

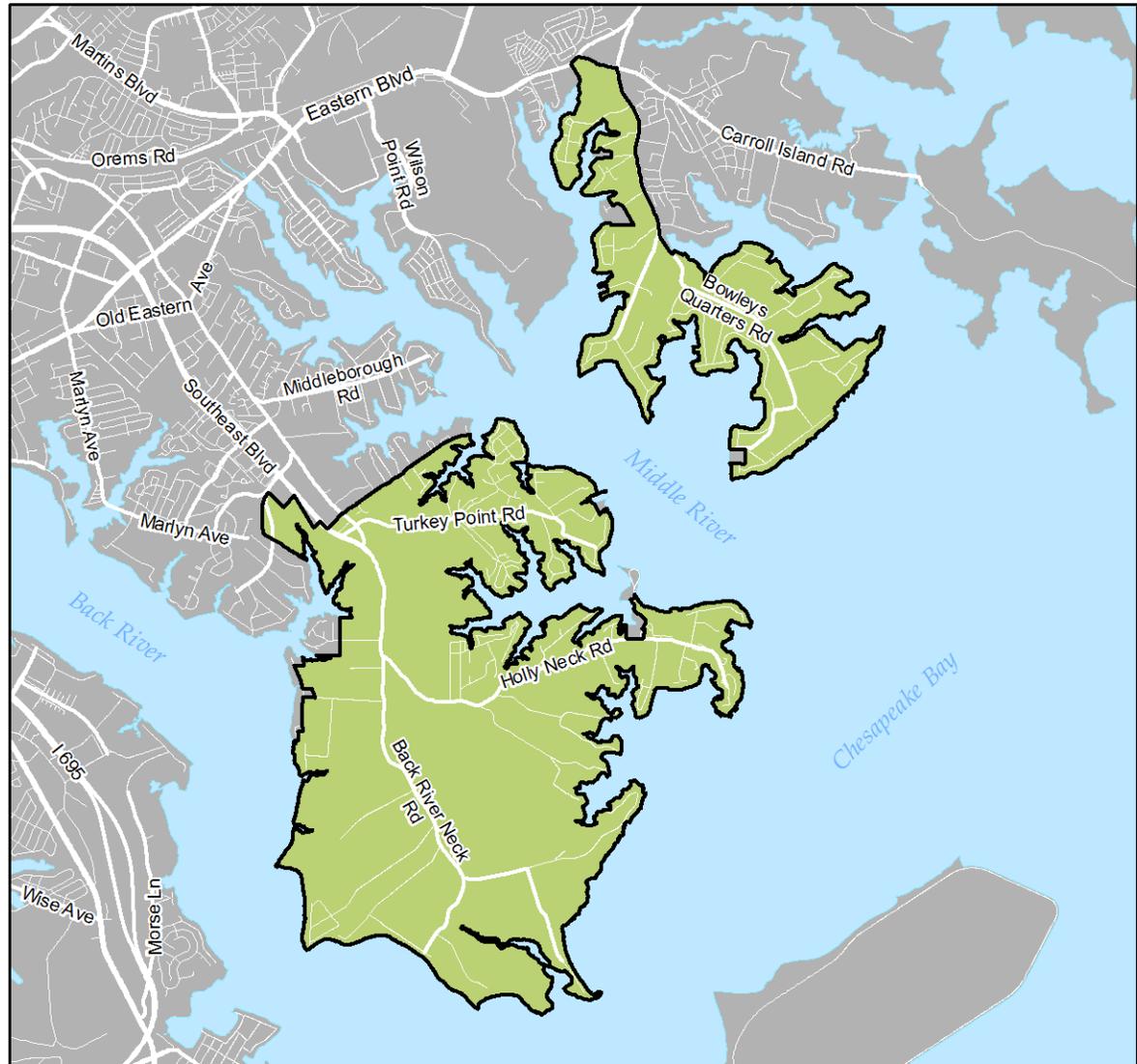
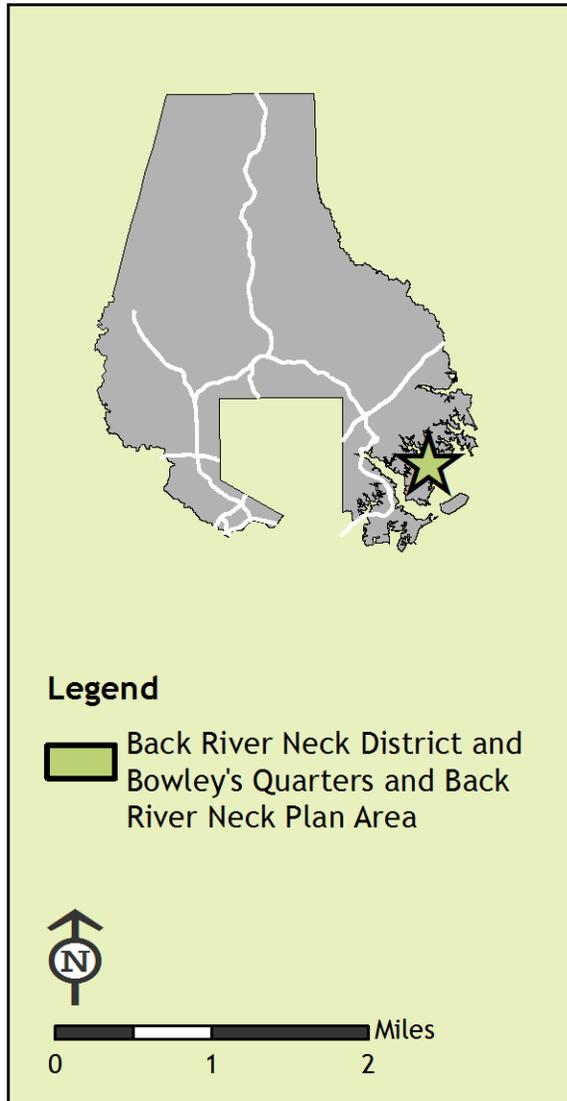
Appendix E Community Plan Areas

