

Section 13-317.3—Yards

(a) Each lot shall have a front building line of not less than ten feet (10') from and parallel to the front lot line or a proposed front street line.

(b) Each lot shall have two (2) side yards, each being not less than ten feet (10') in width. Each corner lot shall have a side building line not less than ten feet (10') from and parallel to the side street line or proposed street line.

(c) Each lot shall have a rear yard not less than twenty feet (20') in depth. Accessory buildings located in rear yards shall be located not less than five feet (5') from both the rear lot line and the side lot line.

(d) If a side or rear lot line abuts a residential or commercial district, the abutting yard shall measure not less than twenty feet (20').

Section 13-317.4—Minimum Lot Frontage at Building Line

Each lot shall measure not less than seventy-five feet (75') in width at the building line.

Section 13-317.5—Setbacks

All uses shall have a setback of not less than one hundred feet (100') from freeways, expressways, and major access highways.

Section 13-317.6—Building Height Limits

Principal structures shall not exceed sixty feet (60') in height.

Section 2. AND BE IT FURTHER ENACTED, That in accordance with the provisions of Section 21-31 of the Anne Arundel County Code (1967 Edition and Supplements), Title 21, "General Provisions, Penalties and Rules of Interpretation," Subtitle 3, "Rules of Interpretation," the catchlines or section headings of the several sections of this Ordinance are intended as mere catchwords to indicate the contents of said Section, and shall not be deemed or taken to be titles of such sections, nor as any part of said section.

Section 3. AND BE IT FURTHER ENACTED, That upon the adoption of additional sections of this Subtitle, the County Solicitor is hereby authorized to renumber or re-arrange such Articles, Headings, Subsections or Sections of this Ordinance as may be necessary or desirable to establish an orderly numbering system for the entire Subtitle (provided that no changes other than typographical corrections may be made to the language or substance thereof).

Section 4. AND BE IT FURTHER ENACTED, That if any provisions of this Ordinance or the application thereof to any person or circumstance is held invalid for any reason, such invalidity shall not affect the other provisions or any other application of this Act which can be given effect without the invalid provisions or application, and to this end, all the provisions of this Act are hereby declared to be severable.

Section 5. AND BE IT FURTHER ENACTED, That this Ordinance shall become effective only upon the adoption of the entire Subtitle and zoning maps, and the repealer of Chapter 35, "Zoning", Articles I through V, inclusive, respectively title "In General", "Districts", "Board of Appeals", "Off-Street Parking and Loading Spaces Generally" and "Signs and Outdoor Advertisements Generally", and the repeal and re-enactment, with amendments, of Article VI of said Chapter, as enacted by Bill No. 4-65.

APPROVED AND ENACTED: April 30, 1970.