



FOR SALE | LAND

## US RT. 13 PRINCESS ANNE - COMMERCIAL LAND FOR SALE

12282 Brittingham Lane, Princess Anne, MD 21853



### SALE OVERVIEW

**SALE PRICE:** \$1,060,000

**LOT SIZE:** 62.13 Acres

**ZONING:** Commercial & Residential

**MARKET:** Eastern Shore Of Maryland

**SUB MARKET:** Princess Anne

**CROSS STREETS:** US Rt. 13 & UMES Boulevard

### PROPERTY DESCRIPTION

62.13 acres on US Rt. 13 Princess Anne, Maryland.

Commercial & residential zoned property excellent for hotel/motel, restaurant or retail. Located less than 1 miles from UMES (University of Maryland Eastern Shore) which is home to over 4,500 students and 825 administrative staff.

Over 1,700' on US Route 13 near retail shopping centers, restaurants, student housing and professional businesses and services.



**HENRY HANNA, CCIM, SIOR**

Council Chair Of Industrial Properties  
410.543.2420  
henry.hanna@svn.com

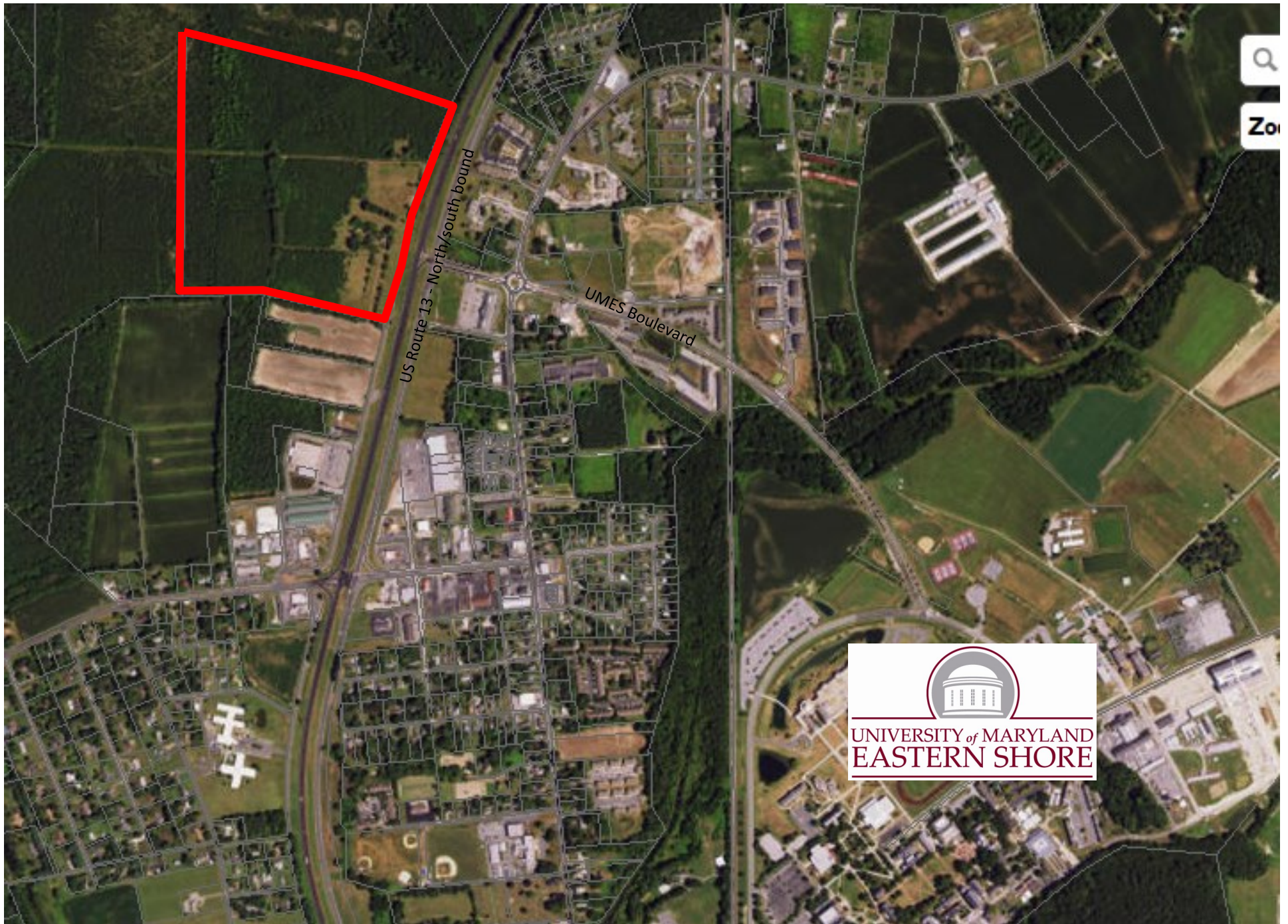
**WESLEY COX, CCIM**

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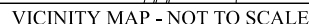
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- ### LEGEND

- ## GENERAL NOTES

- GRAPHIC SCALE



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Date \_\_\_\_\_

REVISIONS		EXISTING CONDITIONS				SURVEYING: PARKER		FORECLOSURE			
		OF THE LANDS OF BRITTINGHAM LANE DEVELOPMENT CORPORATION & S. KEITH MILLER						ENCL. 12/06/06 SHEET 1 OF 1			
		LOCATOR: WEST PRINCESS ANNE ELECTION DISTRICT, SOMERSET COUNTY, MARYLAND									
SCALE		1" = 100'		NAD		02/08/06		DATUM		TD	
SP/SP/ALTA 04/08/06		SP/SP		10/05/01		KMD		TD/CL		12/06/06	



CO.1

P.88

**Camp Ground Property**

**Camp Ground Property  
County Commissioners for Somerset County  
12282 Brittingham Lane  
Princess Anne, Maryland 21853**

