

ZONING
205 Attachment 1

City of Havre de Grace

TABLE I
[Amended 5-4-2009 by Ord. No. 904; 7-16-2018 by Ord. No. 1007]

Permitted Uses (Residential)	Lot Type	Minimum Lot Area	Maximum Lot Coverage (percent)	Minimum Lot Width (feet)	Minimum Front Yard Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Bldg. Height (feet)
Single-family, detached								
R	A	15,000 sq. ft.	40	100	25	15	40	40
R-1	B	10,000 sq. ft.	40	75	15	10	40	40
R-2, RO, RB	C	5,000 sq. ft.	40	50	15	5	25	40
Lane frontage RO, RB	CC	2,700 sq. ft.	50	30	15	5	25	40
Duplexes								
Over/under R-2, RO, RB	AA	6,000 sq. ft.	50	50	15	5	25	40
Side-by-side R-2	BB	8,000 sq. ft.	40	80	15	5	25	40
Side-by-side RO, RB	AA	6,000 sq. ft.	50	50	15	5	25	40
Semidetached								
R-2	DD	4,000 sq. ft.	40	40	15	6	25	40
RO, RB	EE	3,000 sq. ft.	50	25	15	6	25	40
Townhouses								
R-2, RO, RB	GG	1,920 sq. ft.	60	24	15	none ³	25	40
Conditional uses (residential) ¹								
Single-family, detached								
R	B	10,000 sq. ft.	40	75	15	10	40	40
R-1, R-2, RO, RB	D	5,000 sq. ft.	50	25	none	none	25	60 ²
Duplexes								
Over/under R-2, RO, RB	DD	4,000 sq. ft.	40	40	15	5	25	40
Side-by-side R-2	AA	6,000 sq. ft.	50	50	15	5	25	40
Side-by-side RO, RB	HH	5,000 sq. ft.	50	50	none	none	25	60 ²
Semidetached								
R-2	EE	3,000 sq. ft.	50	25	15	6	25	40
RO, RB	JJ	2,500 sq. ft.	50	25	none	none	25	60 ²

HAVRE DE GRACE

TABLE I
(cont'd)

Conditional Uses (Residential) ¹ (continued)	Lot Type	Minimum Lot Area	Maximum Lot Coverage (percent)	Minimum Lot Width (feet)	Minimum Front Yard Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Bldg. Height (feet)
Townhouses R-2, RO, RB	E	1,440 sq. ft. ⁴	60	18 ⁴	10	none ³	25	60 ²
Multifamily R-2, RO, RB	F	10,000 sq. ft.	50	100	15	15	40	80 ²
Rooming house R-2, RO, RB	FF	10,000 sq. ft.	50	100	15	15	40	40
Hotel, motel Permitted C; conditional RB	F	10,000 sq. ft.	50	100	15	15	40	80 ²
Churches Permitted R, R-1, R-2, RO, RB	G	40,000 sq. ft.	60	100	15	15	40	100
Permitted C, conditional R-1, R-2, RO, RB	H	6,000 sq. ft.	80	60	none	none	none	100
Community facilities	I	3,000 sq. ft.	none	25	15	15	15	60
Clubs	J	10,000 sq. ft.	60	100	none	none	15	60
Schools	K	15,000 sq. ft.	50	100	15	15	15	60
Utility structures	L	none	50	none	15	5	5	60
Parking facilities	M	---	---	40	---	---	---	60
Offices, retail stores, childcare facilities, banks, personal service shops, funeral establishments, restaurants, animal care facilities, theaters								
Permitted	N	1,200 sq. ft.	none	none	none	none	none	60
Conditional	O	400 sq. ft.	none	none	none	none	none	60

ZONING

**TABLE I
(cont'd)**

Conditional Uses (Residential)¹ (continued)	Lot Type	Minimum Lot Area	Maximum Lot Coverage (percent)	Minimum Lot Width (feet)	Minimum Front Yard Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Bldg. Height (feet)
Hospitals	P	12,000 sq. ft.	60	100	15	15	30	100
Marinas, gas stations, wholesalers, storage towers, greenhouses, outside sales, laboratories, terminals	Q	10,000 sq. ft.	50	100	15	10	15	60
Conference center	R	10 acres	50	100	15	15	40	80
Hotel and conference center	S	10 acres	50	100	15	15	40	80
Golf course	T	50 acres	none	100	15	15	15	60
Agricultural retail	U	10 acres	none	100	15	15	15	40 ⁵
Agricultural services	V	10 acres	none	100	15	15	15	40 ⁵
Agriculture	W	50 acres	none	100	15	15	15	40 ⁵

NOTES:

1. All require approval by the Board of Appeals.
2. Yard setback requirements are increased by one foot for every two feet of building height in excess of 40 feet.
3. See general townhouse requirements section for distances between building blocks as contained in the text of this chapter.
4. See also additional provisions for Conditional Use townhouse projects section as contained in the text of this chapter.
5. The height limitation shall not apply to silos or water towers. In no event shall such silo or water tower exceed 80 feet from grade.
6. No yard setback required at abutting or common walls.