Community plans adopted by the Baltimore County Council can contain specific development requirements that are incorporated into the zoning regulations.

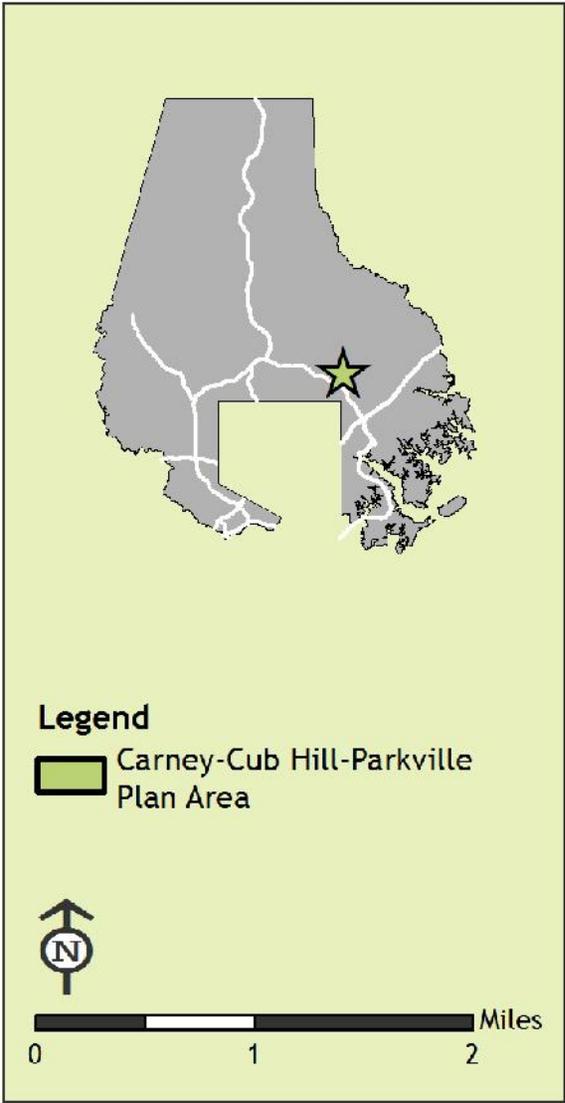
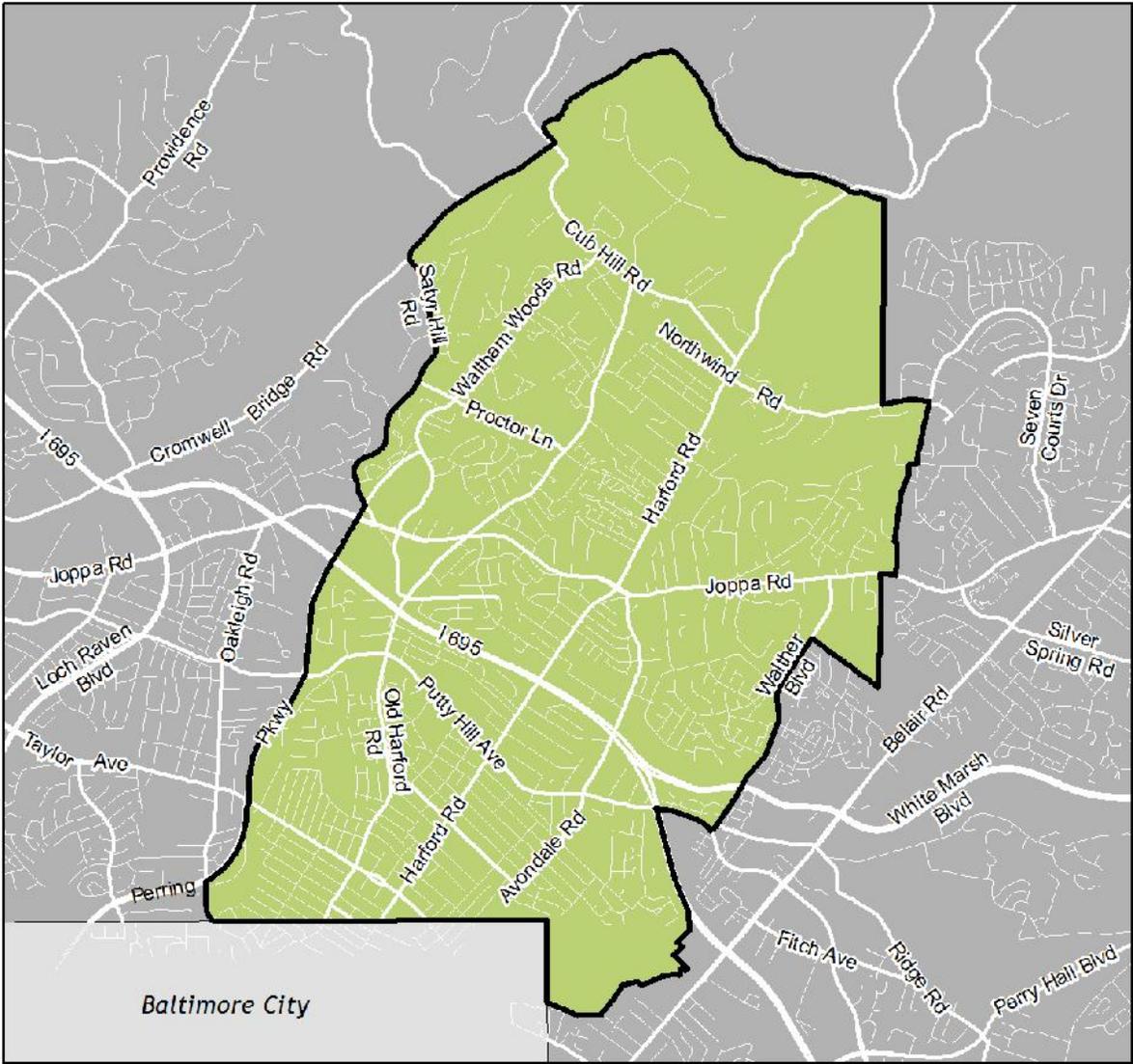
Community Plan Area	Requirements
Back River Neck District	A pattern book assuring that the development achieves a high quality of design is required for villas on properties zoned RC-5
Bowleys Quarters and Back River Neck	Specific site design, architectural design and design amendment standards apply to new dwellings on property zoned DR, RC-5 or RC-20.
Carney-Cub Hill-Parkville	Panhandle lots are not permitted.
Greenspring-East Pikesville	Panhandle lots are not permitted unless each lot is at least two acres.
Middle River	For single family detached lots that are part of a development plan and zoned DR-3.5, the minimum lot width is 75 feet.
Middle River - Bird River	For any single-family detached lot, the minimum width is 75 feet; the minimum front yard setback is 20 feet; and the minimum rear yard setback is 40 feet.
South Perry Hall - White Marsh	The minimum width for any single-family detached lot located in the area north of Ridge Road is 75 feet. This does not apply to alternative site design dwellings.

