

LOWER FREDERICK TWSP ZONING MATRIX

R-1 Rural Residential & R-2 Low Density Residential										
Conventional Lotting										
District	Min Dev Lot Area	Min Lot Size	Min Bldg. Area	Min Lot Width	Min FY	Min SY	Min RY	Max Bldg. Coverage	Max Imp. Coverage	Max Bldg. Height
R-1	2 acres	2 acres	21,780sf	200ft	75ft	40ft each	75ft	5%	15%	35ft
R-2	1 acre	1 acre	10,890sf	150ft	50ft	25ft each	50ft	10%	25%	--
Lot width shall be measured at the building line.										
Neighborhood Lotting										
R-1	2 acres	12,500sf	12,500sf	90ft	25ft	10ft each	25ft	20%	33%	35ft
R-2	1 acre	--	--	75ft	--	--	--	--	--	--
Lot width shall be measured at the building line; Max lot size both: 2 acres; Min site area both: 10 acres; Min common open land: R-1 – 75%; R-2 – 55%. Neighborhood Plotting is only allowed when approved as a Conditional Use by the Board of Supervisors. See 170-43.A(2) [R-1] & 170-49.A(2) for specifics.										
Other Uses, except Parks, Rec Areas & Institutions										
R-1	5 acres	5 acres	1 acre	300ft	75ft	75ft each	75ft	5%	25%	35ft
R-2	--	--	--	--	--	--	--	--	--	--
R-2 - Max tract density of 1 dwelling unit per 1 gross acre per 170-49.A. Can be reduced per 170-41 & 170-41B(1).										

R-3 Medium Density Residential & R-4 High Density Residential Dimensional Requirements								
Dwelling Type	Min Area	Min Lot Width	Max Bldg. Coverage	Max Imp. Coverage	Min FY	Min SY	Min RY	Max Bldg. Height
SF Detached (R-3 & R-4)	10,000sf	80ft	14%	20%	25ft	15ft	30ft	35ft
Lot Line House (R-3 & R-4)	7,000sf	60ft	30%	40%	25ft	30ft (one only)	30ft	--
Village House (R-3 & R-4)	6,200sf	55ft	20%	30%	15ft	10ft	30ft	--
Patio House (R-3 & R-4)	4,500sf	45ft	30%	35%	25ft	10ft	0ft	--
SF Semi (R-3)	5,000sf per du	40 per du	25%	35%	25ft	20ft (one only)	30ft	--
SF Semi (R-4)	--	--	--	40%	--	12ft (one only)	--	--
Two-Family Detached (R-3)	5,000 per du	40 per du	20%	30%	25ft	15ft	30ft	35ft
Two-Family Detached (R-4)	3,000 per du	--	--	35%	25ft	15ft	30ft	--
Two-Family Semi (R-4)	3,000 per du	30 per du	20%	40%	25ft	20ft (one only)	30ft	--
Atrium House (R-4)	2,500 per du	40 per du	50%	65%	20ft	10ft (end units)	0ft	--
Townhouse (R-4)	2,500 per du	20 per du	50%	65%	20ft	15ft (end units)	25ft	--
All Others (R-3 & R-4)	1 acre	150ft	20%	50%	30ft	20ft	30ft	--

* per du = per dwelling unit.
 ** all lots shall abut the street at the ultimate right-of-way for at least 50ft or the minimum lot width if greater.
 *** if a standard building line has been established by previous development on adjoining streets, and the FY is less than the current requirement for said dwelling type, the minimum FY shall be the average FY of existing principal buildings within 500ft of either side of proposed development.

R-3 only:

- open space requirements see 170-57.D of ZO.

R-4 only:

- lot line house – only 1 SY is required. Unless a 5ft setback is provided for the 2nd SY, a 5ft wide easement is required. Min distance between such house & another dwelling is 30ft.

VC Village Commercial District										
Min Lot Area	Min Lot Width	Max Bldg. Coverage	Max Imp. Coverage	Min FY	Min SY	Min RY	Max Bldg. Height	Max Ground Floor Area	Max Bldg. Length	Min Parking Setback
10,000sf	75ft	15%*; 30%**	25%*; 65%**	25ft	15ft each	25ft	35ft	4,000sf per building	100ft	10ft
<i>* 100% residential use; ** nonresidential or mixed-use; lot area can be modified per 170-41 of ZO. Minimum distance between buildings on the same lot: 15ft.</i>										

CC Community Commercial District										
Min Lot Area	Min Lot Width	Max Bldg. Coverage	Max Imp. Coverage	Min FY	Min SY	Min RY	Max Bldg. Height	Max Bldg. Footprint	Max Bldg. Length	Min Parking Setback
2 acres	200ft	10%	50%	75ft	40ft each	75ft	35ft	5,000sf	100ft	10ft
<i>Minimum distance between buildings on the same lot: 25ft.</i>										