Map: 0015

Parcel: 0012

**Acreage: 62.13**

PRINCESS ANNE CORP. LIMIT

**MAP 15-P.12**

37

920

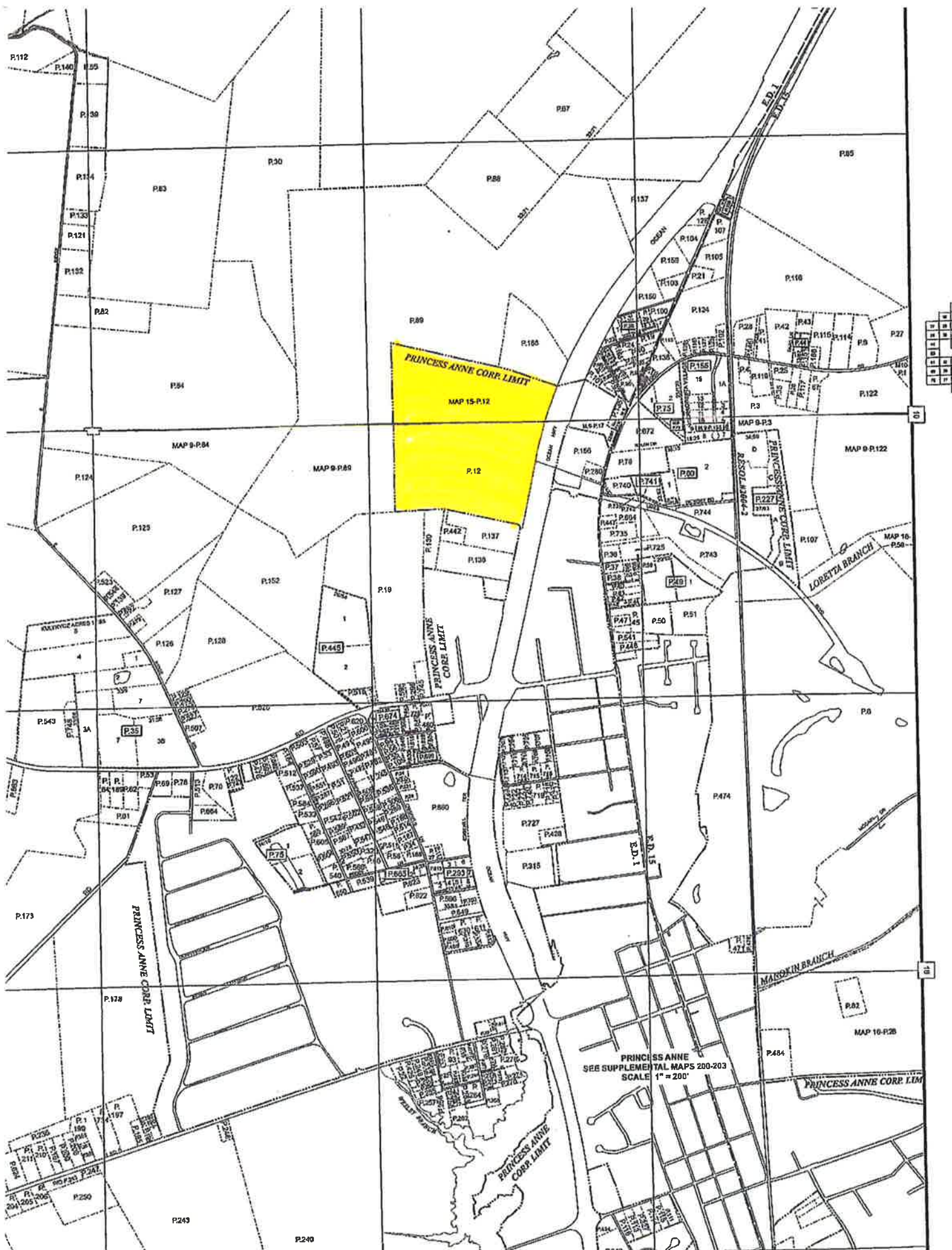
63

200

BLVD

COLLEGE



