
A Citizen's Guide to Zoning

(and other Land Use Regulations)

This document is intended as a general overview and explanation of zoning in Baltimore County and not to be used as zoning law or replace the Baltimore County Zoning Regulations. For more specific zoning information, contact the Office of Zoning Review in Permits, Approvals and Inspections (PAI) at paizoning@baltimorecountymd.gov or 410-887-3391.

Baltimore County, Maryland
2015

Table of Contents

AN INTRODUCTION TO LAND USE REGULATIONS	5
ZONING CLASSIFICATIONS.....	13
Resource Conservation Zones	13
(RC-2, RC-3, RC-4, RC-5, RC-6, RC-7, RC-8, RC-20, RC-50, RCC)	
Residential Zones.....	25
(DR-1, DR-2, DR 3.5, DR-5.5, DR-10.5, DR-16, RAE-1, RAE-2)	
Office Zones.....	37
(ROA, RO, OR-1, OR-2, O-3, OT, SE)	
Business Zones	47
(CB, BLR, BL, BM, BR, BMM, BMB, BMYC)	
Manufacturing Zones.....	57
(MR, MLR, ML, MH)	
Districts.....	63
(AS, IM, H, H1, CCC, CT, C, M43, ME, NC)	
APPENDICES	73
Appendix A: Selected Zoning Terms	74
Appendix B: Major Milestones	75
Appendix C: Historic Districts	76
Appendix D: Design Review Panel Areas.....	89
Appendix E: Community Plan Areas	103

An Introduction to Land Use Regulations

Introduction

A Citizen's Guide to Zoning (and other Land Use Regulations) is a brief summary of Baltimore County's primary land use regulations to assist citizens in developing a basic understanding of the various processes and documents related to development. The emphasis of this guide is on zoning--what zoning is, and how it is used to regulate the development of properties.

Zoning Regulations

Zoning is a legal mechanism that limits the use of privately-owned land to protect the health, safety, morals, and/or general welfare of the public. Zoning consists of maps which delineate different zoning classifications and written regulations providing the standards for each zone.

There are 37 different zones. In certain areas, one of the 10 types of zoning districts may be superimposed onto a zone to provide additional regulation. Since 2004, Baltimore County's official zoning map is in the form of an electronic geodatabase. While not the official map, the zoning designation of a property can be viewed on an interactive map at <http://myneighborhood.baltimorecountymd.gov/>.

The written regulations, *Baltimore County Zoning Regulations* (BCZR), establish the land use standards for each zone. Typically, the regulations specify, usually in great detail, the kinds of uses allowed (residences, businesses, manufacturing, etc.); the maximum intensity of use (number of dwellings per acre, maximum floor area per business, etc.); height limits for structures; minimum setbacks from roads and other property lines; and so forth.

In addition there are regulations that permit exceptions to the general standards, such as allowances for porches or bay windows to project into a required setback. There are regulations that provide additional requirements for certain types of uses, such as gas stations, junk yards and golf courses. There are regulations that address administration and enforcement, including procedures for citizens to request variances or special exceptions. Since the laws can be complex, and are generally written in "legalese," legal interpretation can be required through a special hearing.

The BCZR also allows for a Planned Unit Development Process, or PUD, where some flexibility in the application of the zoning regulations is permitted to allow for more efficient use of the land. PUD projects are required to

(Continued on Page 8)

An Introduction to Land Use Regulations

Baltimore County's zoning designations can be classified into five general land use categories. Within each category, each zone describes a different density level or intensity of use.

