

- (1) Efficiency units—not less than four hundred (400) square feet.
- (2) One (1) bedroom units—not less than six hundred (600) square feet.
- (3) Two (2) bedroom units—not less than eight hundred (800) square feet.
- (4) Three (3) bedroom units—not less than one thousand (1,000) square feet.

#### R-44 High Density Multi-Family Districts

##### Section 13-310—In General

R-44 High Density Multi-Family Districts shall be located in or adjacent to regional commercial centers, transit centers; and community centers; off-street parking in the structure or underground shall be provided.

##### Section 13-310.1—Uses Permitted

All uses permitted in Section 13-308 (with the exception of semi-detached and duplex residences, single family residences and townhouse residences) shall be permitted in R-22 Medium Density Multi-Family Districts.

##### Section 13-310.2—Special Exceptions

With the exception of mobile home parks, all uses set forth in Section 13-308.1 shall be permitted as special exceptions in R-22 Medium Density Multi-Family Districts.

##### Section 13-310.3—Maximum Density

The density of R-44 High Density Multi-Family Districts shall be not more than forty-four (44) dwelling units per acre.

##### Section 13-310.4—Area Requirements

(a) Each site area shall have not less than nine hundred fifty (950) square feet per dwelling unit; but no multi-family structure shall be located on a site having less than twenty thousand (20,000) square feet.

(b) Not more than fifteen percent (15%) of the gross area of the site shall be occupied by multi-family dwellings.

(c) Not less than sixty percent (60%) of the gross area of the site (~~including recreation area~~) shall be devoted to RECREATIONAL AREAS, lawns, trees, or other green cover.

##### Section 13-310.5—Yards AND SETBACKS

(a) Except as provided in Section 13-310.7 hereof, each site shall have:

(1) A front building line measuring not less than thirty feet (30') from, and parallel to, the front site line or ~~proposed~~ front street line PROPOSED 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 being not less than twenty-five feet (25') in width. The width of the side yard on a side street of a corner site shall be not less than thirty feet (30') from, and parallel to, the side