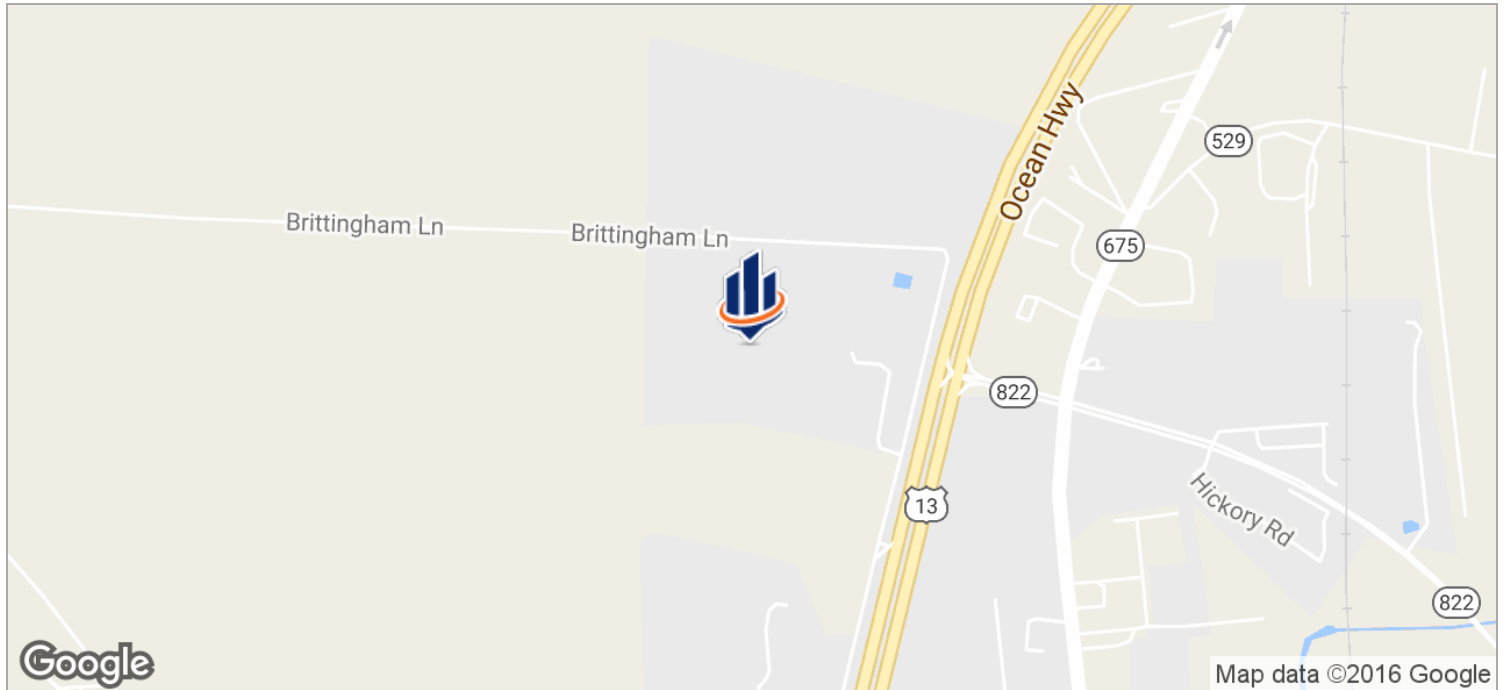




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## Chapter 163. ZONING

## Article VII. C-1 Community Commercial District

§ 163-38. Permitted uses.

