

ACCESSORY SHEDS

Amendments to the Arundel Land Use Ordinance

3.2 Definitions

ACCESSORY SHED: A wooden structure with a footprint of no greater than one hundred twenty (120) square feet and a roof peak of no greater than fifteen (15) feet used for accessory storage purposes and not for human habitation.

6.10.3 SPACE & BULK REQUIREMENTS IN THE R-4 DISTRICT

Dimension	Quantity
Lot Size	3 acres
Lot Size for Two family residence (duplex)	4.5 acres
Maximum Lot Coverage	20%
Lot Frontage	250 feet
Lot Frontage on a Cul-de-Sac with a minimum sixty (60) foot radius	75 feet
Lot Frontage –driveway access from onto private rights of way 50 feet wide or on streets other than arterial collector streets	200 feet
Front Yard Setback	100 feet
Front Yard Setback from non-arterial collector roads and for back lots	50 feet
Side Yard Setback	35 feet
<u>Side Yard Setback-Accessory Sheds</u>	<u>25 feet</u>
Rear Yard Setback-	50 feet
<u>Rear Yard Setback- Accessory Shed</u>	<u>25 feet</u>
Setback from the normal high-water mark of waterbodies or the upland edge of wetlands in the Shoreland Zone	50-100 feet
Setback from the normal high-water mark of perennial and intermittent streams outside of the Shoreland Zone	25-50 feet
Building Height	35 feet
Building Height for agricultural buildings	45 feet
Building Height- Agricultural silos	No restrictions
Building Heights for public utility transmission and distribution lines, windmills and transmission towers	Not applicable

6.3.3 SPACE & BULK REQUIREMENTS IN THE R-3 DISTRICT

Dimension	Quantity
Lot Size	2 acres
Lot Size for Two family residence (duplex)	3 acres
Lot Frontage	250 feet
Lot Frontage on a Cul-de-Sac with a minimum sixty (60) foot radius	75 feet
Lot Frontage –driveway access from onto private rights of way 50 feet wide or on streets other than arterial collector streets	200 feet
Front Yard Setback	75 feet
Front Yard Setback from non-arterial collector roads and for back lots	50 feet
Side Yard Setback	25 feet
<u>Side Yard Setback- AccessoryShed</u>	<u>20 feet</u>

Rear Yard Setback	25 feet
<u>Rear Yard Setback-Accessory Shed</u>	<u>20 feet</u>
Building Height	35 feet
Building Height for agricultural buildings	45 feet
Building Height- Agricultural silos	No restrictions
Building Heights for public utility transmission and distribution lines, windmills and transmission towers	Not applicable
Maximum Lot Coverage	20%

6.2.3 SPACE & BULK REQUIREMENTS IN THE R-2 DISTRICT

Dimension	Quantity
Lot Size	2 acres
Lot Size for Two family residence (duplex)	3 acres
Lot Frontage	250 feet
Lot Frontage on a Cul-de-Sac with a minimum sixty (60) foot radius	75 feet
Lot Frontage –driveway access from onto private rights of way 50 feet wide or on streets other than arterial collector streets	200 feet
Front Yard Setback	75 feet
Front Yard Setback from non-arterial collector roads and for back lots	50 feet
Side Yard Setback-	25 feet
<u>Side Yard Setback- Accessory Shed</u>	<u>15 feet</u>
Rear Yard Setback	25 feet
<u>Rear Yard Setback-Accessory Shed</u>	<u>15 feet</u>
Setback from the normal high-water mark of waterbodies or the upland edge of wetlands in the Shoreland Zone	50-100 feet
Setback from the normal high-water mark of perennial and intermittent streams outside of the Shoreland Zone	25-50 feet
Building Height	35 feet
Building Height for agricultural buildings	45 feet
Building Height- Agricultural silos	No restrictions
Building Heights for public utility transmission and distribution lines, windmills and transmission towers	Not applicable
Maximum Lot Coverage	20%