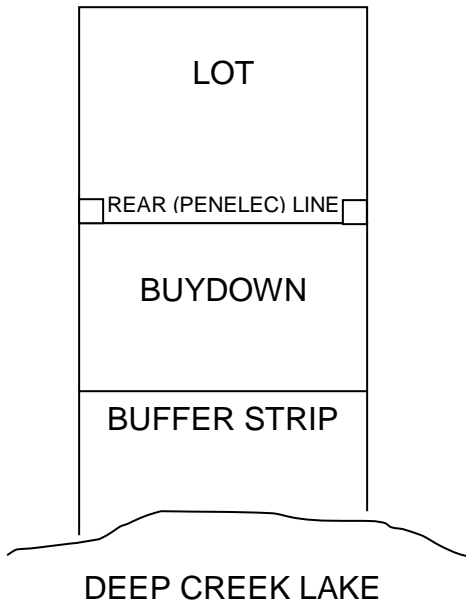


PLANNING & LAND DEVELOPMENT GUIDELINES FOR LAKE FRONT LOTS



This guideline is intended to provide general information regarding Garrett County Planning & Land Management requirements for improvements in and around the “Buydown” and “Buffer” areas of Deep Creek Lake. Additional requirements may be relevant to commercial development. The Department of Planning & Land Management enforces the Deep Creek Watershed Zoning Ordinance and issues Zoning Permits while the Department of Permits and Inspection Services enforces local building codes and issues Building Permits. An electrical permit from the Permits & Inspections Office is required for most electrical work other than low voltage wiring. Inspections of electrical work are required through approved private electrical inspection agencies.

LOT- Improvements on private lots are regulated by Planning & Land Management. Most new construction on a building lot requires both a Zoning and Building Permit. Unless the Deep Creek Board of Zoning Appeals grants a variance, decks, terraces and uncovered porches may not be located closer than 5 feet to the rear property line. This minimum setback does not apply to stairs,

walkways and ground level patios. On lake front lots, the line coincident with the former Pennsylvania Electric (“Penelec”) Line is considered the rear property line regardless of whether additional private conservation easement land (“Buydown”) was acquired from the State of Maryland. Under most circumstances the Department of Natural Resources (DNR) does not review or approve improvements located solely on a privately owned lot unless it is a Buydown parcel as referenced below.

BUYDOWN- Both Planning & Land Management and DNR regulations apply to the Buydown area. Detached accessory structures such as sheds and gazebos containing less than 120 square feet do not require a Building Permit, but a Zoning Permit will be required to verify use and document that the structure is located at least 5 feet from the side and rear property lines (the common property line between the Buydown and Buffer). Retaining walls higher than 4 feet and elevated stairs and landings located 30” or more above ground level will require both Zoning and Building Permits. Landscaping, retaining walls of less than 4 feet in height, and ground level stairs, walkways and patios do not require a Zoning or Building Permit, but would still require DNR approval.

BUFFER STRIP- Alterations and improvements to the State owned Buffer Strip are primarily regulated by DNR. The construction of stairs, landscaping, walkways and detached structures that are accessory to a single-family residence on the Buffer Strip do not require Building Permits or approval by the Zoning Office. However, all improvements other than those designed as accessory to single-family residences will require review and sign-off by the Zoning Office on the Buffer Strip Special Permit Application.