Appendix E

Bowley's Quarters/Back River Neck Plan Area and Back River Neck District

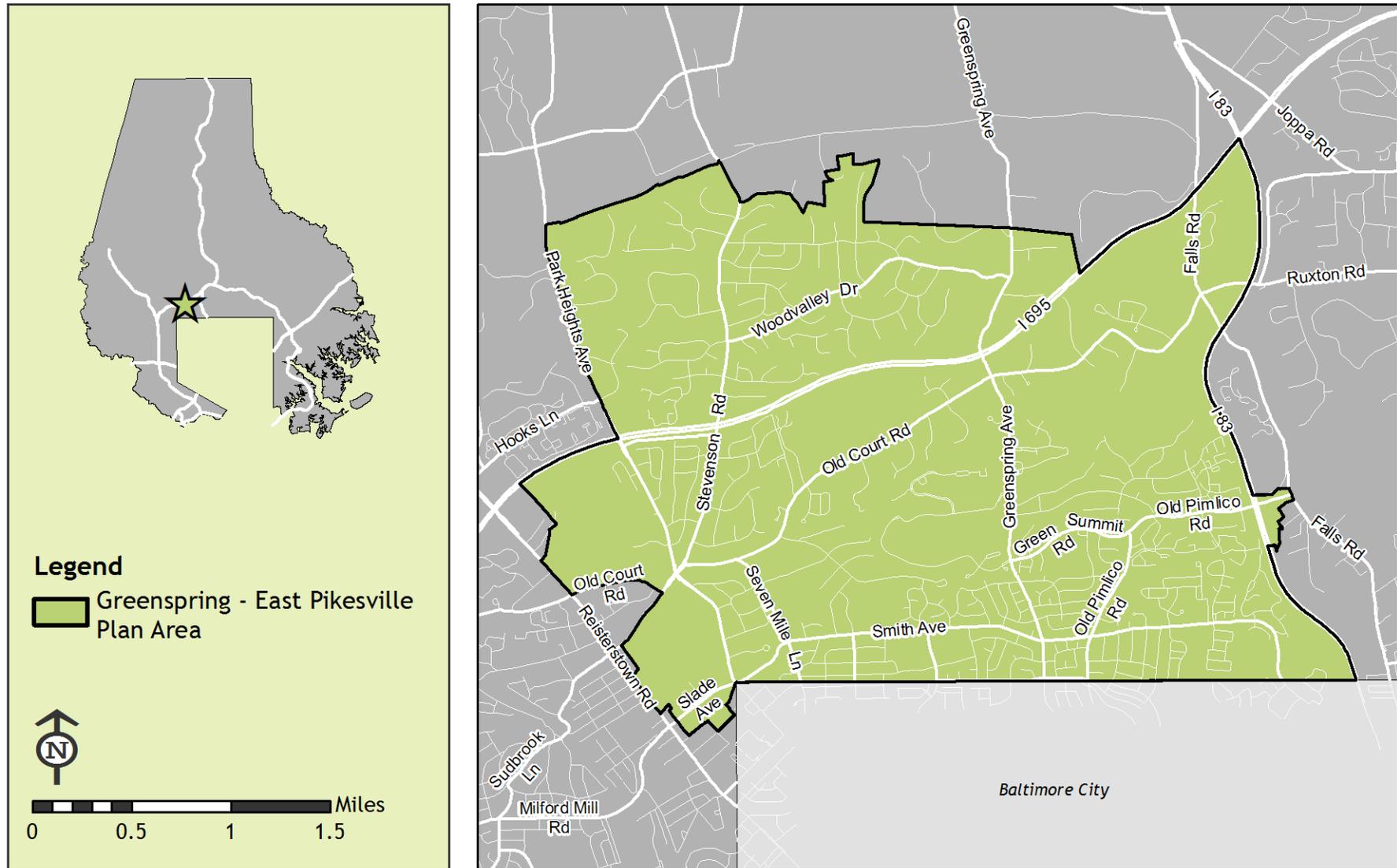


