

SECTION III: MINIMUM DEVELOPMENT STANDARDS

a) Area Requirements

1) Each principal use, together with all accessory buildings and with a private on-site septic system and well shall be located on a lot of land having a minimum area as determined by the Wicomico County Health Department; but in no event shall any lot, herein after created in this district, have an area of less than _____ square feet.

2) Any existing lot, legally recorded by deed or plat of record at the time of enactment of this ordinance, shall be considered a minimum lot under the terms of this ordinance.

b) Setback Requirements

The following minimum setback requirements for front, rear and side yards shall apply to all buildings or structures in this zoning district.

1) **Front Yard Requirements:** Thirty (30) feet from the front property line, or Fifty-five (55) feet from the center line of Street, whichever is greater.

2) **Rear Yard Requirements:** Thirty (30) feet from the rear property line.

3) **Side Yard Requirements (Interior Lots) :** A total of two (2) side yards of ten (10) feet each.

4) **Corner Lot Requirements:** The front yard setback distance shall be maintained from all public Streets. Setbacks from private lanes or roads shall be a minimum of fifteen (15) feet.

c) Lot Requirements and Restrictions

1) All interior lots herein after established in this district by subdivision of existing lots shall have a minimum width of Seventy-five (75) feet at the Front Setback Line. All corner lots shall have a minimum width of One Hundred (100) feet measured along the front setback line.

2) At least two (2) off-street parking spaces, per family, shall be provided for each residence, and at least one (1) off-street parking space for each apartment and each guest room in this district.

3) No structure or building may be erected or built to a height exceeding thirty-five (35) feet: excluding television antennas and chimneys.

ARTICLE IV VILLAGE CENTER DISTRICT

SECTION I: PURPOSE

The purpose of this district is to provide development alternatives and to allow for neighborhood service establishments in those areas of the Town which have historically had a mixture of both residential and business uses.

SECTION II : USES

No building, structure or land shall be used, and no building or structure shall herein after be erected, structurally altered, or enlarged, except for one (1) or more of the following uses:

a) Uses permitted inherently:

- 1) Antique Sales**
- 2) Bed and Breakfast facilities of not more than four (4) guest rooms within one building or residence per lot.**
- 3) Bakeries**
- 4) Barber Shops & Hairdressers' Shops**
- 5) Business & Professional Offices: other than Medical / Dental offices**
- 6) Dwelling units above the first floor of commercial buildings: Limited to one (1) apartment.**
- 7) Residences:**
 - a) Single Family residence**
 - b) Two family Residence on a minimum lot of 22,000 sq. ft.**
- 8) Family Day Care Home: as defined in this ordinance.**
- 9) Banking Institutions: with site plan approval from the Town**
- 10) Home Occupations**
- 11) Home Offices**
- 12) Community Uses**
- 13) Churches, and Places of Worship**
- 14) Private Club hall or lodge building**
- 15) Restaurant: with off-street parking**
- 16) Public Cultural Facilities; Libraries, Museums, art Galleries, etc.**
- 17) Neighborhood Service Establishments**
- 18) Accessory Buildings / Uses**
- 19) Art / Photography Studios**
- 20) Essential Services: as defined in this ordinance, including Fire & Rescue facilities, Municipal offices, etc., with supporting activities.**
- 21) Gift Shops: including Flower Shops, Arts & Crafts Shops, and similar establishments.**

b) Uses permitted by Special Exception:

- 1) Cabinet Making Woodworking Shop**
- 2) Apartment Building:** as defined in this ordinance
- 3) Guest Rooms :** as defined in this ordinance
- 4) School, Nursery:** as defined in this ordinance
- 5) School of Special Instruction :** as defined in this ordinance
- 6) Care Home:** including Child Day Care not in a Family Day Care Home, and Nursing Homes for the Aged.
- 7) Medical / Dental Offices or Clinics**
- 8) Catering Establishments**
- 9) Residence, Multi-Family :** as defined in this ordinance
- 10) Cemeteries**
- 11) Temporary Circus / Carnival Grounds**

c) Accessory Uses and Buildings

1) Accessory uses, buildings and structures incidental to and associated with uses permitted inherently or by special exception ,provided that all such buildings, structures and uses are on the same lot as the principal use.

2) Accessory residential buildings and structures, including but not limited to; private garages, detached home workshop, swimming pools, cabanas, greenhouses not larger than two hundred (200) square feet, private studios, boat houses, piers, etc. All accessory uses shall be setback a minimum of ten (10) feet from any adjoining lot line; they shall be incidental to the use of the property as a residence; and they shall be on the same lot as the residence.

3) Accessory Apartment

Not more than one (1) apartment unit as an accessory use within a single-family residence or an accessory building on the same lot, provided that:

a) The apartment shall be no larger than 50% of the square footage of the residence.

b) All parking for both the apartment and the single family residence shall be off-street.

c) No accessory apartment may be constructed or utilized on any property which also has guest rooms.

4) Mobile residences or mobile offices may not be used as accessory structures on any lot.