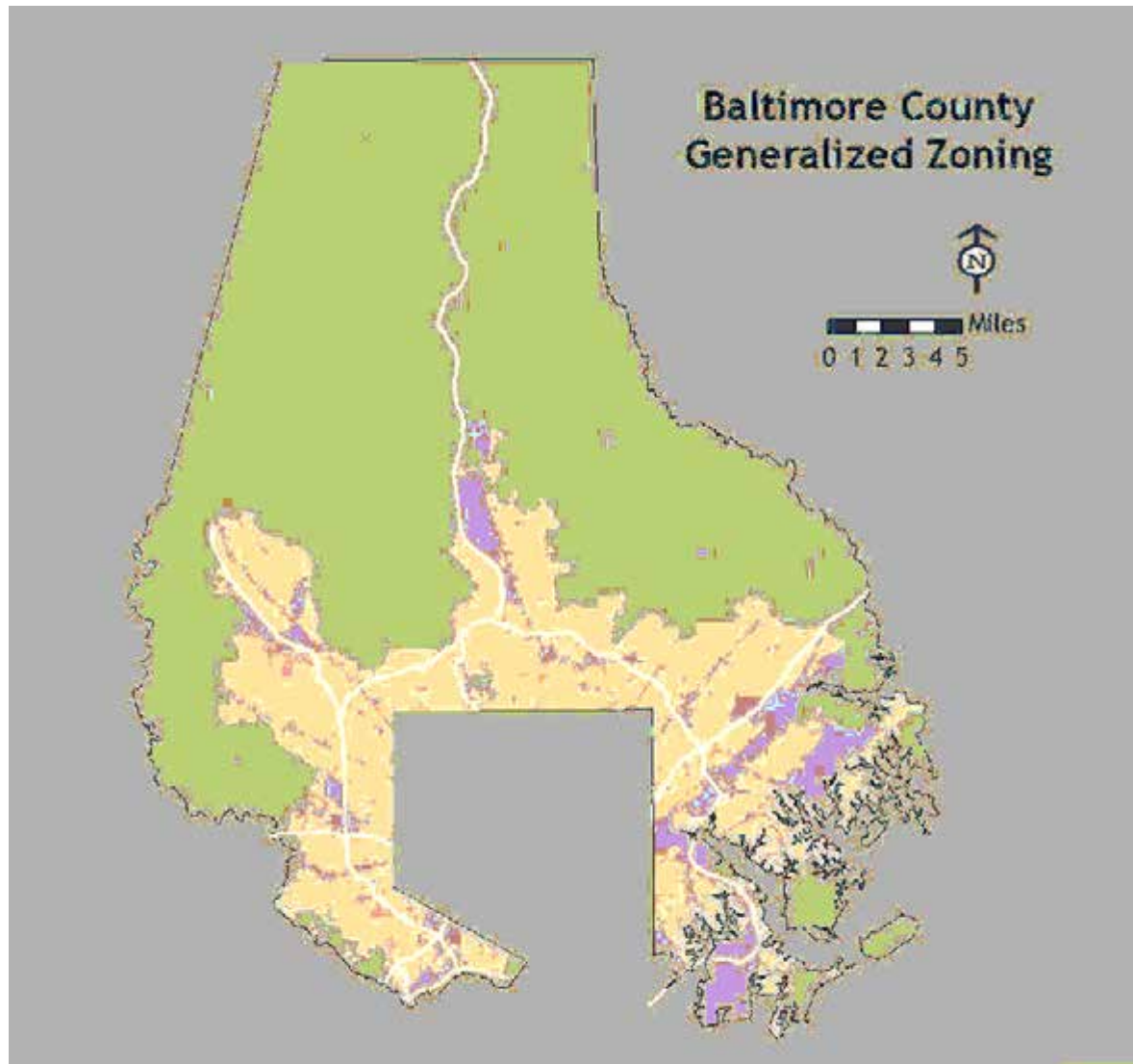
Resource Conservation Zones are the rural zones primarily governing agricultural uses and large lot residential development.

Residential Zones allow for development at different densities from one dwelling unit per acre up to 80 density units/acre.

Office Zones permit small establishments in converted residences to high-rise structures. Some of the office zones permit a mix of commercial and residential uses, or moderately dense residential development as a primary use.

Business Zones allow for uses ranging from small retail and office establishments in converted residences to the more noxious auto-related business uses. Residential uses are also permitted in some business zones under certain conditions.

Manufacturing Zones allow for a variety of very light to heavy manufacturing uses, as well as office uses.



