

ZONING

225 Attachment 3

Wicomico County

Schedule of District Regulations Resource Conservation and Residential Districts

Uses	Minimum Lot Criteria			Minimum Setback Requirements				Maximum Height (feet)	Maximum Lot Coverage ³
	Lot Area ¹ (square feet)	Width ² (feet)	Frontage (feet)	Front (feet)	Side (feet)	Total (feet)	Rear (feet)		
A-1 Agriculture - Rural									
Feedlot	100 acres	100/120 ⁴	100/120 ⁴	1,000	1,000	2,000	1,000	35	25%
Single-family detached	20,000	100/120 ⁴	100/120 ⁴	50/75 ⁶	10	20	30	35	35%
Other	20,000	100/120 ⁴	100/120 ⁴	50/75 ⁶	10	20	30	35	35%
V-C Village Conservation									
Single-family	8,000/20,000 ⁵	60/75 ⁴	60/75 ⁴	30/55 ⁶	10	20	30	35	35%
Two-family	12,000/20,000 ⁵	60/75 ⁴	60/75 ⁴	30/55 ⁶	10	20	30	35	35%
Townhouse	1,600	16	16	30/55 ⁶	6 End units only	12 Total of end units	30	35	N/A
Other	8,000/20,000 ⁵	60/75 ⁴	60/75 ⁴	30/55 ⁶	10	20	30	35	35%
R-8 Residential									
Single-family	8,000/20,000 ⁵	60/75 ⁴	60/75 ⁴	30/55 ⁶	10	20	30	35	35%
Two-family	12,000/20,000 ⁵	60/75 ⁴	60/75 ⁴	30/55 ⁶	10	20	30	35	35%
Townhouse	1,600	16	16	30/55 ⁶	10	20	30	35	N/A
Apartment building	40,000	100	100	30/55 ⁶	10	20	30	50	60%
Other	8,000/20,000 ⁵	60/75 ⁴	60/75 ⁴	30/55 ⁶	10	20	30	35	35%
R-15 Residential									
Single-family detached	10,000/20,000 ⁵	100/120 ^{4,9} 80/100 ^{4,10}	100/120 ^{4,9} 80/100 ^{4,10}	40/65 ⁶	10	20	30	35	35%
Two-family	22,500/30,000 ⁵	100/120 ^{4,9} 80/100 ^{4,10}	100/120 ^{4,9} 80/100 ^{4,10}	40/65 ⁶	10	20	30	35	35%
Townhouse	1,600	16	16	40/65 ⁶	10 End units only	20 Total of end units	30	35	N/A
Apartment buildings	40,000	100	100	40/65 ⁶	10	20	30	50	60%
Other	10,000/20,000 ⁵	100/120 ^{4,9}	100/120 ^{4,9}	40/65 ⁶	10	20	30	35	35%

WICOMICO COUNTY CODE

Uses	Minimum Lot Criteria			Minimum Setback Requirements				Maximum Height (feet)	Maximum Lot Coverage ³
	Lot Area ¹ (square feet)	Width ² (feet)	Frontage (feet)	Front (feet)	Side (feet)	Total (feet)	Rear (feet)		
		80/100 ^{4,10}	80/100 ^{4,10}						
R-20 Residential									
Single-family detached	10,000/20,000 ⁵	100/120 ^{4,9} 80/100 ^{4,10}	100/120 ^{4,9} 80/100 ^{4,10}	40/65 ⁶	10	20	30	35	35%
Two-family	20,000	100/120 ^{4,9} 80/100 ^{4,10}	100/120 ^{4,9} 80/100 ^{4,10}	40/65 ⁶	10	20	30	35	35%
Apartment buildings	40,000	100	100	40/65 ⁶	10	20	30	50	60%
Townhouses	1,600	16	16	40/65 ⁶	10 End units only	20 Total of end units	30	35	N/A
Other	10,000/20,000 ⁵	100/120 ^{4,9} 80/100 ^{4,10}	100/120 ^{4,9} 80/100 ^{4,10}	40/65 ⁶	10	20	30	35	35%
REC Residential									
All development	10,000/20,000 ⁵	100/120 ^{4,9} 80/100 ^{4,10}	100/120 ^{4,9} 80/100 ^{4,10}	40/65 ⁶	10	20	30	35	35%
R-30 Residential									
All development	30,000	100/120 ⁴	100/120 ⁴	40/65 ⁶	10	20	30	35	35%
TT Town Transition									
Single-family detached	8,000/20,000 ⁵	60/75 ⁴	60/75 ⁴	30/55 ⁶	10	20	30	35	35%
Two-family	20,000	60/75 ⁴	60/75 ⁴	30/55 ⁶	10	20	30	35	35%
Apartment buildings	40,000	100	100	30/55 ⁶	10	20	30	50	60%
Other	8,000/20,000 ⁵	60/75 ⁴	60/75 ⁴	30/55 ⁶	10	20	30	35	35%
Townhouses	1,600	16	16	30/55 ⁶	6 End units only	12 Total of end units	30	35	N/A

ZONING

NOTES:

- ¹ Minimum lot area in residential developments approved as provided in §§ 225-49, 225-50 and 225-53 shall meet the minimum lot requirements of the Wicomico County Health Department.
 - ² Lot width is measured at the building restriction line as established by this chapter or as established on the record plat, whichever is greater.
 - ³ Lot coverage includes the square footage of the footprint of buildings located on the lot.
 - ⁴ Interior lot/corner lot.
 - ⁵ With community water and sewer/without community water and sewer.
 - ⁶ Measured from the property line/measured from the center line of the road. The greater of the two shall apply.
 - ⁷ The greater side setback requirement shall be required adjacent to a residential district.
 - ⁸ The greater rear setback requirement shall be required adjacent to residential district.
 - ⁹ Without community water and sewer.
 - ¹⁰ With community water and sewer.
 - ¹¹ One side yard may be zero feet, provided that sufficient legal documents, approved by the County Attorney, are recorded in the land records of Wicomico County to assure access to the lot adjacent to the zero lot line.
- * Buildings greater than 50 feet in height may be permitted by special exception granted by the Board of Appeals.