



Codes and Ordinances Governing Your City

Corner Lots

A Few Things to Keep in Mind when Living on a Corner

If you live on a corner lot, you know that traffic can be an issue. Most motorists drive responsibly, but some take the corners too fast. In any case, at corners drivers need the area properly clear of obstacles to be able to maneuver the intersection safely. This includes the ability to see pedestrians, especially our children, cars backing out of driveways, and other oncoming vehicles.

The Clear Zone

The zoning code requires that on corner lots there be a 45-foot clear zone in that bushes, fences, or any other sight obstructing element can be no higher than 3 feet tall. You can have trees but their canopies must be over 7 feet tall. No parked vehicles in this area are allowed. Please clear obstructions in the clear zone area.

Stop Signs / Street Signs

If there is a sign in your yard, we ask that you keep trees and bushes trimmed so that oncoming traffic, from all legs of an intersection can clearly read the signs as they approach them.

Building Setbacks

Your main dwelling is setback from all roads on a corner lot 30 feet (keep in mind your property line does not start at the curb or road, the road right-of-way generally extends 9 feet from the back on the curb, with some areas in the older part of the city having 20 feet). Accessory structures (sheds) cannot be located in the front yard or side yard adjacent to a street, but can be in the interior side or rear yards. See the accessory structures code for additional requirements for placement setbacks.

Fences

As mentioned above, fences can only be 3 feet tall in the clear zone area of a corner lot. Also, a fence can only be 3 feet tall anywhere in the front yard between the home and the street. On corner lots, the side yard facing the street can have a fence up to 8 feet tall as long as the taller fence starts behind the front of the home, is out of the corner clear zone area, and is not within the road right-of-way (generally 9 feet behind curb, but can be up to 20 feet-call city to locate).

So What Are All The Rules?

You can view the complete city code at the city office or go to the city website at www.elkridgecity.org look under Quick Links and City Code:

City Code 10-12-5 Accessory Building Regulations

City Code 10-12-9 Clear View of Intersecting Streets

City Code 10-12-13 Fences, Walls, and Hedges

City Code 10-7 thru 10-11 Residential, Commercial, and Other Zones Setbacks

