

§267-54. RR Rural Residential District

A. Purpose.

This district is intended to acknowledge and protect existing concentrations of residential development, provide limited opportunities for low-density residential uses where not in conflict with agricultural activities, protect the open character of the land and restrict piecemeal development in areas where public services are not reasonably anticipated.

B. General regulations.

(1) Minimum lot area, maximum lot area, maximum average lot area, area per dwelling or family unit, building setback from adjacent residential lot lines, lot width, front, side and rear yard and maximum building height, as displayed in Table 54-1, shall apply, subject to other requirements of this Part 1.

NEW (2) Landscaping shall comply with the requirements set forth in §267-29 (Landscaping).

NEW (3) Buffer yards shall comply with requirements set forth in §267-30 (Buffer yards).

NEW (4) Signage shall comply with requirements set forth in §267-33 (Signs).

C. Specific regulations. The following uses are permitted, subject to the additional requirements below:

(1) Agriculture. On a lot of 2 acres or more, all buildings associated with this use, including farmhouses, barns and silos, shall meet the required minimum setbacks for principal uses. **Omits reference to animal units and setbacks for buildings in which animals are kept or housed.**

(2) Residential development, at a density of 1 dwelling unit per 2 acres.

Omitted (3) Conservation development pursuant to the conservation standards as permitted in §267-46.1.

Omitted (4) Conversion of existing single-family detached dwellings to accommodate not more than two (2) families, provided that any such use shall have a minimum lot area of one (1) acre per family. Parking on the site shall be provided at a minimum of two (2) spaces per dwelling unit.

Omitted (5) Dwelling units, when on a permanent foundation.

(3) Rubble landfills are permitted in accordance with §267-87 (Rubble Landfills).

Table – changed height from feet to stories

Table 54-1 Design Requirements for Specific Uses - RR Rural Residential District

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Maximum Lot Area (acres)	Maximum Average Lot Area (acres)	Minimum Lot Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Building Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Building Height (stories)
Amusements	5 acres				100	200	50	40	80	3
Institutional	2 acres				50	100	50	50	50	3
Natural Resources	2 acres				50 (bldg)					
RESIDENTIAL: CONVENTIONAL										3
Lots recorded prior to 2-8-77	20,000					100	40	15 (total of 35)	50	3
Lots recorded on or after 2-8-77	60,000			2 acres		150	50	40	60	3
Transient Housing	15,000			3,000		100	50	20	50	3
Transportation, Communications and Utilities	5 acres				200	200	100	80	80	3
Public Utility Facilities					25		25	25	25	3
Sewage Pumping Stations					200		25	25	25	3
Rubble Landfills	100 acres									See §267-87

Table 54-1 Design Requirements for Specific Uses - RR Rural Residential District

NOTE: General requirements shall apply to all permitted uses in the classification. Some uses may have additional requirements specifically cited in Article IX Special Exceptions

- * Minimum lot width requirements shall be subject to COMAR, § 26.04.03, regulations governing water supply and sewerage systems in the subdivision of land.