- A. Any use permitted in the R-1 Residential District.
- B. Grocery and drug stores.
- C. Restaurants, cafes, soda fountains or similar uses.
- D. Antique or gift shops.
- E. Retail stores, including but not limited to clothing stores, book or stationery stores, shoe stores, jewelry stores, appliance stores, bakery or candy stores and auto accessory stores.
- F. General service establishments, including but not limited to barbershops, beauty salons, clothes-cleaning shops, electricians and television or radio services.
- G. Funeral homes.
- H. Hotels, motels or motor hotels.
- I. Offices, banks and public buildings.
- J. Bus depots or other mass transit passenger depots.
- K. Sales of new automobiles and farm machinery.
- L. Theaters or similar recreational or cultural establishments.
- M. Newspaper offices and printing shops.
- N. Open air market site, subject to the regulations provided in Chapter 111, Peddling and Soliciting, Article I, Open Air Markets, of the Code.  
[Added 9-5-1994 by Ord. No. 94-06]
- O. Any other use which is determined by the Code Enforcement Officer to be in similar nature to those listed above.  
[Added 9-5-1994 by Ord. No. 94-06]

§ 163-39. Accessory uses.

The following uses shall be permitted in the C-1 District as accessory uses:

- A. Off-street parking lots or parking structures.**

- B. Off-street loading facilities.
- C. Other accessory uses and structures, not otherwise prohibited, customarily accessory and incidental to any of the permitted uses.

## § 163-40. Exceptional uses.

[Amended 12-6-1993 by Ord. No. 93-04; 8-15-1994 by Ord. No. 94-09; 11-4-1996 by Ord. No. 96-10]

The following uses may be permitted by the permission of the Board of Appeals in accordance with the conditions indicated and such other conditions as may be imposed by the Board:

- A. Automobile filling and service stations and automobile repair and service shops, provided that:
  - (1) They shall be located on a lot abutting on a highway.
  - (2) The entrance or exit of such establishments shall be at least 50 feet from any lot zoned residential.
  - (3) No fuel pump, oil drainage pit or other visible appliance for such purpose shall be located within 15 feet of the front lot line.
  - (4) No structure or building shall be erected within 30 feet of any dwelling.
- B. Drive-in eating or refreshment establishments, provided that:
  - (1) Buildings shall be located at least 100 feet from any lot zoned residential.
  - (2) Automobile parking areas shall be located at least 20 feet from any lot zoned residential.
  - (3) Entrances or exits for motor vehicles shall be located at least 50 feet from any adjacent lot line.
- C. Bowling alleys, skating rinks, dance halls and other similar recreational establishments.
- D. Bottling or distribution stations for beverages, wholesale and warehousing establishments and bakery, clothes-cleaning and rug-cleaning plants.
- E. Bed-and-breakfast inns, subject to the restrictions set forth in § 163-22H of this chapter.
- F. Child-care centers, subject to the following conditions:
  - (1) Parking. One space for each 10 attendees, one space for each employee and one off-street loading and unloading area shall be provided.
- G. Multifamily dwellings.

[Added 11-4-2013 by Ord. No. 2014-03]

  - (1) Subject to a comprehensive site plan approved by the Planning Commission.
  - (2) Subject to a minimum lot area of eight acres.

## § 163-41. Lot area requirements.

[Amended 6-10-2002 by Ord. No. 2002-2]

There shall be no front yard, side yard, rear yard and lot width requirements, except that no building or use shall be located within a distance of 20 feet from the nearest boundary line of any R-1 District. There shall be no lot coverage requirements in any C-1 District.



§ 163-41.1. Comprehensive site plan.

[Added 9-13-2004 by Ord. No. 2004-10]

To ensure that the impact of these developments is not detrimental to existing areas and will not create an adverse impact on adjoining developments, a comprehensive site plan is required to be approved by the Planning Commission prior to the issuance of a building permit.