An Introduction to Land Use Regulations

Baltimore County Zoning Classification Summary			
Category	Zoning Class	Name	Description
Resource Conservation (Rural)	RC 2	Agricultural Protection	Primary agricultural zone
	RC 3	Deferral of Planning and Development	Small scale rural development pending a planning study
	RC 4	Watershed Protection	Areas adjacent to water supply reservoirs
	RC 5	Rural Residential	Primary zone for large lot, rural residential development
	RC 6	Rural Conservation and Residential	Greater protection for resource areas
	RC 7	Resource Preservation	Preservation of cultural, historical, recreational and environmental resources
	RC 8	Environmental Enhancement	Protection of reservoir watersheds and extensive natural areas
	RC 20, RC 50	Resource Conservation Critical Area	Agriculture and resource protection adjacent to the Chesapeake Bay
	RCC	Resource Conservation Commercial	Rural commercial development at a rural scale
Residential	DR 1, 2, 3.5, 5.5, 10.5 & 16	Density Residential	Low, medium and high density urban residential development; each number represents the maximum number of dwelling units per acre.
	RAE-1 and RAE-2	Residence, Apartment, Elevator	Hi-rise residential at 40 and 80 density units per acre, respectively
Office	R-O-A	Residential Office, (Class A)	Class A office (in converted residential structure)
	R-O	Residential Office	Class A and Class B (small office building)
	OR-1 and OR-2	Office/Residential	Office or residential uses at DR 5.5 and 10.5, respectively
	O-3	Office Park	Exclusive office development
	OT	Office and Technology	Intensive technology employment uses with residential uses allowed
	SE	Service Employment	Office and light industrial compatible with adjacent residential uses
Business	CB	Community Business	Limited, small commercial businesses serving daily local needs
	BLR	Business Local Restricted	A broader range of small businesses serving adjacent neighborhoods
	BL	Business Local	Small to moderate scale commercial
	BM	Business Major	Large scale, more intensive commercial
	BR	Business Roadside	Most permissive commercial zone
	BMM	Business Maritime Marina	Water-dependent facilities at a neighborhood scale
	BMB	Business Maritime Boatyard	Water-dependent facilities at a more intensive scale
BMYC	Business Maritime Yacht Club	Water-dependent yacht club facilities and associated uses	
Manufacturing	MR	Manufacturing Restricted	Most restrictive industrial classification for transitioning to residential
	MLR	Manufacturing Light Restricted	Restrictive industrial classification for transitioning to residential
	ML	Manufacturing Light	Light industrial uses and offices
	MH	Manufacturing Heavy	Most permissive industrial zone
Districts	AS	Automotive Service	Fuel and auto service stations
	CR	Commercial, Rural	Rural commercial
	CCC	Commercial, Community Core	Regional shopping areas
	CT	Commercial, Town Center Core	Town center commercial areas
	H, H1	Honeygo Area	Design standards for Honeygo
	IM	Industrial, Major	Industrial parks, with supportive commercial services permitted
	M43	Middle River Employment Center	Special standards for the Middle River Employment Center
	ME	Mercantile Exposition	Expositions to support an agricultural society organization
	NC	Neighborhood Commons	Preservation of open space parcels in established communities

An Introduction to Land Use Regulations

provide a public benefit, a high quality of design, and be compatible with the neighborhood.

The BCZR is available on the Internet at www.baltimorecountymd.gov/Agencies/law/county-code.html.

Changing the Regulations

The written zoning regulations are enacted by the Baltimore County Council and can be amended at any time. A public hearing must be held before these laws may be changed.

The zoning map can be amended, but only through one of four mechanisms.

Comprehensive Zoning Map Process (CZMP)

Every four years, on an exact schedule specified in county law, the county engages in a process called “comprehensive” zoning. The participants in the process include individual landowners, contract purchasers, community organizations, county staff, the Planning Board, and the County Council.

The CZMP covers a period of approximately 12 months and results in zoning decisions that

are reflected in a report or “log of issues.” Ultimately, the County Council decides on each “issue,” whether to retain the existing zoning already on the official map or to enact a different zone(s) or district(s). Generally, each issue is a single property, but an issue may cover many adjoining properties and might even cover many hundreds of acres. The zoning on all other properties (which were not issues) is re-enacted without change.

In addition to the four-year county-wide CZMP, the Baltimore County Code provides an opportunity for “mini” comprehensive zoning at any time and for any part of the urban county (inside the Urban Rural Demarcation Line) in conjunction with a revision or update of the Master Plan. The ability to undertake rezoning in this way must have prior approval by the County Council.

Cycle Zoning Process

During the years between the quadrennial “comprehensive” processes, the zoning map might also be changed through the “cycle” process. This opportunity arises twice a year, on a specified schedule, with the ultimate decision made by the Baltimore County Board of Appeals instead of the County Council. Because the Board of Appeals is exercising

delegated authority, it is limited in its decision-making ability.

Only the property owner is entitled to petition in the cycle process, and must show that there has been either a substantial change in the character of the neighborhood since the preceding comprehensive process when the zoning was changed, or that the last classification was established in error. As a legal matter, either of these conditions is usually very difficult to prove.

