

ARTICLE II BASIC DEFINITIONS AND INTERPRETATIONS

Section 1. Definitions of Basic Terms

1. Unless otherwise specifically provided, or unless clearly required by the context, the words and phrases defined in this section shall have the meaning indicated when used in this Ordinance. Other terms, not defined herein but defined in the Elkton Zoning Ordinance, shall have the meaning indicated in the Elkton Zoning Ordinance.
2. To amplify and clarify all provisions of this Ordinance, the following rules shall apply:
 - a. Words used in the present tense shall include the future tense; words used in the singular number shall include the plural number, and the plural number shall include the singular number, unless the obvious construction of the wording indicates otherwise.
 - b. The word "shall" is mandatory and not discretionary.
 - c. The word "may" is permissive.
 - d. The word "lot" shall include the words "piece", "parcel" and "plots"; the word "building" includes all other structures of every kind regardless of similarity to buildings; and the phrase "used for" shall include the phrase "arranged for" and "occupied for".
 - e. All "measured distances" shall be to the "integral foot". If a fraction is one-half foot or less, the "integral foot" next above shall be taken.
3. Definitions

Acreage. A parcel of land, regardless of area, described by metes and bounds which is not a numbered lot on any recorded subdivision.

Administrator. Except as otherwise specifically provided, primary responsibility for administering and enforcing this Ordinance shall be the Planning Commission. The Planning Commission may assign responsibility to one or more individuals. The person or persons to whom these functions are assigned shall be referred to in this Ordinance as the "administrator". The term "staff" is sometimes used interchangeably with the term "administrator".

Alley. A right of way that provides secondary service access for vehicles to the side or rear of abutting properties.

Amend or amendments. Any repeal, modification or addition to a regulation; any new regulation; any change in the number, shape, boundary or area of a zone; or any repeal or abolition of any map, part thereof or addition thereto.

Amenity space. Space required and other space devoted to such uses as uncovered open space for public enjoyment consisting of such things as, but not limited to, green areas, gardens, malls, plazas, walks, pathways, promenades, arcades, lawns, fountains, decorative plantings, passive or active recreational

areas. Such space shall not include parking or maneuvering areas for vehicles. Area devoted to this purpose shall be easily and readily accessible to the public or residents of the development. In areas where pedestrian walkways are shown on an approved and adopted master plan such area within the percentage required for amenity space as is necessary shall be devoted to the provision of pedestrian walkways or paths for general public use.

Base Flood. The flood having a one percent chance of being equaled or exceeded in any given year. Also known as the 100-year flood.

Best Management Practices (BMPs). Conservation practices or systems of practices and management measures that control soil loss and reduce water quality degradation caused by nutrients, animal waste, toxic substances, and sediment. Agricultural BMPs include, but are not limited to, strip cropping, terracing, contour stripping, grass waterways, animal waste structures, ponds, minimal tillage, grass and naturally vegetated filter strips, and proper nutrient application measures.

Block. That property abutting one side of a street and lying between the two nearest intersecting or intercepting streets or the nearest intersecting or intercepting street and railroad right-of-way, unsubdivided acreage, river, or live stream, or between any of the foregoing and any other barrier to the continuity of development.

Buffer (Critical Area). A naturally vegetated area or vegetated area established or managed to protect aquatic, wetland shoreline, and terrestrial environments from man-made disturbances. In the Critical Area Overlay District, the minimum Buffer is a continuous area located immediately landward of tidal waters (measured from the Mean High Water Line), tributary streams in the Critical Area, and tidal wetlands and has a minimum width of one hundred (100) feet.

Buffer Management Plan. A plan designed and intended to describe methods and means used to protect, manipulate and utilize the buffer which provides multiple benefits.

Building line. A line beyond which the foundation wall and/or any porch, deck, vestibule, or other portion of a building shall not project (except as provided in Article XIII).

