

LAND DEVELOPMENT

110 Attachment 4

Town of Elkton

**Table 3  
Lot Regulations by District  
[Amended 4-17-2017]**

Minimum Lot Requirements					Minimum Yard Requirements					Accessory Building Requirements				
Zoning	With Sewer (square feet)	No Facilities (square feet)	Front Setback (feet)	Footage @ Setback (feet)	One Side (feet)	Two Sides (feet)	Corner Lots <sup>add 15 feet</sup>	Rear Setback (feet)	Maximum Height (feet)	Distance from Main (feet)	Side Lot Line (feet)	Rear Lot Line (feet)	Maximum Height (feet)	Other Requirements
C-1	12,500	21,000	25	100	10	20	Add 15 feet	25	35	n/a				
R-1	21,000	21,000	30	175	15	30	Add 15 feet	35	35	10				
R-2	12,500	21,000	25	100	10	20	Add 15 feet	25	35	10	5	5	35	
R-3	10,000	21,000	25	50	5	15	Add 15 feet	25	35	10	5	5	35	
R-4 Duplex	6,250 9,250	21,000	25	50	5	15	Add 15 feet	25	35	10	5	5	35	8 units per acre duplex/townhouses
R-5 Duplex	6,250 9,250	21,000	25	50	5	15	Add 15 feet	25	35	10	5	5	35	8 units per acre duplex/townhouses
R-6	2,500	21,000	30	50	10	20	Add 15 feet	25	35	20	10	10	35	12 units per acre
R-7														
R-8	Planned Unit Development District. Maximum density shall not exceed 12 units per acre. Master plan required.													
B-1	n/a	n/a	n/a	n/a	0	0		0	35	0	0	0	35	
B-2	n/a	n/a	25	50	0	0		0	35	0	0	0	35	Buffer in residential area
If business adjoins a residential district: in some instances, there shall be a 10-foot clear and maintained setback on the side(s) joining the residential district, also known as a "buffer."														
B-3	Detailed plan req.		25	50	0	0		0	35	0	0	0		
M-1	n/a	n/a	25	50	0	0		0	35	0	0	0		
Area regulations, maximum lot coverage, height regulations and off-street parking shall comply with B-2 District.														
I-1	n/a	n/a	25	50	0	0		0	35	0	0	0		
Area regulations, maximum lot coverage, height regulations and off-street parking shall comply with B-2 District.														
A-1	43,580	43,580	30	175	15	30	Add 15 feet	35	35	10	5	5		

NOTES: