

ZONING

405 Attachment 2

Town of Smithsburg

Table of Dimensional Requirements for Principal Uses

Use	Zoning District	Minimum Total Lot or Land Area Per Use (square feet)	Minimum Lot or Land Area Per Dwelling Unit (square feet)	Minimum Lot Width (feet)	Minimum Yard Width (feet)		
					Front	Side ^a	Rear
A. Residential Uses							
1. Single-family detached dwellings.	SR	15,000	15,000	100	20	15	25
	TR	10,000	10,000	80	15	10	20
	TC	5,000	5,000	60	10	8	20
2. Two-family (duplex) dwellings and two-family semidetached dwellings.	TR	18,000	9,000	100	15	10 ^a	20
	TC	10,000	5,000	60	10	5 ^a	15
3. Single-family attached (townhouse) dwellings.	TR	12,000	4,000 ^a	20	15	15 ^a	15
	TC	12,000	3,000 ^c	20	10	8 ^a	15
4. a. Multifamily (apartment) dwellings.	TR	22,000	3,600 ^c	200	15	15	15
	TC	10,000	3,000 ^d	180	10	10	15
b. Condominiums.	TR	22,000	3,600 ^c	200	15	15	15
	TC	10,000	3,000 ^d	180	10	10	15
5. Dwelling unit in conjunction with a principal nonresidential use; see Table of Use Regulations B.12.	All permitted districts	N/A	5,000	50	10	5	10

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6. Conversion of a building to 2 dwelling units; see Table of Use Regulations B.13.	All permitted districts	10,000	5,000	60	10	5	10
7. a. Conversion of a building to more than 2 dwelling units; see Table of Use Regulations B.14.a.	TR	20,000	3,600 ^c	180	10	10	15
	TC	10,000	3,000 ^d	90	10	10	15
b. Conversion of building into multifamily condominiums as per Table of Use Regulations B.14.b.	TR	20,000	3,600 ^c	180	10	10	15
	TC	10,000	3,000 ^d	90	10	10	15
8. Bed-and-breakfast establishment.	TR	15,000	15,000	80	15	10	20
	TC	8,000	8,000	60	10	8	20
B. Recreational and Institutional Uses							
1. Swimming pool or other outdoor recreational use.	All permitted districts	2 acres	—	200	100	50	50
2. Private clubs (see Table of Use Regulations C.24) or meeting halls (see Table of Use Regulations D.35).	TC	20,000	—	100	20	15	25
	All other permitted districts	1 acre		150	40	30	50
3. Human care facilities (see Table of Use Regulations D.32 and 33).	TC	20,000	—	100	20	15	25
	All other permitted districts	2 acres		200	100	50	50

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4. Child-care centers, licensed, or drop-in centers (see Table of Use Regulations D.41).	SR	3 acres	—	300	50	50	50
	TR, GC	1 acre	—	150	40	30	50
	TC, NC	20,000	—	100	20	15	25
5. Water or sewage facilities (see Table of Use Regulations D.37).	All permitted districts	2 acres	—	200	100	50	50
6. Golf course or driving ranges, batting cages, miniature golf courses, riding stables and the like.	All permitted districts	5 acres	—	300	40	50	50
7. Passive recreation park or open space.	All permitted districts	—	—	—	5	5	5
8. Indoor recreation facilities and the like.	TC	20,000	—	100	20	15	25
	All other permitted districts	1 acre	—	200	40	30	40
9. Fish and wildlife preserves and propagation areas.	All permitted districts	3 acres	—	300	50	50	50
10. Other recreational, institutional, and utility uses (see Table of Use Regulations C and D).	All permitted districts	20,000	—	100	20	15	25

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C. Retail and Commercial Services Uses							
1. Motor vehicle sales and service (see Table of Use Regulations E.48); building materials sales (E.51); animal hospitals (E.52); feed, grain, and farm supply stores (E.57); funeral homes (E.58); greenhouses and nurseries (E.59); warehousing (E.73); and parking lots/garages (E.62).	All permitted districts	1 acre	—	150	40	30	50
2. Shopping centers and malls (see § 405-30 for additional requirements); hotels and motels (Table of Use Regulations E.60) (see § 405-31 for additional requirements).	GC	2 acres	—	100	40	30	40
3. Other commercial uses (see Table of Use Regulations E), unless criteria within this chapter specify an amount greater than that listed in this subsection.	TC All other permitted districts	5,000 20,000	— —	— 100	5 20	— 15	25 25
4. Signs (see Table of Use Regulations E.71 and Article VII).							

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D. Manufacturing and Other Uses							
1. Uses permitted pursuant to Table of Use Regulations A, F and G; industrial parks (see § 405-32 for additional requirements).	All permitted districts	20,000	—	100	20	25	25
2. Utility uses.	All permitted districts	—	—	—	—	—	—

NOTES:

- a. Required side yard dimension applies to each side of the lot, except that no side yard shall be required adjoining any lot line that coincides with a party wall in an attached dwelling or other use.
- b. Gross density shall not exceed six dwelling units per acre.
- c. Gross density shall not exceed eight dwelling units per acre.
- d. Gross density shall not exceed 10 dwelling units per acre.