

ZONING

225 Attachment 4

Wicomico County

Schedule of District Regulations Commercial 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)		
C-1 Select Commercial									
All development	15,000/20,000 ⁵	80/100 ⁴	80/100 ⁴	30	5-25; 30 ⁷	30/60 ⁷	20/30 ⁸	35	35%
C-2 General Commercial									
All development	10,000/20,000 ⁵	80/100 ⁴	80/100 ⁴	45/70 ⁶	3-10; 0-10 ¹¹	10/20 ⁷	10	50	35%
C-3 Regional Commercial									
All development	40,000	200	200	100/125 ⁶	25/40 ⁷	50	30/50 ⁸	50	35%

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.