

may be reduced five feet (5') to produce a variation of setbacks with adjoining dwellings. Such variations shall be indicated on the recorded plat, and no such front building line shall be located less than twenty feet (20') from the front lot line.

(b) Each side yard shall have a width of not less than seven feet (7') and the total width of side yards on each lot shall be not less than twenty feet (20'). Each corner lot shall have a side building line not less than twenty feet (20') from, and parallel to, the side street line or right of way.

(c) Each lot shall have a rear yard of not less than twenty feet (20') in depth.

(d) The side or rear building line of each lot shall be not less than thirty-five feet (35') from a major arterial roadway.

Section 13-306.5—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 forty percent (40%) 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 ten feet (10') from any side lot line; and

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

(b) Notwithstanding the provisions of Subsection (a) of this Section, accessory structures on corner lots shall be located not less than fifteen feet (15') from the side street line, and not less than ten feet (10') from the rear lot line.

Section 13-306.6—Minimum Lot Frontage at Building Line

Each lot shall have a width measuring not less than sixty feet (60') at the front building line, and the frontage for access along ~~an existing or proposed~~ County streets OR STREETS PROPOSED ON ANY RECORDED PLAT, IN ANY APPROVED CAPITAL IMPROVEMENT PROJECT, OR IN THE ANNE ARUNDEL COUNTY MASTER PLAN OF TRANSPORTATION shall be not less than eighteen feet (18').

Section 13-306.7—Building Height Limits

Principal structures shall not exceed thirty-five feet (35'), nor more than two and one-half (2½) stories in height; and accessory structures shall not exceed twenty-five feet (25') in height.

Cluster Development

Section 13-307—In General

(a) The purposes of cluster development are to provide larger open areas with greater utility for rest and recreation, and to encourage the development of more attractive and economic building forms by utilizing moderately higher bulk and density with concomitantly higher standards of open space.

(b) Cluster development shall be permitted in RA—Agricultural Residential Districts with septic systems, and also in R1, R2 and R5