§ 163-41.2. Restriction of dwelling units in commercial or office use building.

[Added 2-6-2012 by Ord. No. 2012-06]

No building in commercial or office use shall contain a first-floor dwelling unit which adjoins the front of the building on a public street.

*Town of Princess Anne, MD  
Wednesday, August 3, 2016*

## Chapter 163. ZONING

### Article V. R-2 Residential District

#### § 163-26. Purpose.

The R-2 Residential District is designed to provide attractive semi-urban living environments. Pleasant, hazard-free, uncongested residential neighborhoods are encouraged. A wide variety of dwelling unit types are permitted with higher density levels so as to provide more compact and efficient neighborhood arrangements.

#### § 163-27. Permitted uses.

The following uses are permitted in the R-2 Residential District:

- A. Agriculture and the usual agriculture building offices and dwellings, commercial and noncommercial nurseries and greenhouses. All livestock areas must be located 200 feet from any dwelling, school, church or institution for human care not located on the premises. No garbage feeding of livestock is permitted.
- B. Single-family dwellings, attached and semi-attached.
- C. Two-family dwellings.
- D. Multifamily dwellings subject to a comprehensive site plan approved by the Planning Commission.  
[Added 9-13-2004 by Ord. No. 2004-10]
- E. Churches and parish halls, temples, convents and monasteries.
- F. Colleges and schools, public or private, and institutions of higher learning.
- G. Public and private noncommercial parks and recreation areas, including clubs, parks, swimming pools and summer camps.
- H. Public buildings and structures of the cultural and/or administrative type.
- I. Circus, carnival or other similar transient enterprises when sponsored by an organization qualified under § 247 of Article 27 of the Annotated Code of Maryland, provided that such use shall not exceed 10 days and does not include any permanent structures.  
[Amended 3-6-2000 by Ord. No. 2000-3]

#### § 163-28. Accessory uses.

The following uses shall be permitted as accessory uses in the R-2 Residential District:

- A. Private garages, stables, barns and other similar structures normally accessory to principal permitted uses or authorized conditional uses.
- B. Home occupations.  
[Amended 2-13-2006 by Ord. No. 2006-1]



- C. Temporary buildings and structures incidental to construction work complying with the requirements of the State and County Health Department, which buildings shall be removed upon completion or abandonment of the construction work.
- D. The construction and storage of not more than two boats or other waterborne craft on a residential lot.
- E. Other accessory uses and structures clearly incidental and customary to and associated with the permitted uses.
- F. Private swimming pools and association swimming pools.

## § 163-29. Exceptional uses.

The following uses are permitted as special exceptions after approval by the Board of Appeals:

- A. Boardinghouses, lodging houses or tourist houses.
- B. Hospitals, sanitariums, rest homes and nursing homes and other institutions for human care and treatment, provided that any new establishment shall have a minimum lot area of 10 acres and any power house, storage or service building shall be a distance of not less than 200 feet from any other lot in any residential district.
- C. Cemeteries, including such accessory uses as a mausoleum and crematories, provided that such shall be a distance of at least 400 feet from any adjacent properties and road lines and provided that any new cemetery, not located in a church yard, shall contain an area of 40 acres or more. No graves or burial lots shall be located within any front yard of a dwelling.
- D. Sewage treatment or disposal facilities, provided that such structures and areas shall be a distance of at least 600 feet from any lot occupied by a dwelling, school, church or institution for human care.
- E. Bed-and-breakfast inns, subject to the restrictions set forth in § 163-22H of this chapter.  
[Added 12-6-1993 by Ord. No. 93-04]
- F. Child-care centers, subject to the following condition:  
[Added 8-15-1994 by Ord. No. 94-09]
  - (1) Parking. One space for each 10 attendees, one space for each employee and one off-street loading and unloading area shall be provided.

## § 163-30. Lot area requirements for single- and two-family dwellings.

- A. Each existing single-family or converted two-family structure, including accessory structures and uses, shall be located on a lot having an area of not less than 7,500 square feet, a lot width not less than 50 feet and yard depths not less than the following:
  - (1) Front: 25 feet.
  - (2) Side: five feet.
  - (3) Rear: 25 feet.
- B. Newly constructed two-family dwellings shall be located on a lot having an area of not less than 8,000 square feet, a lot width not less than 80 feet and yard depths not less than the following:
  - (1) Front: 25 feet.
  - (2) Side: 10 feet.
  - (3) Rear: 25 feet.