In the cycle process, the owner has the option to submit a “documented site plan” specifying in great detail the manner in which the property is to be developed and used. If the zoning map change is approved by the Board of Appeals, compliance with the documented site plan is mandatory even if the property subsequently changes ownership. If the planned use is not developed within three years, the zoning automatically reverts to its prior classification. By improving the predictability about the actual results of a zoning map change, the documented site plan alternative makes it easier for the petitioner to garner support for the request, but this alternative cannot legally be used in the “comprehensive” process.

An Introduction to Land Use Regulations

A Comparison of the Comprehensive and Cycle Zoning Map Amendment Processes		
	Comprehensive Zoning Map Process	Cycle Zoning Process
Frequency	Occurs every fourth year, beginning in the year immediately after a council election.	Occurs every six months, except during the period of the “comprehensive” process.
Schedule	Follows a schedule of fixed dates for filing and reviews, beginning on September 1st and ending with final action by September 16th of the following year.	Follows a schedule of fixed periods for filing (March 1 and September 1) and reviews, but is open-ended on the time for a final decision.
Petitioners	Issues may be raised by any person(s) or organization(s), with or without the property owner’s knowledge or consent; the owner, however, is notified.	Petition may be filed only by the property owner (or owner’s agent, including contract purchaser).
Scope	Scope is countywide, i.e., every property is potentially an issue. Neighboring properties may be raised (before the end of the filing period) as additional issues to provide for comprehensive analyses and decisions.	Decision pertains solely to the property covered by the petition; neighboring properties can be considered for rezoning only during a subsequent cycle or comprehensive process.
Decision	Final decision is made by the County Council, as a legislative action which is not ordinarily appealable to the courts.	Decision is made by the County Board of Appeals, as a quasi-judicial action appealable through the Circuit Court, etc.
Criteria	No party to the process has a formal “burden of proof”. Applicants usually attempt to persuade the Council (and other participants) that the change would be reasonable, appropriate, etc.; opponents attempt to persuade otherwise.	The County Board of Appeals must consider a specified list of criteria, and can only grant a rezoning upon a formal finding that, since the previous comprehensive process when the zoning was changed, there has been a substantial change in the character of the neighborhood or that the last classification was established in error.
Documented Plans	Applicants may submit plans or make other statements about future use, but these cannot be part of a rezoning granted by the Council, and are not enforceable by the County. Covenants may be recorded to bind the use of the property, but the County cannot be a party to the covenants.	If a petitioner volunteers to submit a “documented site plan,” and the rezoning is granted, the plan is binding on the property and is enforceable by the county.
Public Hearings	Public hearings are conducted by the Planning Board and by the County Council, but speakers usually are given only about three minutes each. Written comments may also be submitted.	The Board of Appeals conducts formal, quasi-judicial hearings, with testimony and cross-examination under oath, and sufficient time for each party to make its case.
Public Notice	Legal notices in newspapers advertise the public hearings, with one hearing in each council district. Signs are posted on properties within the issue. Mailings are sent to property owners within and adjacent to issues.	A sign is posted on each property under petition, advising of the board’s hearing and the opportunity for aggrieved persons to become parties to the proceedings.

An Introduction to Land Use Regulations

Out-of-cycle Zoning Process

The standard “cycle” process operates on a set schedule, twice a year, including periods for filing of petitions, recommendations by the Planning Board, and hearings by the Board of Appeals. The “out-of-cycle” variation provides for expedited scheduling of the Board of Appeals’ hearing and decision. This option is set in motion if the Planning Board agrees to certify that a quicker decision “is manifestly required in the public interest or because of emergency” and if the County Council also approves the certification.

Zoning Map Correction

If the official zoning map contains technical drafting errors, the zoning can be amended upon a certification by the Director of Planning that the map does not accurately reflect the final zoning classification imposed by the Council during a previous comprehensive zoning process. The Department files a petition to change the zoning map with the County Board of Appeals. The petition is based on one of the following:

- A technical drafting error made by the Department of Planning when transferring the County Council’s enacted zoning classification to the comprehensive zoning map.

- A change in the property’s zoning that was not within the boundaries of a filed issue.
- A technical drafting error made by the original petitioner for a zoning change, provided the error did not impact on the intent of the County Council to place a particular zoning classification on the particular property.

The Department of Planning may initiate a petition on its own if it discovers a technical error in the zoning map.

