

## **ARTICLE 5B – "EC" ENVIRONMENTAL CONSERVATION DISTRICT<sup>56</sup>**

### **Section 5B.0 Purpose**

The purpose of this district is to prescribe a zoning category for those areas where, because of natural geographic factors and existing land uses, it is considered feasible and desirable to conserve open spaces, water supply sources, woodland areas, wildlife and other natural resources. This district may include extensive steeply sloped areas, stream valleys, water supply sources, and wooded areas adjacent thereto.

### **Section 5B.1 Principal Permitted Uses and Accessory Uses**

See the Table of Land Uses [Section 3.3, Table No. 3.3(1)]

### **Section 5B.2 Special Exceptions**

See the Table of Land Uses [Table No. 3.3(1)] and any use the Board of Appeals finds is functionally similar to any permitted use or special exception listed in the table for this district. The Board of Appeals shall not grant any special exception that is inconsistent with the purpose set forth for this district.

### **Section 5B.3 Criteria**

The maximum density in the Environmental Conservation zoning district shall be one (1) dwelling unit per twenty (20) acres of land owned minus the lot area taken off under Section 5B.4.

### **Section 5B.4 Exemptions**

- (a) Each parcel of land of sufficient size as of October 29, 2002 shall be permitted to subdivide up to three (3) lots, which may be increased to a maximum of five (5) lots based on a sliding scale of one additional lot for each fifty (50) acres of land. The minimum lot size shall be the minimum lot size for the zoning of the property prior to the effective date of this amendment. Additional lots permitted under the zone will then be calculated on the remaining acreage based on one lot for every twenty acres.
- (b) Additional exemptions are available for the preservation of historic properties listed on the County Inventory of Historic Sites, the National Register of Historic Places or the Maryland Historical Trust's Inventory of Historic Sites. A lot may be created around the existing historic site/structure along with two additional lots on the original parcel upon the owner requesting and the Board of County Commissioners approving the placement of an "HP" Historic Preservation District Overlay designation on the lot with the historical site or structure.

## Section 5B.5 Residential Lot Size and Bulk Dimensions<sup>57</sup>

	Lot Area	Lot Width	Lot Area/Family	Front Yard	Side Yard	Rear Yard	Height
Dwelling, Single Family	40,000 sq. ft.	100 ft.	40,000 sq. ft.	40 ft.	15 ft.	50 ft.	40 ft.
Dwelling, Two-Family	40,000 sq. ft.	100 ft.	20,000 sq. ft.	40 ft.	15 ft.	50 ft.	40 ft.
Dwelling, Semi-Detached**	20,000 sq. ft.	50 ft.	20,000 sq. ft.	40 ft.	15 ft.	50 ft.	40 ft.

\*\* Semi-detached dwellings are special exception uses in this district and require Board of Zoning Appeals approval.

## Section 5B.6 Non-Residential Lots Size and Bulk Dimensions (not covered in Rural Business)<sup>58 59</sup>

This section covers uses listed in the Table of Land Uses [Table No. 3.3(1)] that are principally permitted and that are not governed by the Rural Business floating zone.

	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard
Banquet/Reception Facilities	5 acres	300 ft.	50 ft.	100 ft.	50 ft.
Schools, Elementary	15 Acres	400 ft.	150 ft.	100 ft.	50 ft.
Schools, Middle	30 Acres	500 ft.	150 ft.	100 ft.	50 ft.
Schools, High	60 Acres	500 ft.	150 ft.	100 ft.	50 ft.
Churches	2 Acres	200 ft.	100 ft.	50 ft.	50 ft.
Other Principal Permitted or Conditional Uses	3 Acres	300 ft.	50 ft.	50 ft.	50 ft.

## Section 5B.7 Special Provisions<sup>60</sup>

1. New development adjacent to existing Industrial Mineral (IM) zoning districts shall have a setback of 200 feet from all shared property lines.
2. Developments opting to use the clustering provision outlined in Article 22, Division VIII of this Ordinance may reduce side yard setbacks to a minimum of 15 feet from adjacent property lines created by the new development.
3. Side yard setbacks for residential use lots shall be a minimum of 50 ft. for lots twenty (20) acres or greater in size.

<sup>57</sup> Revision 16, Section 5B.5 amended 8/4/09 (RZ-09-001)

<sup>58</sup> Revision 15, Section 5B.6 amended 9/19/06 (RZ-06-007)

<sup>59</sup> Revision 18, Section 5B.6 amended 1/16/18 (RZ-07-007/ORD-2018-13)

<sup>60</sup> Revision 16, Section 5B.7 amended 8/4/09 (RZ-09-001)

4. Side yard setbacks for residential use lots that are contiguous to parcels with permanent easements or parcels in areas designated as priority agricultural preservation areas or transferable development rights sending areas shall have minimum setbacks of 50 feet.
5. The Planning Commission may increase minimum setbacks up to 50 feet for properties adjacent to parcels that are being actively farmed or parcels with an Agricultural district designation.