

Section 13-303.3—Area Requirements

(a) Each principal structure and its accessory structures and uses, shall be located on a lot having a net area of not less than two (2) acres.

(b) Not more than twenty-five percent (25%) of the net area of any lot may be covered by any structure (including accessory structures).

Section 13-303.4—Yards AND SETBACKS

(a) Each lot shall have a front building line measuring not less than forty feet (40') from and parallel to the front lot line of a street right of way.

(b) Each side yard shall have a width of not less than fifteen feet (15') and the total width of side yards on each lot shall be not less than forty feet (40'). Each corner lot shall have a side building line not less than forty feet (40') from, and parallel to, the side street line or right of way.

(c) Each lot shall have a rear yard of not less than thirty-five feet (35') in depth.

(d) The side or rear building line of each lot shall be not less than fifty feet (50') from a major arterial roadway.

Section 13-303.5—Accessory Structures

(a) Accessory structures shall:

(1) Be located only in a rear yard (or in a side yard, if screened from the road); and

(2) Occupy not more than twenty-five percent (25%) of said yard; and

(3) Be located not less than fifty feet (50') from the front lot line or street right of way; and

(4) Be located not less than fifteen feet (15') from any side lot line; and

(5) Be located not less than ten feet (10') from any rear lot line.

(b) No accessory structure may be constructed without a principal structure.

(c) In addition to the provisions of Subsections (a) and (b) of this Section, accessory structures on corner lots shall be located not less than forty feet (40') from the side street line. Where a corner lot abuts a side street having no lots (existing or proposed) fronting on the same side of the block as such corner lot, an accessory structure may be located (i) not less than twenty-five feet (25') from the side street line, OR ~~proposed side street line~~ (ii) FROM THE SIDE STREET LINE PROPOSED ON ANY RECORDED PLAT, IN ANY APPROVED CAPITAL IMPROVEMENT PROJECT, OR IN THE ANNE ARUNDEL COUNTY MASTER PLAN OR TRANSPORTATION.

(d) Any accessory structure, enclosure, coop or run (or any part thereof) used for housing, shelter or sale of animals (EXCEPT HORSES, PONIES AND DOGS) or fowl shall be located not less than fifty feet (50') from any rear or side lot line, and not less than seventy-five feet (75') from a structure used for dwelling purposes on an adjoining lot FOR HORSES, PONIES AND DOGS, NO BUILDING SHALL BE LOCATED LESS