Appendix E Carney-Cub Hill-Parkville Plan Area

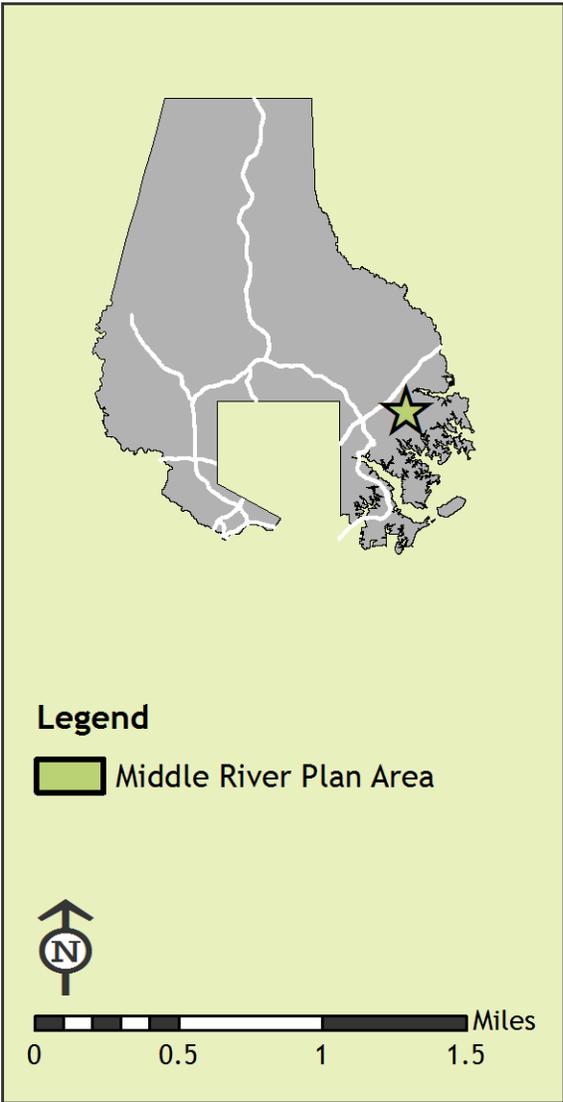
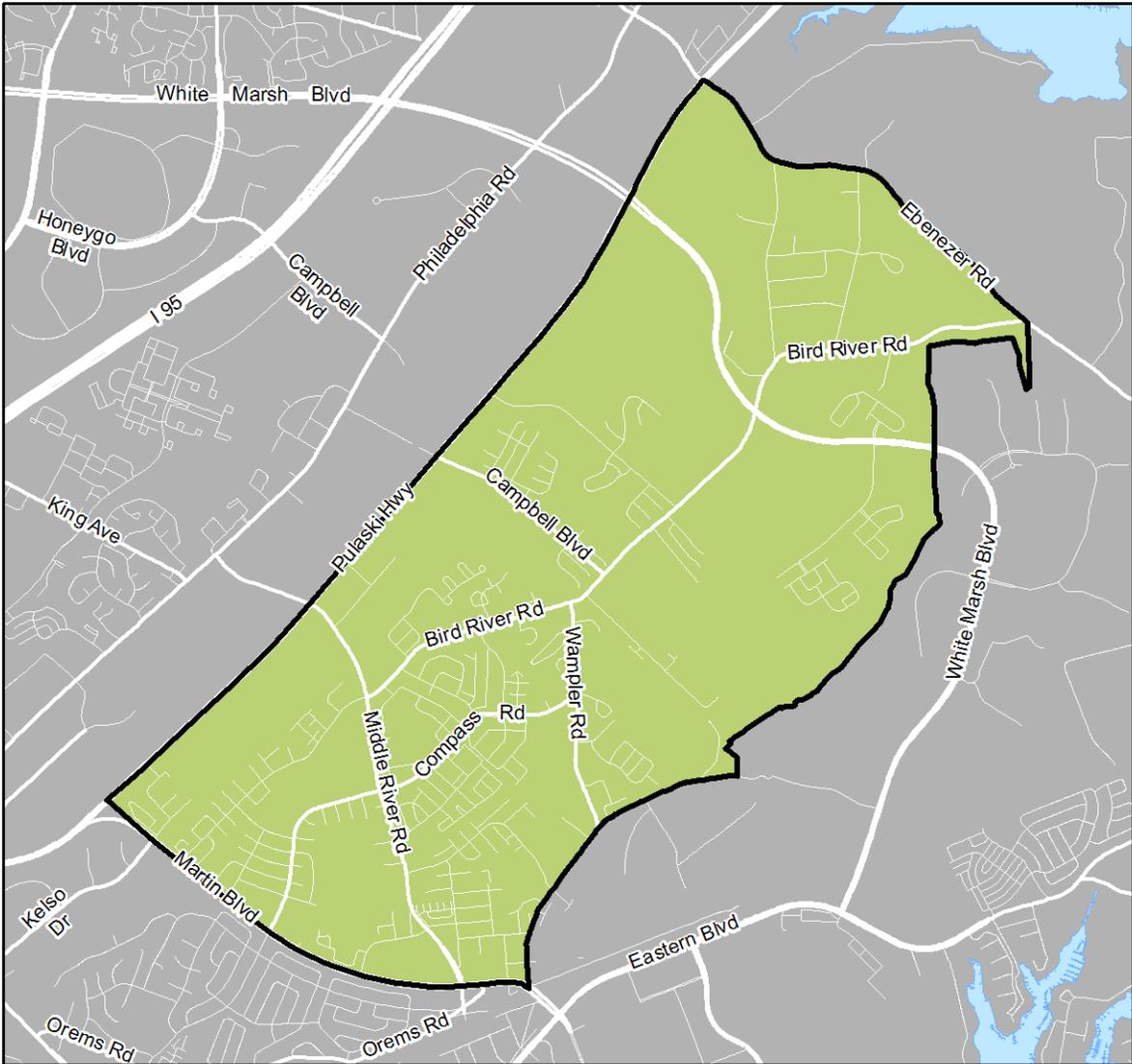