## § 163-31. Lot area requirements for multifamily dwellings.

- A. For structures of three or more living units the lot shall have a minimum per-building area of 12,000 square feet for the first three units plus 2,000 square feet for each additional unit.
- B. Not more than 40% of the area of the lot may be covered by structures, including accessory structures.
- C. Each lot shall not be less than 80 feet in width and 100 feet in depth.
- D. Each lot shall have a front building setback line of not less than thirty (30) feet from and parallel to the front lot line or a street right-of-way. In the case of corner lots, a front yard of the required depth shall be provided as determined by the Code Enforcement Officer subject to the following limitations:  
[Amended 6-10-2002 by Ord. No. 2002-2]
  - (1) At least one front yard shall be provided having the full depth required generally in the zone.
  - (2) No other front yard on such lot shall have less than half the full depth required generally.
  - (3) Consideration shall be given to any existing adjacent dwellings.
- E. Each side yard shall have a width of not less than eight (8) feet, and the total width of side yards shall be not less than twenty (20) feet.  
[Amended 6-10-2002 by Ord. No. 2002-2]
- F. Each lot shall have a rear yard setback of not less than twenty-five (25) feet in depth. Notwithstanding the foregoing, in the case of through lots, both front yards shall have the required depth of 25 feet.  
[Amended 6-10-2002 by Ord. No. 2002-2]
- G. Each habitable structure on one lot shall be separated by a minimum of seventy-five (75) feet.  
[Amended 6-10-2002 by Ord. No. 2002-2]

## § 163-32. Building heights.

- A. Building heights shall be limited to 48 feet or four stories unless permitted by special exception.
- B. Structures exceeding 48 feet that have been granted a special exception by the Board of Appeals shall have an additional land area of 5,000 square feet plus an additional 20 feet in lot width plus five feet in additional side yard width for each additional story in addition to all other requirements of this chapter relating to multifamily dwelling units.

## § 163-33. Lot area requirements for nonresidential buildings.

The following minimum requirements shall apply to all nonresidential buildings in the R-2 District unless otherwise specified:

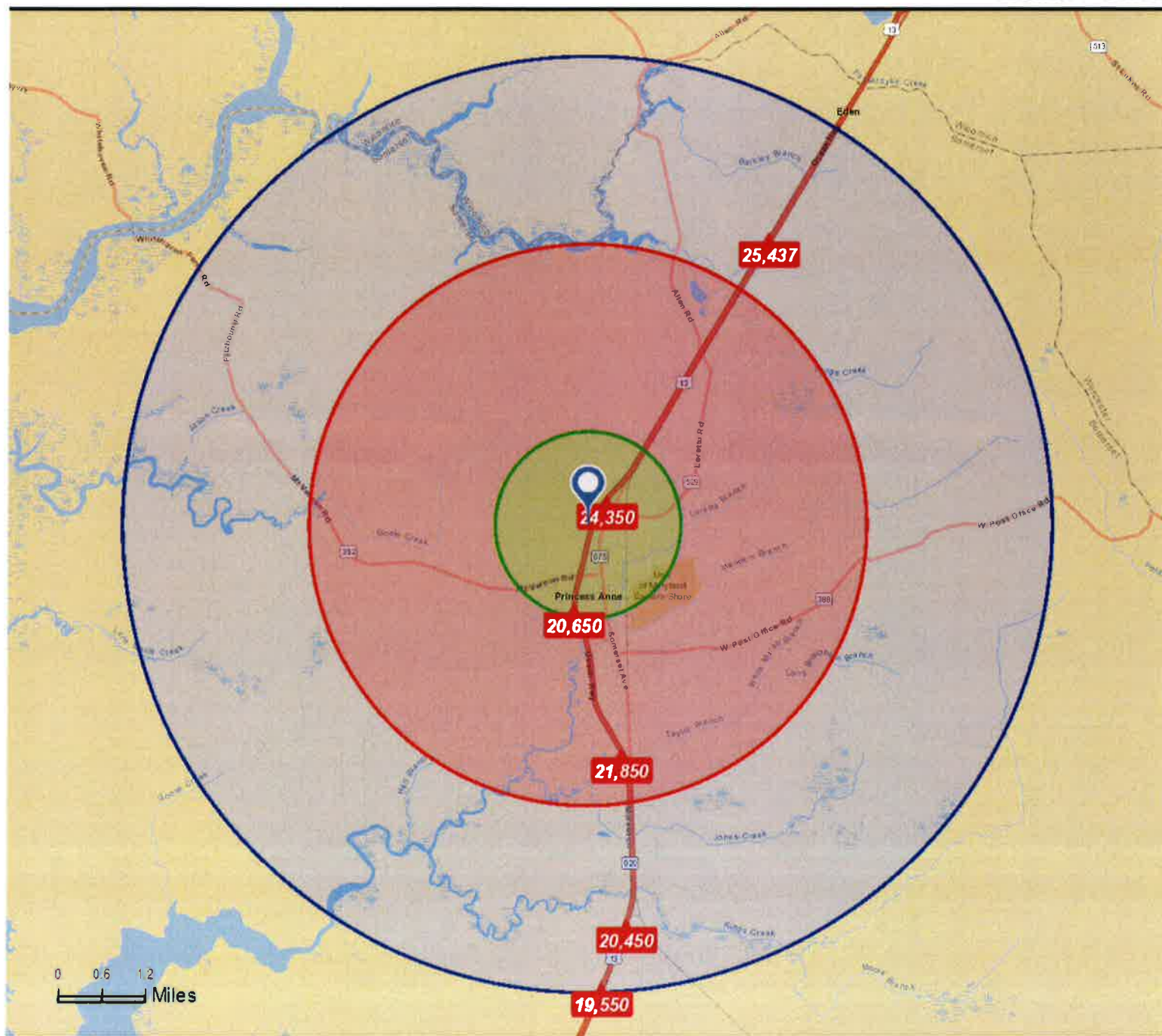
- A. Land area per principal building.
  - (1) For buildings not exceeding three stories in height: 15,000 square feet.
  - (2) For each additional story: 5,000 square feet.
- B. Lot width.
  - (1) For buildings not exceeding three stories in height: 100 feet.
  - (2) For each additional story: 20 feet.
- C. Yard depth.



