

5.1 ESTATE LOTS

The following standards shall apply to the creation of estate lots in the Town of Arundel:

1. **Zoning Districts:** Estate lots shall be permitted for residential uses in all Zoning Districts except in any RP District and except in the BI district where the required access strip for the estate lot fronts onto Route 1. (Amended June 12, 2013)
2. **Minimum Lot Size:** The minimum lot area of a residential estate lot shall be the same as that required for the appropriate zoning district, however the area of the access strip shall not be applied to minimum lot area calculations.
3. **Minimum Separations between Access Strips:** The minimum separation between estate lot access strips discharging onto the same side of a street or private way shall be no less than 200 feet or the minimum lot frontage required for the zoning district, whichever is the greater.
4. **Access Strips restricted on Terminus:** No more than two (2) estate lot access strips may access a single cul-de- sac terminus. No access can access a hammerhead terminus.
5. **Principal Driveway Entrance :** The designated 50-foot access strip shall be used as the principal driveway entrance into an estate lot, except where the Planning Board grants a Special Exception where multiple legally- nonconforming residences exist on a parcel or where access to a common driveway, as defined in §1.3 of the Street Design and Construction Ordinance, would result in significantly-reduced environmental impact. (Adopted July 15, 2020)
- ~~5-6.~~ **Access Strip Length:** The length of the access strip for the proposed Estate lot shall be equal to or greater than the required frontage in the zone which the proposed lot is in.