The Baltimore County Code

The *Baltimore County Code* provides the legal framework from which the zoning regulations are derived, and details the processes that govern its amendment. It also contains the county’s Development Regulations which describe the processes that the county follows to review and approve a plan to make improvements on a property.

The code provides a number of other regulations that may impact the development of property concerning land preservation, historic preservation, and environmental protection, among others. It establishes special development review areas, such as historic districts and design review panel areas.

The code authorizes certain county agencies to develop additional standards and guidelines to further ensure development is consistent with county, state and federal mandates and goals. These include:

Public Works Design Manual: Prepared by the Department of Public Works, the manual details guidelines for water, sewerage and storm drainage facilities, roads and public buildings.

Comprehensive Manual of Development Policies: Prepared by the Department of Planning, the manual illustrates zoning requirements and provides design guidelines for a variety of development types.

Landscape Manual: Prepared by the Department of Planning, the manual contains requirements for the planting of landscape material and lighting.

Local Open Space Manual: Prepared by the Department of Recreation and Parks and the Department of Planning, requirements for the provision of local open space in urban, residential development are detailed.

An Introduction to Land Use Regulations

The Role of the Master Plan

The *Baltimore County Master Plan* establishes the land use policies upon which zoning and other land use regulations are based. It is a guide, rather than a regulation, and is intended to be general and flexible. It does have legal authority, however. Development that is inconsistent with the master plan can be subject to legal recourse.

Community plans are enacted by County Council as amendments to the master plan. These plans provide more specific guidance for land use related matters within a neighborhood or area of the county. Some zoning regulations are based on the specific needs of a community, as expressed in their plan.

Rural Zones

Resource Conservation Zones Comparison Chart

	RC-2 Agricultural Protection	RC-3 Deferral of Planning and Development	RC-4 Watershed Protection	RC-5 Rural Residential	RC-6 Rural Conservation and Residential	RC-7 Resource Preservation	RC-8 Environ- mental Enhancement	RC-20 Critical Area	RC-50 Critical Area Agricultural	RCC Resource Conservation, Commercial
Purpose	To foster and protect agriculture	To defer substantial development pending future planning and utilities	To protect the watersheds of the three regional reservoirs	To provide for residential development in appropriate rural areas	Greater protection for resource areas	To protect cultural, historical, recreational and environmental resources	To protect reservoir watersheds and extensive natural areas	To protect the natural resources of the Chesapeake Bay Critical Area	To protect water quality consistent with the Chesapeake Bay Critical Area	To provide small areas of commercial development for rural needs
Permitted Uses	Preferred use agriculture; limited residential development	Agriculture; low density residential	Agriculture; low density residential	Low density residential; agriculture uses	Agriculture; low density residential	Agriculture; low density residential	Agriculture; low density residential	Agriculture Aquaculture; low density residential; fish & wildlife preservation	Agriculture Aquaculture; low density residential; fish & wildlife preservation	Agricultural - related retail, general retail, office, and service use.
Special Exceptions	Antique shop, animal boarding, church, farm market	Animal boarding, camp, farm market, golf course	Antique shop, church, golf course	Antique shop, golf course	Antique shop, bed and breakfast, camp, golf course	Antique shop, bed and breakfast, winery	Antique shop, bed and breakfast, winery	Agricultural support services, specific recreational uses	Agricultural support services, specific recreational uses	Agricultural machine repair, landscape service operations
Lot Area	1 acre (min.)	1 acre (min.)	3 acres (min.), or 1 acre for clustered subdivisions	1.5 acres (min.)	1 acre (min.) 1.5 acres (max.)	1 acre (min.)	3 acres (min.)	Clustering encouraged ⁴	Clustering encouraged ⁴	2 acres (max.)
Maximum Number of Lots and/or Maximum Density	For a lot of record between 2 and 100 acres: 2 lots; lot of record over 100 acres: one lot for each 50 acres of gross area	Maximum tract density: 0.3 units per acre Minimum diametral dimension ¹ : 150 feet	Maximum tract density: 0.2 dwelling units per acre; a tract between 6 and 10 acres may be subdivided into 2 lots total ²	Maximum tract density 0.5 dwellings per acre	Maximum tract density: 0.2 lot per acre Primary and secondary conservancy areas are required	Maximum density: 0.04 lot per acre for tracts ≥50 acres Tracts <50 acres cannot be subdivided	Maximum density: 0.02 lot per acre for tracts ≥51 acres ³	A lot of record with a gross area of 20 or more acres may be subdivided at a rate of 1 lot for each 20 acres	A lot of record with gross area between 20 and 100 acres may be subdivided once if the average density is at least 1 unit per 20 acres ⁵	Gross floor area of all proposed buildings on the lot shall not exceed 3000 square feet

¹ Diametral dimension is the diameter of the largest circle that may be inscribed within a lot

² Rural clustering standards apply to development of tracts more than 10 acres, unless an alternative, non-clustering development alternative is followed at a density of 0.1 dwelling units per acre.