- (1) For buildings not exceeding three stories in height:
    - (a) Front: 30 feet.
    - (b) Side: 15 feet.
    - (c) Rear: 50 feet.
  - (2) For each additional story:
    - (a) Front: 10 feet.
    - (b) Side: 10 feet.
    - (c) Rear: 10 feet.
- D. Off-street parking space for parking and storage of vehicles shall be provided. A minimum off-street parking space of 180 square feet shall be provided per parking stall plus necessary maneuvering space. Space for maneuvering incidental to parking or unpacking shall not encroach upon any public way. Every off-street parking area shall be accessible from a public way. The minimum amount of spatial area for parking spaces shall be provided as follows:
- (1) Churches and schools: one space for each four seats in a principal auditorium or one space for each 10 classroom seats, whichever is greater.
  - (2) Apartment buildings: 1 1/2 spaces for each apartment.
  - (3) Townhouses: two spaces for each unit.
  - (4) Single-family homes: one space.
  - (5) Funeral homes and mortuaries: four spaces for each parlor or one space for each 50 square feet of floor area, whichever is greater.
  - (6) Hospitals: one space for each two beds.
  - (7) Hotels, motels and lodging homes: one space per bedroom.
  - (8) Physician or dentist offices: four spaces for each physician or dentist.
  - (9) Except in the case of a single-family dwelling, no parking area shall be less than 1,000 square feet in area.
  - (10) In the case of any building or use which is not specifically mentioned herein, the provisions for a use which is mentioned and to which said use is similar shall apply after approval by the Board.  
[Amended 3-6-2000 by Ord. No. 2000-3]
- E. Visibility at intersections shall be maintained. On a corner lot, nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of 2 1/2 feet and 10 feet above the center-line grade of the intersecting streets in an area bounded by the street lines of such corner lots and a line joining points along said street lines 50 feet from the point of intersection.
- F. Where a residence is to be located between two existing dwellings which lack the required front yard and which are less than 100 feet apart, the front yard shall be no less than that of the deepest adjoining lot.

Somerset Camp Ground  
12282 Brittingham Ln, Princess Anne, Maryland, 21853  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 38.22149  
Longitude: -75.69814



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies

September 20, 2016



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US RT. 13 PRINCESS ANNE - COMMERCIAL LAND FOR SALE | 62.13 ACRES | PRINCESS ANNE, MD

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