Building Permit. A permit issued by the Building Inspector that authorizes the recipient to make use of property in accordance with the requirements of this Ordinance, plus other requirements as indicated by the Administrator.

Certify. Whenever this Ordinance requires that some agency certify the existence of some fact or circumstance to the Town, the Town may require that such certification be made in any manner that provides reasonable assurance of the accuracy of the certification. By way of illustration, and without limiting the foregoing, the Town may accept certification by telephone from some agency when the circumstances warrant it, or the Town may require that the certification be in the form of a letter or other document.

Commission. The Town of Elkton Planning Commission.

Conservation Easement. A non-possessory interest in land that restricts the manner in which the land may be developed in an effort to conserve natural resources for future use.

Critical Area. All lands and waters defined in Section 8-1807 of the Natural Resources Article, Annotated Code of Maryland. They include:

1. All waters of and lands under the Chesapeake Bay and its tributaries to the head of tide as indicated on the state wetlands map, and all state and private wetlands designated under Title 9 of the Natural Resources Article, Annotated Code of Maryland;
2. All land and water areas within 1,000 feet beyond the landward boundaries of State or private wetlands and the heads of tides designated under Title 9 of the Natural Resources Article, Annotated Code of Maryland; and
3. Modification to these areas through inclusions or exclusions proposed by local jurisdictions and approved by the Critical Area Commission as specified in Section 8-1807 of the Natural Resources Article, Annotated Code of Maryland.

Critical Area Commission. The Maryland Chesapeake Bay Critical Area Commission.

Dedication. The transfer of property from private to public ownership as may be required to provide for the public health, safety, or welfare.

Deed Restriction. A private legal restriction and/or covenant on the use of land, contained within a deed of property or otherwise formally recorded in the Land Records of Cecil County, Maryland. These restrictions or covenants are designed to control the use of specific property and enforcement of these is through private civil action. Deed restrictions are not enforced by the Town of Elkton, unless it is the Town of Elkton, Maryland that records said deed restrictions.

Density. The number of dwelling units that may be constructed per acre or per square foot of a zoned lot area.

Developed Woodlands. Areas one (1) acre or more in size that predominantly contain trees and natural vegetation and that also include residential, commercial, or industrial structures and uses.

Developer. A person who is responsible for any undertaking that requires a zoning permit, conditional use permit, sign permit, or subdivision approval.

Development. The subdivision of land; construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure, installation of a sign; and any mining, landfill or land disturbance, such as grading, paving, and excavation.

Development Envelope. Developed portion of a parcel or tract of land that encompasses all lots, required buffers exclusive of the tidewater buffer if it is at least 300 deep, impervious surfaces, utilities, stormwater management measures, on-site sewage disposal measures, any areas subject to human use as active recreation areas, and any additional acreage needed to meet the development requirements of the Elkton Critical Area Program.

Disturbed Area. Any man-made disturbance to existing vegetation and/or soil, including the area of a site where natural cover has been removed and/or grading has occurred for the construction of buildings,

placement of septic systems or shared facilities, drives, roads, parking areas, etc., and not replaced. *Driveway.* That portion of the vehicle accommodation area that consists of a paved travel lane bounded on either side by an area that is not part of the vehicle accommodation area. Driveway slope shall not exceed 15 percent.

Environmental Assessment. A comprehensive report that describes the natural features and characteristics of a proposed development site, the changes that will occur as the result of proposed development activities on the site, the anticipated environmental impacts and consequences of the proposed development, and mitigation measures to be taken to minimize undesirable impacts to the environment.

Floodplain. Any land area susceptible to be inundated by water from the base flood. As used in this Ordinance, the term refers to that area designated as subject to flooding from the base flood (100-year flood) on the "Flood Insurance Rate Map" prepared by the Federal Emergency Management Agency, a copy of which is on file in the Town Hall.

Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. As used in this chapter, the term refers to that area designated as a floodway on the "Flood Insurance Rate Map" prepared by the Federal Emergency Management Agency, a copy of which is on file in the Town Hall.

