

### Section 13-309.2—Maximum Density.

The density of R-22 Medium Density Multi-Family Districts shall be not more than twenty-two (22) dwelling units per acre.

### Section 13-309.3—Area Requirements

(a) Each site area shall have not less than one thousand nine hundred (1,900) square feet of area per dwelling unit; but no multi-family structure shall be located on a site having less than sixteen thousand (16,000) square feet.

(b) Not more than twenty percent (20%) of the gross area of the site shall be occupied by multi-family dwellings.

(c) Not less than fifty percent (50%) of the gross area of the site ~~(including recreational area)~~ shall be devoted to RECREATIONAL AREAS, lawns, trees or other green cover. Such area shall be maintained in good condition at all times.

### Section 13-309.4—Yards AND SETBACKS

(a) Except as provided in Section 13-309.6 hereof, each site shall have:

(1) A front building line measuring not less than twenty feet (20') from, and parallel to, the front lot line or any proposed front street line ON ANY RECORDED PLAT, IN ANY APPROVED CAPITAL IMPROVEMENT PROJECT, OR IN THE ANNE ARUNDEL COUNTY MASTER PLAN OF TRANSPORTATION.

(2) Two (2) side yards, each yard being not less than twenty-five feet (25') in width. The width of any side yard on a street side of a corner lot shall be not less than thirty feet (30') from, and parallel to, the side lot line or any ~~proposed~~ side street line PROPOSED ON ANY RECORDED PLAT, IN ANY APPROVED CAPITAL IMPROVEMENT PROJECT, OR IN THE ANNE ARUNDEL COUNTY MASTER PLAN OF TRANSPORTATION.

(3) Each site shall have a rear yard of not less than thirty feet (30') in depth.

(b) If two (2) or more multiple family dwellings are located on the same site, there shall be not less than fifty feet (50') between any facade with windows, and not less than twenty-five feet (25') between those facades without windows. THE DISTANCE BETWEEN STRUCTURES SHALL INCREASE BY TWENTY-FIVE PERCENT (25%) OF ANY HEIGHT EXCEEDING FORTY-FIVE FEET (45').

### Section 13-309.5—Minimum Site Frontage at Building Line

Each site used for multi-group dwellings shall have a width of not less than one hundred twenty-five feet (125') at the front building line.

### Section 13-309.6—Building Height Limits

There shall be no height limitation, except that structures exceeding forty-five feet (45') in height shall be permitted only if all yard dimensions set forth in Section 13-309.4 are increased by one foot (1') for every two feet (2') additional height exceeding forty-five feet (45').

### Section 13-309.7—Usable Floor Area

All dwelling units in R-22 Medium Density Multi-Family Districts shall have a usable floor area as hereinafter set forth (except as to Federally subsidized units, which shall be governed by Federal standards):