

ZONING

267 Attachment 4

County of Harford

Table 55-1
Design Requirements for Specific Uses
 R1 Urban Residential District

| Use Classification | Minimum Lot Area (square feet) | Maximum Lot Area (acres) | Maximum Average Lot Area (acres) | Minimum Lot Area Per Dwelling or Family Unit (square feet) | Minimum Building or Use Setback from Adjacent Residential Lot (feet) | Minimum Lot Width at Building Line (feet) | Minimum Front Yard Depth (feet) | Minimum Side Yard Width (each) (feet) | Minimum Rear Yard Depth (feet) | Maximum Building Height (stories) |
|--|--------------------------------|--------------------------|----------------------------------|--|--|---|---------------------------------|---------------------------------------|--------------------------------|-----------------------------------|
| Amusements | 5 acres | | | | 100 | 200 | 50 | 40 | 80 | 3 |
| Institutional | 2 acres | | | | 50 | 100 | 50 | 40 | 80 | 3 |
| Natural resources | 2 acres | | | | 50 (bldg.) | | | | | 3 |
| RESIDENTIAL: CONVENTIONAL | | | | | | | | | | 3 |
| Single family detached | 20,000 | | | | | 80 | 25 | 6 (total of 20) | 50 | 3 |
| RESIDENTIAL: CONVENTIONAL DEVELOPMENT WITH OPEN SPACE (COS) | | | | | | | | | | |
| Single family detached | 15,000 | | | | | 75 | 25 | 6 (total of 20) | 40 | 3 |
| Transient housing | 15,000 | | | 3,000 | | 100 | 40 | 15 (total of 35) | 50 | 3 |
| Transportation, communications and utilities | 5 acres | | | | 200 | 200 | 100 | 80 | 80 | 3 |
| Public utility facilities | | | | | 25 | | 25 | 25 | 25 | 3 |
| Sewage pumping stations | | | | | 200 | | 25 | 25 | 25 | 3 |
| Rubble landfills | 100 acres | | | | | | | | | See § 267-90 |

NOTE:

General requirements shall apply to all permitted uses in the classification. Some uses may have additional requirements specifically cited in Article IX, Special Exceptions.