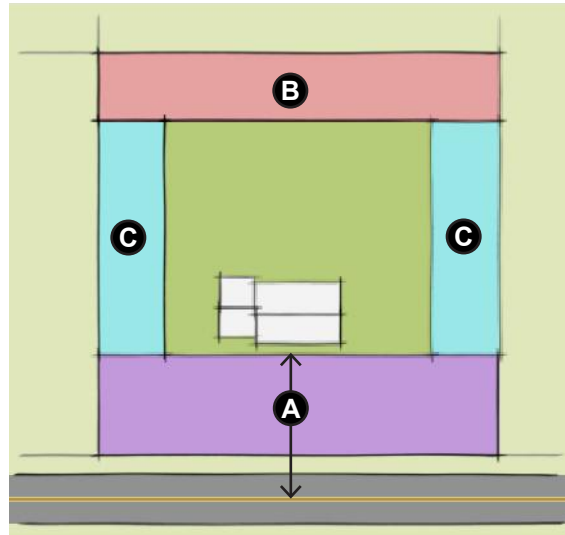
³ Maximum number of lots for tracts ≤10 acres is one; 10 to 30 acres is two; 30 to 50 acres is three

⁴ Will be determined in accordance with the county health and Department of Environmental Protection and Sustainability regulations.

⁵ A lot of record over 100 acres may be subdivided at a rate of 1 lot per 50 acres

RC-2 Agriculture

Height and Area Requirements		
A	Minimum front setback from centerline of road	75 feet
B	Minimum rear setback	35 feet
C	Minimum side setback	35 feet
E	Maximum building height	35 feet

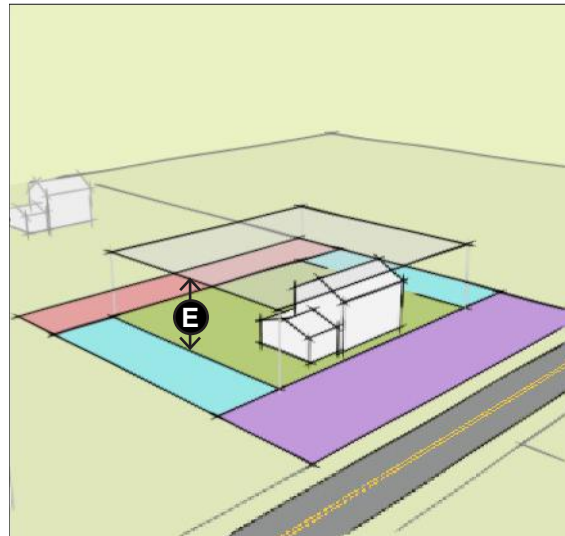


Intent: To foster conditions favorable to a continued agricultural use of the productive agricultural areas of Baltimore County by preventing incompatible forms and degrees of urban uses.

Typical Uses Permitted by Right: Farm, farmette, single-family detached dwelling, farmer's roadside stand, tenant house.

Typical Uses Permitted by Special Exception: Antique shop, animal boarding place, church, farm market, landscape operation, agricultural support uses.

Note: The minimum lot size is one acre.



RC-3

Deferral of Planning and Development

Intent: To prevent inappropriate, sprawling development in areas which are presently rural, but where urban development may be appropriate in the future. Detailed planning for future development must be deferred.

