

ZONING

155 Attachment 2

Density, Lot Size and Bulk Regulations Table  
Dorchester County, Maryland  
[Amended 6-13-2000 by Ord. No. 275]

Zoning District	Agricultural Conservation AC		Agricultural Conservation RCA AC-RCA	Resource Conservation RC	Rural Residential Conservation RR-C	Rural Residential RR		Rural Residential RCA RR-RCA	Suburban Residential SR			Suburban Residential RCA SR-RCA	Village V		Neighborhood Business B-1	General Business B-2	Light, Heavy Industrial I-1, I-2	
	Non-cluster	Cluster				Non-cluster	Cluster		Without Community Water and Sewer Service	With Community Sewer Service (4)	With Community Water and Sewer Service (4)		Residential Uses (4)	Non-Residential Uses				
<b>Development Type</b>																		
<b>Density (dwelling created units per acre)</b>			1 per 20 (5)	1 per 20 (5)	1 per 20 (5)	n/a	n/a	1 per 20 (5)	n/a	n/a	n/a	1 per 20 (5)	n/a	n/a	n/a	n/a	n/a	n/a
i. Lots or parcels created prior to March 15, 1972, and ii. remaining land that was not included in a subdivision created between March 15, 1972, and April 1, 1995	3 dwelling units plus 1 dwelling unit per 15 additional acres	3 dwelling units plus 1 dwelling unit per 10 additional acres	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
iii. Lots created between March 15, 1972, and April 1, 1995:			n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(a) Less than 10 acres	2 dwelling units	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(b) 10 to 20 acres	3 dwelling units	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(c) Over 20 acres	3 dwelling units, plus 1 dwelling unit per additional 15 acres	3 dwelling units, plus 1 dwelling unit per additional 10 acres	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Minimum lot size (square feet)</b>	40,000	20,000	20,000	20,000	20,000	40,000	20,000	20,000	20,000	15,000	10,000	20,000	10,000; 15,000; or 20,000 (2)	20,000	20,000	30,000	20,000	
<b>Minimum required open space as a percent of gross area</b>																		
Lot or parcel less than 20 acres	0	0-40 (3)	0	0	0	0	0-30(1)(3)	0	0, or 30(1)	0, or 30(1)	0, or 30(1)	0	0, or 30(1)	n/a	n/a	n/a	n/a	
Lot or parcel over 20 acres	0	65	0	65	65	0	0-30(1)(3)	0	0, or 30(1)	0, or 30(1)	0, or 30(1)	0	0, or 30(1)	n/a	n/a	n/a	n/a	
<b>Minimum yard depth (feet)</b>																		
Front, on (road type):																		
Limited access/major collector	100	100	100	100	100	100	100	100	100	100	100	100	60	60	70	80	100	
Minor collector	60	60	60	60	60	60	60	60	50	50	50	60	35	35	35	40	50	
Local or other, including private	40	40	40	40	40	40	40	40	35	35	35	40	35	35	35	40	50	
Rear	50	50	50	50	50	50	50	50	25	25	25	50	25					
From B or I Districts	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	20	20	25	20	
From other districts	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	25	25	40	50	
Side	20	15	20	20	20	20	15	20	15	15	15	20	15					
From B or I Districts	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	15	15	15	20	
From other districts	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	20	20	20	50	
<b>Minimum lot width (feet)</b>																		
At front building line	100	80	100	100	100	100	80	100	80	80	60	100	80	80	80	100	80	
At front lot line, on (road type):																		
Limited access/major collector	200	200	200	200	200	200	200	200	100	100	100	200	100	100	100	140	140	
Minor collector	140	140	140	140	140	140	140	140	100	60	60	140	100	80	80	100	100	
Local or other, including private	100	80	100	100	100	100	80	100	100	60	60	100	80	80	80	100	100	
Cul-de-sac	25	25	25	25	25	25	25	25	25	25	25	25	25	50	50	50	50	
At shoreline	200	200	200	100	100	200	100	200	200	100	100	200	100	100	100	100	100	
<b>Maximum building height</b>	45 feet or 3 stories	45 feet or 3 stories	45 feet or 3 stories	45 feet or 3 stories	45 feet or 3 stories	45 feet or 3 stories	45 feet or 3 stories	45 feet or 3 stories	45 feet or 3 stories	45 feet or 3 stories	45 feet or 3 stories	45 feet or 3 stories	45 feet or 3 stories	45 feet or 3 stories	45 feet or 3 stories	45 feet or 3 stories	50 feet	

## DORCHESTER COUNTY CODE

### Notes:

- (1) 30% open space may be required in cluster development in the critical area as a condition of approval of growth allocation (see Article VII, § 155-38N).
- (2) A minimum lot size of 10,000 or 15,000 square feet is permitted where lots are served by community sewer and/or water facilities per the SR District regulations.
- (3) Case-by-case basis per Planning Commission review [see Article VII, § 155-34C(2), Cluster development].
- (4) For density and bulk regulations applicable to apartments and single-family attached units see supplementary use regulations.
- (5) Intrafamily transfers of land are permitted at the densities set forth in § 140-54 of the Subdivision Regulations.

- A. See supplementary use regulations for density and bulk regulations for specific uses such as apartments, manufactured home parks, planned unit developments, etc.
- B. See general district regulations for density and bulk regulations applicable to floating and overlay districts (Critical Area, EE, SW Districts).