Frontage. The length of all property fronting on one side of a street between the two nearest intersecting streets, measured along the line of the street; or, if dead-ended, then all of the property abutting on one side between an intersection street and dead end of the same.

Governing Body. The Mayor and Town Commissioners of Elkton, Maryland.

Gross Developable Area. (Total site acreage) minus (tidal wetland acreage) equals (gross developable area).

Gross Residential Density. For the total site, excluding areas designated as tidal wetlands, gross residential density shall not exceed the number of dwelling units per acre as permitted.

Habitat Protection Area (HPA). The Buffer, Non-Tidal Wetlands, Threatened and Endangered Species, Plant and Wildlife Habitats, Anadromous Fish Spawning Propagation Waters and Species in Need of Conservation, i.e. colonial nesting waters, historic waterfowl staging and concentration areas, habitat of local significance, as defined in Elkton Critical Area Program.

Highly Erodible Soils and Erodible Soils. Soils with a slope greater than 15 percent or soils with a "K" value greater than 0.35 and slopes greater than 5 percent. "K value" means the soil erodibility factor in the Universal Soil Loss Equation. It is a quantitative value that is experimentally determined.

Hydric Soils. Soils that are wet frequently enough to periodically produce anaerobic conditions, thereby influencing the species composition or growth, or both, of plants on those soils.

Hydrophytic Vegetation. Those plants cited in "National List of Plant Species That Occur in Wetlands: Maryland, 1988" which are described as growing in water or on substrate that is at least periodically

deficient in oxygen as a result of excessive water (plants typically found in water habitats).

Immediate Family Member. Father, mother, son, daughter, grandfather, grandmother, grandson, granddaughter, step-children, or step-parents.

Intermittent Stream. A stream in which surface water is absent during part of the year. Intermittent streams may be found on the most recent U.S.G.S. 7.5 Minute Quadrangle published by the United States and shall be identified in the field and accurately drawn on all development plans.

Land Clearing. Any activity that removes the vegetative ground cover.

Loading and Unloading Area. That portion of the vehicle accommodation area used to satisfy the requirements of Article XVII, Section 11 of the Elkton Zoning Ordinance.

Lot. A parcel of land whose boundaries have been established by some legal instrument such as recorded deed or a recorded map and which is recognized as a separate legal entity for purposes of transfer of title.

If a public body or any authority with the power of eminent domain condemns, purchases, or otherwise obtains fee simple title to or a lesser interest in a strip of land cutting across a parcel of land otherwise characterized as a lot by this definition, or a private road is created across a parcel of land otherwise characterized as a lot by this definition, and the interest thus obtained or the road so created is such as effectively to prevent the use of this parcel as one lot, then the land on either side of this strip shall constitute a separate lot.

Lot, corner. A lot situated at the intersection of two (2) or more streets, the interior angle of such intersection not exceeding 135 degrees. (See Lot Line, Front and Yard, Front definitions.)

Lot, interior. A lot other than a corner or reversed corner lot.

Lot, through. A lot having a pair of opposite lot lines along two (2) more or less parallel public streets and which is not a corner lot. On a through lot, both street lines shall be deemed front lot lines.

Lot Area. The total area circumscribed by the boundaries of a lot, except that when the legal instrument creating a lot shows the boundary of the lot extending into a public street right-of-way, then the lot boundary for purposes of computing the lot area shall be the street right-of-way line, or if the right-of-way line cannot be determined, a line running parallel to and 30 feet from the center of the traveled portion of the street.

Lot Depth. The mean horizontal distance between the front lot line and rear lot line of a lot, measured within the lot boundaries.

Lot, Double Frontage. A lot having frontage on two (2) streets.

Lot Lines. The property lines bounding the lot.

Lot Line, Front. That boundary of a lot which is along an existing dedicated public street. All lots shall have frontage on an improved public street. In the case of a corner lot, both boundaries along a public way shall be considered front lot lines.

