

501 Table of Dimensional Requirements for Principal And Accessory Uses

Maximum District Use		Minimum Land Area (sq. ft.)	Minimum Area per Dwelling Unit (sq. ft.)	Minimum Lot Width (feet)	Building Setback Lines Minimum Required Yard			
					Front	Side	Rear	Height
TR and PD	Duplex	15,000	7,500	100	15	10	20	35
	Townhouse	12,000	4,000	--	20	10*	20	35
	Apartment	20,000	4,000	200	20	25	25	35
	Senior Multi-Family Housing	20,000	2,800	100	15	10	20	40
	Senior Center	26,136	12,000	100	15	10	20	35
	Any other use	12,000	12,000	100	15	10	20	35
SR	Duplex	24,000	12,000	100	20	10	25	35
	Townhouse	12,000	5,000	--	20	15*	25	35
	Apartment	40,000	5,000	200	20	15	30	35
	Senior Multi-Family Housing	20,000	2,800	100	15	10	20	40
	Senior Center	26,136	12,000	100	15	10	20	35
	Any other use	12,000	12,000	100	15	10	20	35
C	Dwelling unit in combination with commercial use	7,500	7,500	75	15	8	20	35
	Any other structure	5,000	5,000	75	15	8	20	35
AR	Any use permitted	130,680	130,680	200	20	10	25	35
R and SW	Any use permitted	43,560	43,560	100	20	10	25	35

*Side yard requirement only for end units. A Maximum density is six dwelling units per acre. Minimum Land Area excludes all existing public street rights-of-way. NOTE: The above Dimensional Requirements are based upon the availability of a centralized water supply system and a centralized sewage disposal system. If these systems are not available to a potential land development, the following and other application State Department of Health and Mental Hygiene Standards shall be used by the Garrett County Health Department in determining minimum lot size:

Percolation Rate Time Required For a 1" Drop	Using a Private Water Supply & Private Sewage Disposal System		Using a Centralized Water Supply & Private Sewage Disposal System		Using a Centralized Sewage Disposal System & Private Water Supply	
	Minimum Lot Width (feet)	Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)	Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)	Minimum Lot Area (sq. ft.)
1 to 5	100	20,000	100	15,000	75	12,000
6 to 15	125	25,000	100	17,500	75	12,000
16 to 25	150	30,000	100	20,000	75	12,000
26 to 30	150	40,000	140	30,000	75	12,000