Appendix E

Greenspring-East Pikesville Plan Area

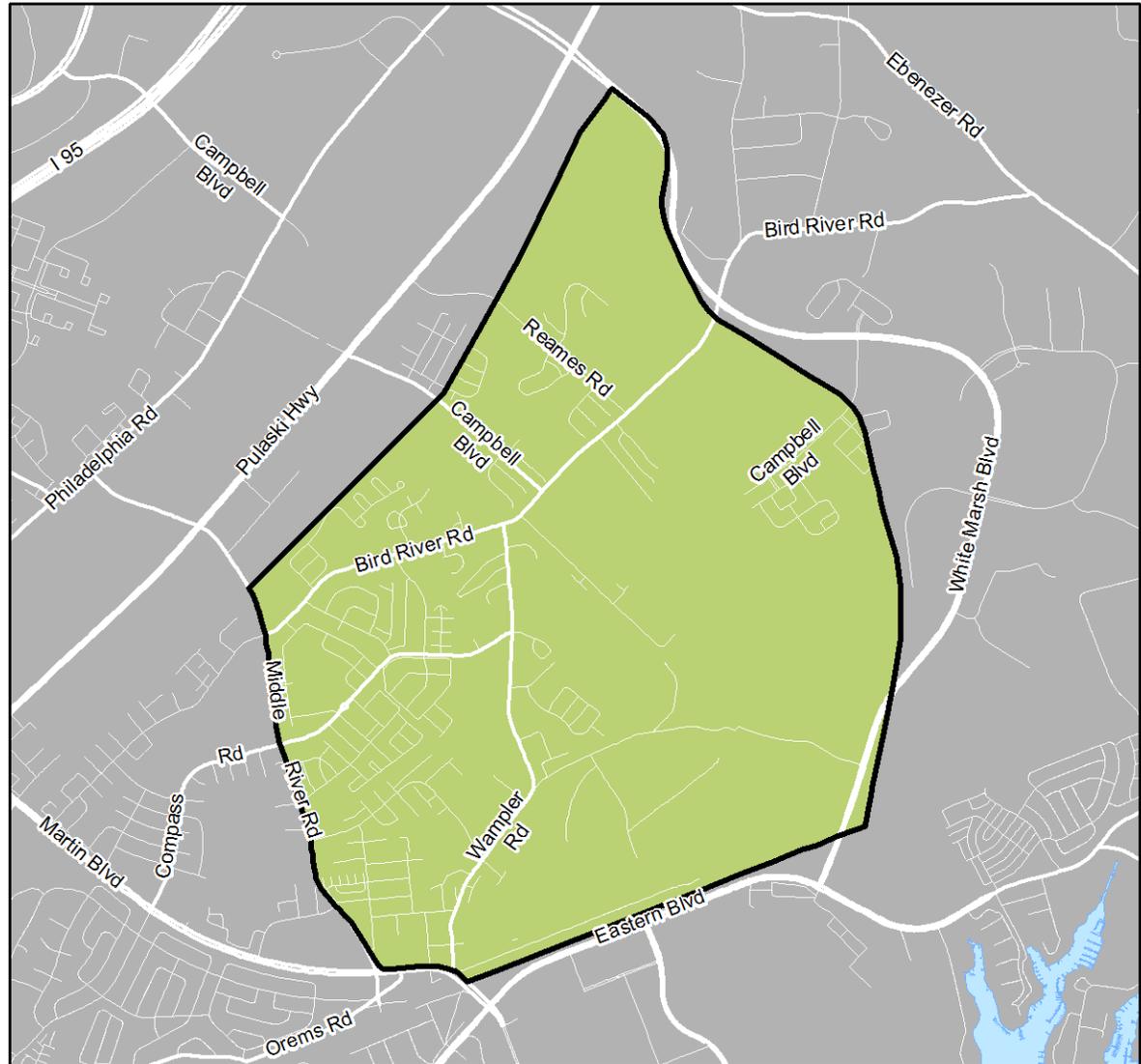


Appendix E Middle River Plan Area