Lot Line, rear. Any boundary of a lot which is not a front lot line nor a side lot line.

Lot Line, side. Any boundary of a lot which is not a front lot line nor a rear lot line.

Lot of Record. A parcel of land which has been legally recorded in the land records of the Cecil County, Maryland.

Lot Width. The horizontal distance between the side lot lines of a lot measured at the front and rear setback lines. The front and rear setback lines shall be at least the minimum required by the zoning ordinance, but may be greater.

Marina. A place for docking four (4) or more pleasure boats or providing services to pleasure boats and the occupants thereof, including minor servicing and repair to boats while in the water, sale of fuel and supplies, and provisions of lodging, goods, beverages, and entertainment as accessory uses. A yacht or boat club shall be considered as a marina.

Mean High Water Line. The average level of high tides at a given location.

Mobile Home, Park. A residential use in which more than one mobile home is located on a single lot.

Natural Features. Components and processes present in or produced by nature, including but not limited to soil types, geology, slopes, vegetation, surface water, drainage patterns, aquifers, recharge areas, climate, flood plains, aquatic life, and wildlife.

Natural Vegetation. Plant communities that develop in the absence of human activities.

Neighborhood, Essential Services. Any utility facility needed to provide basic services such as water, sewer, telephone, and cable television to the individual users.

Occupancy, Certificate of. The certificate issued by the Building Official, after approval by the Administrator, which permits the use of a building in accordance with the approved plans and specifications and which certifies compliance with the provisions of the law for the use and occupancy of the building as specified in the Building Code and in this Ordinance.

Non-Tidal Wetlands. An area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation, and is determined according to the Corps of Engineers Wetland Delineation Manual, 1987, as amended.

Office Park. A development on a tract of land that contains a number of separate office buildings, supporting uses and open space designated, planned, constructed and managed on an integrated and coordinated basis.

Off-Street Parking Area. Space provided for vehicular parking not on a street or roadway.

Open Space, Useable. That area within the boundaries of a lot that is intended to provide light and air, and is designed for either scenic or recreational purposes. Open space shall, in general, be available for entry and use by the residents or occupants of the development, but may include a limited proportion of space so located and treated as to enhance the amenity of the development by providing landscaping features, screening for the benefit of the occupants or those in neighboring areas, or a general appearance of openness.

Open space may include, but not be limited to, lawns, decorative planting, walkways, active and passive recreation areas, children's playgrounds, fountains, swimming pools, wooded areas, and watercourses. Open space shall not include driveways, parking lots or other vehicular surfaces, any area occupied by a building, nor areas so located or so small or so circumscribed by buildings, driveways, parking lots, or drainage areas, as to have no substantial value for the purpose stated in this definition.

Open Water. Tidal waters of the State that do not contain tidal wetlands and/or submerged aquatic vegetation.

Parking Space. A portion of the vehicle accommodation area set aside for the parking of one vehicle.

Perennial Stream. A stream containing surface water throughout an average rainfall year. Perennial streams may be found on the most recent U.S.G.S. 7.5 Minute Quadrangle published by the United States and shall be identified in the field and accurately drawn on all development plans.

Person. An individual, trustee, executor, other fiduciary, corporation firm, partnership, association, organization, or other entity acting as a unit.

Planned Unit Development. A development constructed on a tract of at least five acres under single ownership, planned and developed as an integral unit, and consisting of single-family detached residences combined with either two-family residences or multi-family residences, or both, all developed in accordance with Article XI of the Elkton Zoning Ordinance.

Premises. A lot, together with all buildings and structures thereon.

Primary Highway. A highway designated as a State Primary Highway or U.S. Highway by the Maryland Department of Transportation.

