

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' (h)	
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)
- (h) Structures may be erected to a height of sixty-five (65) feet (as measured at the top of the roof); provided that any structure exceeding forty (40) feet in height shall be set back from any residential or Preservation district, a distance of not less than two (2) feet for each one (1) foot of height in excess of thirty-five feet, in addition to minimum yard requirements. Chimneys, flues, cooling towers, flag poles, radio or communication towers or their accessory facilities are excluded from the height limitation but must meet the setback requirement of the zoning district or as otherwise prescribed in this ordinance. Parapet walls are permitted up to Five feet above the height of the structure but in no case shall exceed the height limitation of sixty-five (65) feet. (Adopted 11/16/10)

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.