

**TALBOT COUNTY ZONING ORDINANCE
SETBACK INFORMATION**

2 Acre = 87,120 sq. ft. ½ Acre = 21,780 sq. ft.
1 Acre = 43,560 sq. ft. ¼ Acre = 10,890 sq. ft.
Take sq ft ÷ 43,560 to get acreage

AC – Agricultural Conservation
CP – Countryside Preservation
WRC – Western Rural Conservation*

Minimum Lot Size 1 acre
Minimum Lot Width 100 feet

Lots 2 acres or larger

Front 50 feet
Rear 50 feet
Side 50 feet

Lots less than 2 acres

Front 50 feet
Rear 25 feet
Side 15 feet

*Needs **WRC** Lot Coverage Sheet

RR – Rural Residential
RC – Rural Conservation

Minimum Lot Size 2 acres
Minimum Lot Width 200 feet

Front 50
Rear 25
Side 25

RC - Critical Area:

lots subdivided before 7/1/2010 – 100 foot setback from MHW
lots subdivided after 7/1/2010 – 200 foot setback from MHW

TC – Town Conservation

Minimum Lot size 1 acres, Minimum Lot Width 100 feet

Front 50
Rear 25
Side 15

TR – Town Residential

Without Public or Shared
Sewer Service
Minimum Lot size 1 Acre
Minimum Lot Width 100 ft.

With Public or Shared
Sewer Service
Minimum Lot Size 10,000 sq. ft.
Minimum Lot Width 75 ft.

Front 50
Rear 25
Side 15

Front 25
Rear 25
Side 10

VM, VH – Village Mixed, Village Hamlet

Minimum Lot Size without public sewer 1 acre, with public sewer 30,000 sq. ft.

(Lot Width 100 ft)

Front 25
Rear 25
Side 10 from VM, VH and VR
Side 25 from all other districts

VR –Village Residential

Minimum Lot Size with/without public sewer 1 acre (Lot Width 100 ft)

Front 25
Rear 25
Side 20 from VM, VH and VR
Side 25 from all other districts

LC – Limited Commercial
GC – General Commercial

Minimum Lot Size 20,000 sq. ft.

- Front 50
- Side 10 From LC, GC, and LI Districts
- Side 25 From all other zoning districts
- Rear 10 From LC, GC and LI Districts
- Rear 25 From all other zoning districts

LI – Limited Industrial

Minimum Lot Size 1 acre

- Front 25
- Side 10 From LC, GC, and LI Districts
- Side 25 From all other zoning districts
- Rear 10 From LC, GC and LI Districts
- Rear 25 From all other zoning districts

Front Setback Reduction for Infill Lots See Sec. 190-12.2

In the AC, CP, WRC, TC, RC, RR, TR, VR, VH and VM Districts, the front setback for a new primary residential structure on an infill lot may be reduced to:

- The smaller of the front setbacks of the two closest primary buildings on the same side of the street, but no less than 15 feet; or
- A different setback, no less than 15 feet, proposed by the applicant and approved by the Planning Director, that more closely reinforces the established pattern of front setbacks along the street.

Special Setbacks from Major Highways: See Sec. 190-12.2

Setbacks from arterial highways (Routes 33, 50, 322, 328, 331, 333 and 404)
150 feet in the AC, CP, WRC, TC, RC and RR Districts and
50 feet in all other districts

Setbacks from all other state highways
100 feet in the AC, CP, WRC, TC, RC and RR Districts and
50 feet in all other districts

See setback and landscape yard depth requirements for parcels in the Gateway Overlay District

Corner Lots See Sec. 190-12.2

On corner lots created on or before June 22, 1991, the setback from the secondary street, as determined by the Planning Director, shall be ½ of the front setback, provided that the setback is sufficient to provide clear vision.

Corner lots created after June 22, 1991, shall comply with the required front setback for both street frontages.

Through Lots

For a through lot which lies between two streets, a front setback shall be required from both streets.