Private Tidal Wetlands. Include:

1. Land not considered State wetland bordering on or lying beneath tidal waters, which is subject to regular or periodic tidal action and supports aquatic growth;
2. Tidal wetlands transferred by the State by a valid lease, patent, or grant confirmed by Article 5 of the Maryland Declaration of Rights are considered "private tidal wetlands" to the extent of the interest transferred; and
3. Tidal waters created by the excavation of upland unless conveyed to the State.

Private Pier. A privately owned pier that is no more than six (6) feet wide.

Property Lines. The lines bounding a zoning lot, as defined herein.

Public Way. Any sidewalk, street, alley, highway, or other public thoroughfare.

Public Water and Sewerage Systems. A water or sewerage system owned and operated by a municipality or county or an authority or owned and operated by the governing body and approved by the Maryland Department of the Environment, and subject to special regulations.

Recreation Facility. A place designated and equipped for the conduct of sports, leisure time activities, and other customary and usual recreational activities.

Redevelopment. The process of developing land that is or has been developed.

Regulations. The whole body of regulations, text, charts, tables, diagrams, maps, notations, references, and symbols, contained or referred to in this Ordinance.

Right of Way. A strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting, and drainage facilities, and may include special features (required by the topography or treatment) such as grade separation, landscaped areas, and bridges.

Road. All ways used to provide motor vehicle access to (1) two or more lots or (2) two or more distinct areas or buildings in unsubdivided developments.

Secondary Highway. A highway designated as a State Secondary Highway by the Maryland Department of Transportation.

Sensitive Areas. Environmental protection areas identified in the Economic Growth and Resource Protection Act of 1992 for which special standards, designed to protect these areas from the adverse effects of development, have been included in Article XVIII, Part IV of the Zoning Ordinance. These areas include the following:

1. Streams and their buffers;
2. 100-year floodplain;
3. Habitats of threatened and endangered species;
4. Steep slopes; and
5. Any other areas determined by the Town.

Setback. The minimum distance by which any building or structure must be separated from the property boundary or right-of-way line of the street or highway upon which it fronts. The minimum setback shall be as established in the Elkton Zoning Ordinance. A greater setback may be permitted.

Significant Shoreline Erosion. An annual rate of erosion of two (2) feet or greater.

Shore Erosion Control Measures. Any number of structural and nonstructural methods or techniques used to control the erosion of shoreline areas. More specifically, the term refers to:

1. Structural
 - a. Revetment -- facing laid on a sloping shore to reduce wave energy and contain shore materials.
 - b. Bulkhead -- excluded due to adverse impacts to the near-shore marine environment, except in the following special cases:
 - Where erosion impact is severe and high bluffs and/or dense woodland preclude land access, bulkheads can be installed by shallow-draft barge and pile driver; and
 - In narrow, man-made lagoons for activities that require frequent interchange between boats and land.
2. Nonstructural - creation of an intertidal marsh channelward of the existing bank by one of the following methods:
 - a. Vegetation -- planting an existing shore with a wide band of vegetation;
 - b. Bank Sloping/Vegetation -- sloping and planting a non-wooded bank to manage tidal water contact, using structures to contain sloped materials if necessary; and
 - c. Contained Beach -- filling alongshore with sandy materials, grading, and containing the new beach to eliminate tidal water contact with the bank.

Species of Concern. Rare, threatened or endangered species or species in need of conservation.

State Tidal Wetland. Any land under the navigable waters of the State below the mean high tide, affected by the regular rise and fall of the tide. Tidal wetlands of this category which have been transferred by the State by a valid lease, patent, or grant confirmed by Article 5 of the Maryland Declaration of Rights are considered "private tidal wetlands" to the extent of the interest transferred.

Stormwater Management.

- a. For quantitative control, a system of vegetative and structural measures that control the increased volume and rate of surface runoff caused by man-made changes to the land; and
- b. For qualitative control, a system of vegetative, structural, and other measures that reduce or eliminate pollutants that might otherwise be carried by surface runoff.

Steep Slopes. Any slope with a grade of 15 percent or more covering a contiguous area of 10,000 square feet or more shall be considered a steep slope.

