

ZONING

Town of Sykesville Lot Area, Lot Width and Yard Requirements R 20,000 Residence District (See § 180-44)

Use	Lot Area	Lot Width ⁽¹⁾ (feet)	Lot Area Per Family (square feet)	Front Yard Depth (feet)	Side Yard (Width Each Side Yard) (feet)	Rear Yard Depth (feet)
Dwellings	20,000 sq. ft.	100	20,000	40	20	50
Churches	2 acres	200		100	50	50
Schools, elementary	5 acres	400	-	150	100	50
Schools, middle	10 acres	500	-	150	100	50
Schools, high and colleges	15 acres	500	-	150	100	50
Hospitals (Class A)	5 acres	400	-	150	100	50
Funeral establishments	2 acres	150	-	100	30	50
Public utilities	20,000 sq. ft.	100		40	25	50
Nursing homes	45,000 sq. ft.	150	1 bed/ 1,000 ⁽²⁾	50 ⁽³⁾	40 ⁽³⁾	50 ⁽³⁾
Retirement homes	45,000 sq. ft.	150	1 D.U./ 3,000 ⁽²⁾	50 ⁽³⁾	40 ⁽³⁾	50 ⁽³⁾
Other principal permitted or conditional uses	20,000 sq. ft.	100		40	25	50
NOTES:						
⁽¹⁾ A corner lot shall have a minimum width at the building line of 125 feet.						
⁽²⁾ For those areas in excess of 180,000 square feet, the determination of the density factor will be made by the Commission and the Health Department upon the review and approval of the site development plan.						
⁽³⁾ As lot area increases above minimum of 45,000 square feet, increased provision for front, side and rear yards shall be determined by the Commission and the Health Department, based on the site development plan.						