

AsB Ashton fine sandy loam
 At Atkins silt loam
 Cs Chewacla gravelly sandy loam
 Ct Chewacla silt loam
 Cu Chewacla stony silt loam
 Cv Congaree silt loam and gravelly loam
 Dz Dunning and Melvin silty clay loams
 Hu Huntington fine sandy loam
 Hv Huntington gravelly loam
 Hw Huntington silt loam
 Hx Huntington silt loam, local alluvium (if subject to flooding)
 Le Largent silt loam
 Lm Lindside silt loam
 Ln Lindside silt loam, local alluvium (if subject to flooding)
 Me Melvin silt loam
 Pg Philo gravelly sandy loam
 Ph Philo silt loam
 Pn Pope fine sandy loam
 Po Pope gravelly loam
 Pp Pope gravelly sandy loam
 Ps Pope silt loam
 Pt Pope stony gravelly loam
 Te Terrace escarpments
 Wa Warners loam (if subject to flooding)