LI Limited Industrial District										
Min Lot Area	Min Lot Width	Max Bldg. Coverage	Max Imp. Coverage	Min FY	Min SY	Min RY	Max Bldg. Height	Min Bldg. Envelope	Max Bldg. Footprint	Min Park/Service Setback
2 acres	250ft	25%	50%	50ft	30ft each	40ft	35ft	49,000sf	15,000sf	15ft
<i>Minimum SY/RV setback from Residential District: 200ft for any building; 100ft for parking, service and storage areas. Minimum distance between buildings on the same lot: 25ft.</i>										

VMU Village Mixed-Use District								
Min Area	Min Lot Width	Max Bldg. Coverage	Max Imp. Coverage	Min FY	Min SY	Min RY	Max Bldg. Height	Min Buildable Area
15,000sf	75ft	10%*; 20%**	45%*; 60%**	25ft#; 15ft##	15ft each	25ft	35ft	10,000sf
<p><i>* 100% residential use; ** nonresidential use or mixed-use</i></p> <p><i># from arterial/collector roads; ## local roads</i></p> <p><i>Max Building Footprint see 170-89.A(9); Min parking/driveway setbacks see 170-89.A(12); minimum distance between buildings on 1 lot: 25ft; Minimum 50ft setback between principal nonresidential buildings in the VMU District and a Residential District boundary.</i></p>								

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IR Institutional & Recreational Overlay District										
Class	Min Lot Area	Min Lot Width	Max Bldg. Coverage	Max Imp. Coverage	Min FY	Min SY	Min RY	Max Bldg. Height	Min R-District SB	Min Park/Service SB
One	2 acres	200ft	10%	35%	60ft	50ft each	60ft	35ft	75ft	40ft
Two	6 acres	300ft	15%	40%	100ft	75ft each	80ft	--	100ft	50ft
Three	20 acres	500ft	--	--	--	100ft each	100ft	--	125ft	75ft
* Active recreational areas minimum setback of 80ft from all right-of-ways and property lines; ** see section 170-93 for uses classified as class one, two or three.										

OI Office Institution District											
Class	Min Lot Area	Min Bldg. Envelope	Min Lot Width	Max Bldg. Coverage	Max Imp. Coverage	Min FY	Min SY	Min RY	Max Bldg. Height	Min R-District SB	Min Parking SB
One	30,000sf	9,750sf	125ft	30%	65%	50ft	30ft each	40ft	35ft	80ft*; 40ft**	20ft
Two	2 acres	36,000sf	200ft	30%	65%	75ft	40ft each	60ft	35ft	--	--
Minimum distance between buildings on 1 lot: 2x the height of the taller building; * any building; ** any parking/service area											

Accessory Uses (170-24)

Agricultural (170-24.A)

- greenhouses, barns, machine sheds & other AG buildings, and prep of products produced on premises for sale and/or use at other locations. Min setback of 100ft.
- keeping of livestock allowed – min lot area of 10 acres; number of animals permitted at max 2 animals per acre. Operation of animal feed lot prohibited. min setback of 100ft.
- see 170-24.A(4) regarding retail sale of ag/horticultural products for regulations.

Dwellings (170-24.B)

- permitted uses:
 - o home occupations per 170-25; private garage; private parking area (not to exceed 4 per du not counting garage spaces), shelter for max 4 traditional house pets (see definition), noncommercial greenhouse, storage sheds (non-ag);
 - o noncommercial swimming pools, manmade ponds or other rec facilities (subject to 25ft SY & RY setback and FY setback per district);
 - o barn, stable or other building not used for livestock (min lot area 2 acres & subject to 170-24.A(3));
 - o keeping of horses and other animals such as cattle, sheep or goats, not as part of AG use in accordance with 170-24.B(9);
 - o satellite dish or antenna per 170.29.
- sizes and setbacks:
 - o total area permitted by right (can be exceed upon approval of special exception by ZHB):
 - Lots less than 1 acre in area – 1,000sf
 - Lots 1 or more acres in area – 1,500sf
 - o Setback and Height:
 - Buildings less than 250sf in area – min setback 5ft; max height 15ft
 - Buildings between 250sf to 750sf in area - min setback 10ft; max height 15ft
 - Buildings over 750sf in area – min setbacks: per district requirements; max height 23ft
- No accessory buildings shall be permitted in the front yard.
- Accessory buildings on estate lots shall comply with 170-46E(1)(c).
- Distance between the primary and accessory structures shall be a minimum of 10ft.