SECTION III: MINIMUM DEVELOPMENT STANDARDS

a) Site Plan Approval

Prior to the development, utilization or change in use of any lot or parcel within this district, a Comprehensive Site Plan shall be submitted to, and approved by, the Town.

b) Area Requirements

1) Each principal use together with all accessory uses with a private on-site septic system and well, shall be located on a lot having a land area as determined by the Wicomico County Health Department, but in no event shall any lot hereinafter created in this district, be less than _____ square feet.

2) Any existing lot legally recorded by deed or plat of record at the time of enactment of this ordinance, shall be considered a minimum lot under the terms of this ordinance.

c) Setback Requirements

The following minimum setback requirements for front, rear and side yards shall apply to all buildings or structures in this zoning district:

1) **Front Yard Requirements:** Thirty (30) feet from the front property line, or Seventy-five (75) feet from the center line of Street, whichever is greater.

2) **Rear Yard Requirements:** Twenty-five (25) feet from the rear property line.

3) **Side Yard Requirements (Interior Lots):** A total of two (2) side yards of ten (10) feet each.

4) **Corner Lot Requirements:** The front yard setback distance shall be maintained from all public streets (as defined in this ordinance). Setbacks from private lanes or roads shall be a minimum of ten (10) feet.

d) Lot Requirements and Restrictions

1) All interior lots hereinafter established in this district by subdivision of existing lots shall have a minimum width of Seventy-five (75) feet measured along the front setback line. All corner lots shall have a minimum width of one hundred (100) feet measured along the setback line.

2) At least two (2) off-street parking spaces shall be provided for each residence; plus at least one (1) off-street parking space per apartment or guest room in this district. Parking requirements for other uses shall conform to Section ____ of this ordinance.

3) The height limitations on all buildings and structures shall not exceed thirty-five (35) feet.

4) Service drives and loading/unloading areas shall be located so that in the process of loading and unloading, no vehicle will block the passage of other vehicles on the service drive nor extend into any public street or private way.

5) Lighting

- a) Lighting shall be designed so as not to interfere with the use of surrounding properties.**
- b) Flashing or blinking lights, and flashing signs (as defined in this ordinance) are prohibited.**
- c) Light poles shall not exceed twenty (20) feet in height.**
- d) Lighting for all free standing signs in this district shall be designed to shine directly on to the face of the sign from an external light source. (indirect illumination)**
- e) Nothing in this ordinance shall interfere with lighting used temporarily for recreational or sports events, nor for lighting at temporary carnivals or similar activities, providing however that such lighting is extinguished no later than _____ pm.**

6) Signs

- a) The total amount of advertising signage on any lot shall be limited to fifty (50) square feet.**
- b) All signs shall be compatible with the residential character of the building and neighborhood (as determined by the Town).**
- c) One (1) ground mounted sign may be permitted no larger than twenty-five (25) square feet with no dimension greater than six (6) feet in length or width; setback a minimum ten (10) feet from the front property line and extending no higher than nine (9) feet above the ground. Providing that said sign does not limit visibility in such a manner as to be a safety hazard (as determined by the Town).**
- d) Only indirect illumination of signs is permitted in this district.**
- e) Permits shall be obtained for any sign greater than four (4) square feet in area, as required by Article VII of this ordinance.**

7) Landscaping & Screening

- a) All areas not devoted to building or required parking areas shall be landscaped in grass, trees or shrubbery or as may be approved by the Town.**
- b) Any commercial use of a lot, building or structure which abuts a residence on another lot shall require a landscaped screening area, in accordance with a plan approved by the Town, at least ten (10) feet in width along the abutted property line; or if a ten (10) foot strip of land is not available due to the dimensions of the lot(s), then a suitable architecturally solid fence of not less than eight (8) feet in height may be allowed by the Town.**
- c) All landscaped and parking areas shall be maintained in a suitable manner.**

8) Storage

a) All storage whether a part of a permitted use, a use allowed by Special Exception, or allowed as an accessory use shall be entirely enclosed within a building or structure.

9) Exterior Design Standards

a) The residential appearance of all existing buildings and structures shall be retained.

b) All new structures shall be designed in residential style, or in a style compatible with the adjacent (as defined in this ordinance) buildings and structures, as approved by the Town.

c) Minor maintenance and alterations may occur without the necessity of a plan approval by the Town, provided that the residential appearance of the structure is not altered.

**ARTICLE V
HIGHWAY COMMERCIAL DISTRICT**

SECTION I: PURPOSE

The purpose of this district is to provide lands for primarily economic activities, the exchange of goods and the provision of services to the residents of the Town and the near by communities; in locations which benefit from highway traffic while limiting the need for traffic into the residential areas of the Town.

SECTION II: USES

No building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered or enlarged except for one (1) or more of the following uses:

a) Uses Permitted Inherently:

1) **Automotive Service Stations** : with or without garage facilities, and with or without mini-mart facilities; but not including car washes.

2) **Bakeries**

3) **Banks**

4) **Barber & Beauty Shops**

5) **Business & Professional Offices**

6) **Community Uses** : as defined in this ordinance

7) **Retail Sales**

8) **Farm Equipment Sales & Service**