Street. A public street or a street with respect to which an offer of dedication has been made.

Street, Arterial. A major street in the town's street system that serves as an avenue for the circulation of traffic onto, out, or around the county and carries high volumes of traffic.

Street, Collector. A street whose principal function is to carry traffic between minor, local, and sub-collector streets and arterial streets but that may also provide direct access to abutting properties. It serves or is designed to serve, directly or indirectly, more than 100 dwelling units and is designed to be used or is used to carry more than 800 trips per day.

Street, Cul-de-sac. A street that terminates in a vehicular turn around.

Street, Local. A street whose sole function is to provide access to abutting properties. It serves or is designed to serve at least 10 but not more than 25 dwelling units and is expected to or does handle between 75 and 250 trips per day.

Street, Marginal Access. A service road or street that is parallel to and adjacent to an arterial street and that is designed to provide access to abutting properties so that these properties are somewhat sheltered from the effects of the through traffic on the arterial street and so that the flow of traffic on the arterial street is not impeded by direct driveway access from a large number of abutting properties.

Street, Minor. A street whose sole function is to provide access to abutting properties. It serves or is designed to serve not more than nine dwelling units and is expected to or does handle up to 75 trips per day.

Street, Sub-collector. A street whose principal function is to provide access to abutting properties but is also designed to be used or is used to connect minor and local streets with collector or arterial streets. Including residences indirectly served through connecting streets, it serves or is designed to serve at least 26 but not more than 100 dwelling units and is expected to or does handle between 250 and 800 trips per day.

Structure. A construction extending above grade with a fixed location on the ground, or attached to something having a fixed location on the ground, including but not limited to buildings, walls, carports, fences, towers, tanks, and billboards. A manufactured home, even though it may be moved from time to time, is considered to be a structure.

Subdivision. The division of a tract of land into two or more lots, building sites, or other divisions for the purpose of sale or building development (whether immediate or future).

Subdivision, Major. Any subdivision other than a minor subdivision.

Subdivision, Minor. A subdivision that does not involve any of the following: (1) the creation of more than a total of three lots; (2) the creation of any new public streets, (3) the extension of public water or sewer systems, or (4) the installation of drainage improvements through one or more lots to serve one or more other lots.

Tidal Wetlands. All State and private wetlands, marshes, submerged aquatic vegetation, lands, and open water affected by the daily and periodic rise and fall of the tide within the Chesapeake Bay and its tributaries, the coastal bays adjacent to Maryland's coastal barrier islands, and the Atlantic Ocean to a distance of three (3) miles offshore of the low water mark.

Tract. A lot (see definition). The term tract is used interchangeably with the term lot, particularly in the context of subdivisions, where one "tract" is subdivided into several "lots".

Tributary Streams. Perennial and intermittent streams in the Critical Area that are so noted on the most recent U.S. Geological Survey 7.5' topographic quadrangle maps (scale 1:24,000) or on more detailed maps or studies at the discretion of the jurisdictions.

Topography. The existing configuration of the earth's surface including the relative relief, elevations, and position of land features.

Utility Facilities, Community or Regional. All utility facilities other than neighborhood facilities.

Utility Facilities, Neighborhood. Utility facilities that are designed to serve the immediately surrounding neighborhood and that must, for reasons associated with the purpose of the utility in question, be located in or near the neighborhood where such facilities are proposed to be located.

Vehicle Accommodation Area. That portion of a lot that is used by vehicles for access, circulation, parking, and loading and unloading. It comprises the total of circulation areas, loading and unloading areas, and parking areas.

Water Compound. A body of water such as a pond or lake confined by a dam, dike, or floodgate or other manmade barrier.

Watercourse. Any natural or artificial stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine, or wash, in and including any area adjacent thereto which is subject to inundation by reason of overflow or water.

Water-Dependent Facilities. Structures or works associated with industrial, maritime, recreational, educational, or fisheries activities which the Town of Elkton has determined require location at or near the shoreline within the Buffer.

