

Property is currently well and septic, with the possibility to access public water and sewer.

Public water is far from the site, so, at least initially, anticipate a private well. The cost to access public water would be significant. Public sewer would be accessed offsite, to the west, within Yorktown Road. An ejector pump may be required, due the minimal grades and depth of the existing gravity sanitary sewer within Yorktown Road. Ejector pumps are common in Anne Arundel County.

Zoning regulations regarding signage allow for a large sign with elevation. See below.

18-3-307. Signs in residential districts and for certain dwellings in commercial districts.

(a) **Scope.** This section applies to signs in residential districts and to signs for adult independent dwelling units, multifamily dwellings, and townhouse dwellings located in commercial districts.

(b) **Freestanding signs.**

(1) A residential development without a community facility or multifamily dwelling may have two freestanding signs at the main roadway entry point. If one sign is used, it may not exceed 40 square feet in area. If two signs are used, each sign may not exceed 20 square feet in area. The signs may not exceed a height of six feet.

(2) A residential development with a community facility or multifamily dwelling may have the freestanding signs allowed by subsection (b)(1). The development also may have one freestanding sign for each community facility or multifamily dwelling within the development, and each sign may not exceed two square feet in area or a height of four feet.

(c) **Identification signs.** A residential development may have one identification sign on each main entrance facade of a community facility or multifamily dwelling. Each sign may not exceed two square feet in area.

(d) **Directional signs.** A residential development may have directional signs as necessary. Each sign may not exceed six square feet in area or a height of five feet.

(e) **Nonresidential and institutional use signs.** Except as otherwise provided in this section, each nonresidential or institutional use located in a residential district may have one freestanding sign, one identification sign on not more than two facades, and directional signs as necessary. A freestanding sign may not exceed an area of 64 square feet or a height of 10 feet. The total square footage of all identification signs may not exceed 400 square feet. Each directional sign may not exceed 20 square feet in area or a height of seven feet.

(f) **Home occupation signs.** One freestanding sign that does not exceed two square feet in area or a height of five feet is allowed to identify a home occupation.

(g) **Bed and breakfast homes and inns signs.** One freestanding sign that does not exceed four square feet in area or a height of five feet is allowed to identify a bed and breakfast home or bed and breakfast inn.

(h) **Waterman's home commercial use sign.** One freestanding sign that does not exceed two square feet in area or a height of five feet is allowed to identify a waterman's home commercial use.

(i) **Roadside stand signs.** Two freestanding signs are allowed for the sale of agricultural produce at a roadside stand. Each sign may not exceed 20 square feet in area or a height of eight feet.

(Bill No. 4-05; Bill No. 78-05)

Fire safety and occupancy

Fire sprinkler systems, in existing buildings, are typically triggered by cost of improvements to the existing structure. If the improvement costs are greater than 50% of the appraised value of the structure, a sprinkler system will be required prior to any occupancy. A new religious facility owner will need to apply for an occupancy permit. There may be certain minimal life-safety improvements required. A prospective buyer may contact the County Fire Marshal's office (410) 222-7884.

This information, though deemed accurate, is provided as a courtesy. Please verify with appropriate governmental entities as part of the buyer's due diligence.