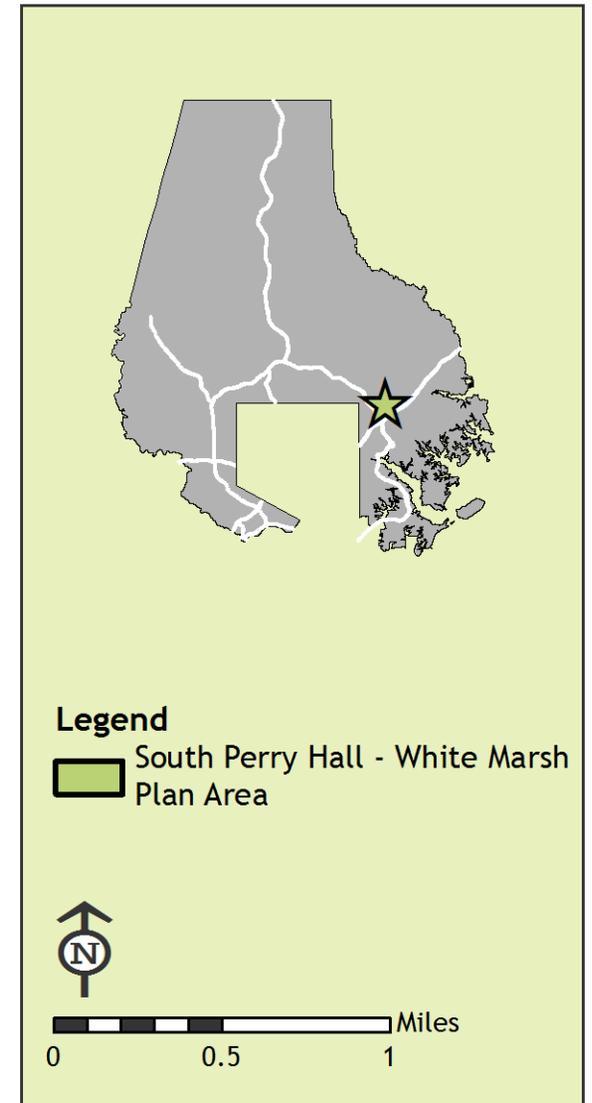
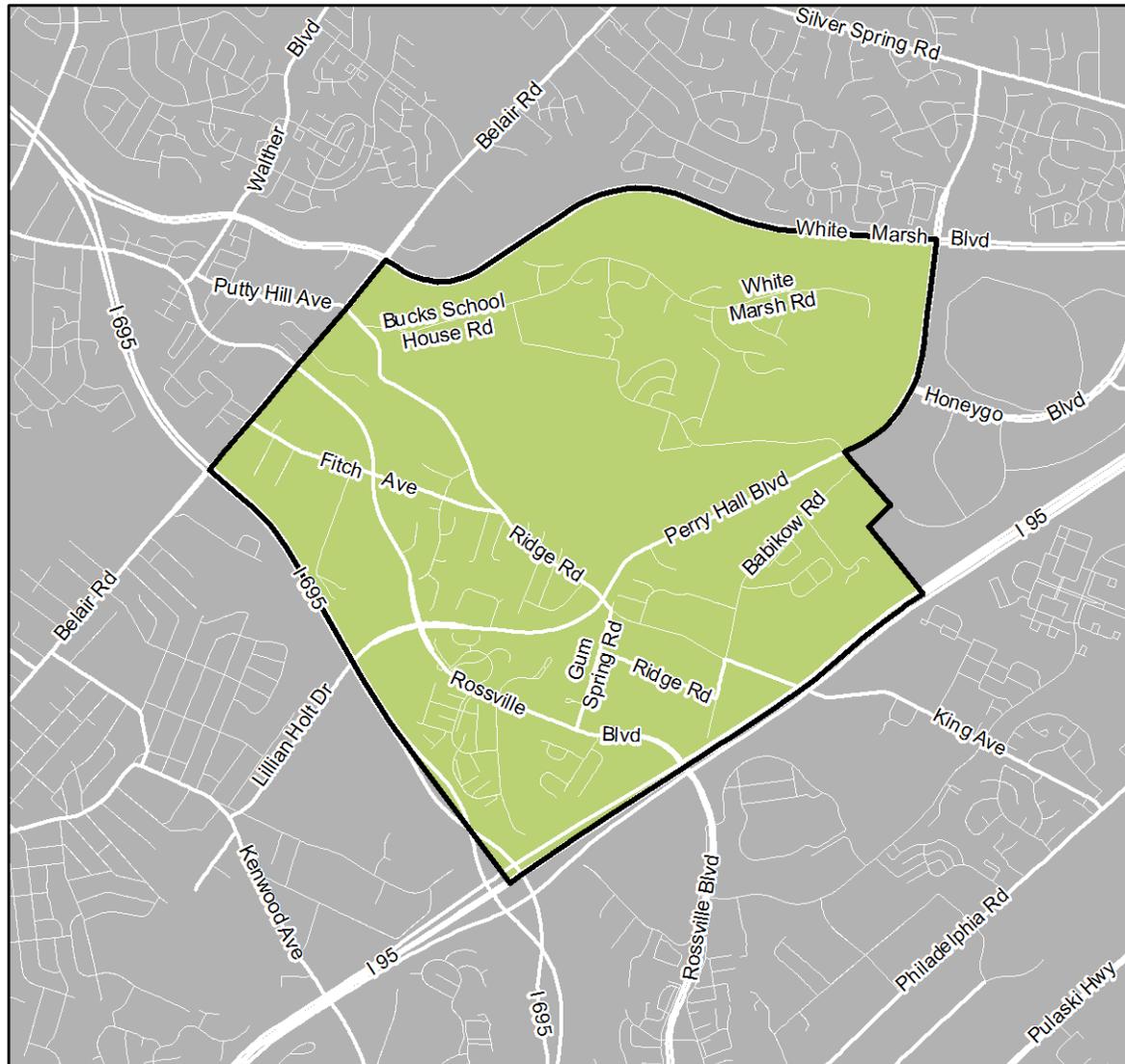
Appendix E

Middle River - Bird River Plan Area



Appendix E

South Perry Hall - White Marsh Plan Area





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