Wetlands, tidal (state). Any land under the navigable waters of the state below the mean high tide, affected by the regular rise and fall of the tide.

Wildlife Corridor. A strip of land having vegetation that provides habitat and a safe passageway for wildlife.

Wooded Area. An area of contiguous wooded vegetation where trees are at a density of at least one six-inch or greater caliper tree per 325 square feet of land and where the branches and leaves form a contiguous canopy.

Yard. A required open space of a lot outside the building envelope unoccupied and unobstructed by any structure from its lowest level to the sky above the general ground level of the graded lot upward, provided, however, that fences and walls may be permitted in yard subject to height limitations indicated herein. A "yard" extends along a lot line and to a minimum depth or minimum width specified in the yard requirements for the zoning district in which such zoning lot is located. See Figure 1.

Yard, front. A yard extending along the full length of the front lot line of the zoning lot. In the case of a corner lot, both yards extending along the public streets shall be considered front yards. In any required front yard, no fence or wall shall be permitted which materially impedes vision across such yard above the height of 30 inches, and no hedge or other vegetation will be permitted which materially impedes vision across such yard between the height of 30 inches and ten (10) feet.

In the case of through lots, unless the prevailing front yard pattern on adjoining lots, indicates otherwise, front yards shall be provided on all frontages. Where one of the front yards that would normally be required on a through lot is not in keeping with the prevailing yard pattern, the zoning administrator may waive the requirement for the normal front yard and substitute therefore a special yard requirement which shall not exceed the average of the yards provided on adjacent lots.

In the case of corner lots which do not have reversed frontage, a front yard of the required depth shall be provided in accordance with the prevailing yard pattern and a second front yard of half the depth required generally for the front yard in the zone shall be provided on the other frontage.

In the case of corner lots with more than two frontages, the zoning inspector shall determine the front yard requirements, subject to the following limitations:

- (1) at least one front yard shall be provided having the full depth required generally in the zone;
- (2) no other front yard in such lot shall have less than half the full depth required generally.

Depth of required front yards shall be measured at right angles to a straight line joining the foremost points of the side lot lines. The foremost points of the side lot line, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side and front lot lines would have met without such rounding. Front and rear yard lines shall be parallel.

Yard, rear. A yard extending along the full length of the rear lot line between the side lot lines and between the rear setback line and the rear lot line of the zoning lot. In the case of corner lots with normal frontage, the rear yard shall extend from the inner side yard line of the side yard adjacent to the interior lot, to the rear line of the half-depth front yard.

Yard, side. A yard extending along a side lot line measured from the front yard to the rear yard. Side yard set back regulations may also apply to structures located within the front or rear yards.

In the case of through lots, side yards shall extend from the rear lines of the front yards required. In the case of corner lots with normal frontage, there will be only one side yard, adjacent to the interior lot.

In the case of corner lots with reverse frontage, the yards remaining after the full and half-depth front

yards have been established shall be considered to be the side yards.

Width of required side yards shall be measured at right angles to a straight line adjoining the ends of front and rear lot lines on the same side of the lot. The inner side yard line of a required side yard shall be parallel to the straight line so established.

Yard, corner side. A side yard which adjoins a public street.

Yard, interior side. A side yard which is located immediately adjacent to another zoning lot or to an alley separating such yard from another zoning lot.

Yard, transitional. That yard which must be provided on a zoning lot in a business-commercial district which adjoins a zoning lot in a residential district.

Zoning Administrator. The official designated as the official responsible for enforcing and administering all requirements of the Town of Elkton Zoning Ordinance.

Zoning Parent District. Those basic districts initially listed other than Special Districts in Article IX of the Elkton Zoning Ordinance.

Zoning Permit. A permit issued by the Zoning Administrator that authorizes the recipient to make use of property in accordance with the requirements of this Ordinance.

Figure 1