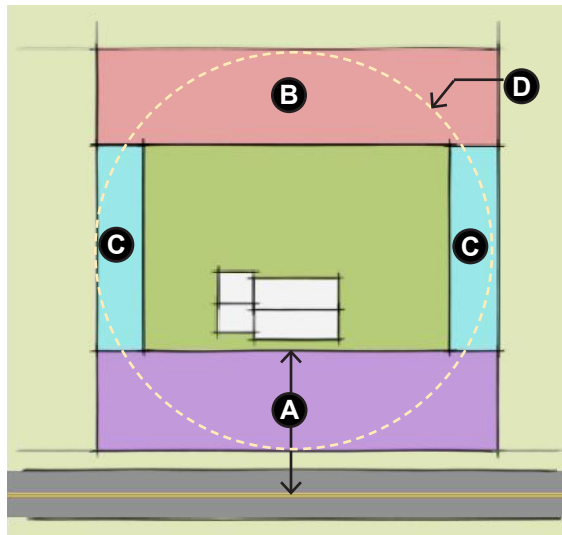
Typical Uses Permitted by Right: Single-family detached dwelling, farm, farmette, church.

Typical Uses Permitted by Special

Exception: Farm market, golf course/country club, professional office, camp, animal boarding place.

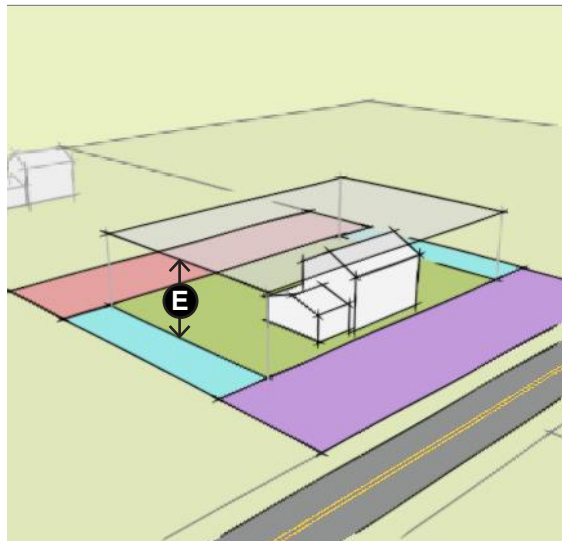
Notes:

- The RC-3 classification may be applied only to land that lies beyond the Urban-Rural Demarcation Line (URDL).
- The minimum lot size is one acre.



Height and Area Requirements		
A	Minimum front setback from centerline of road*	75 feet
B	Minimum rear setback	50 feet
C	Minimum side setback	25 feet
D	Minimum diametral dimension	150 feet
E	Maximum building height	35 feet

*50 feet minimum from future right-of-way line

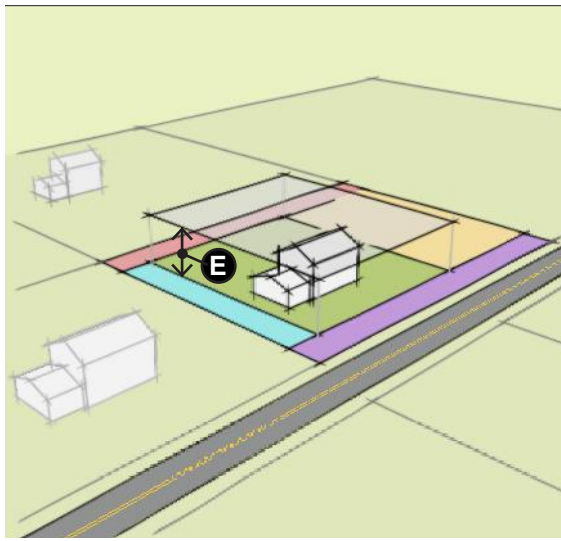
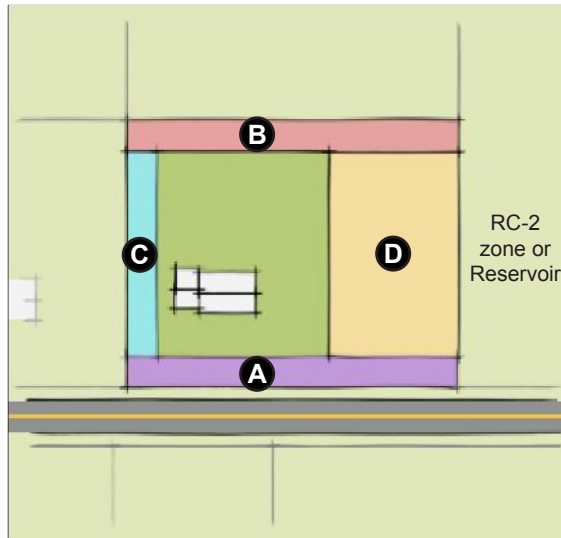


RC-4 Watershed Protection

Height and Area Requirements		
A	Minimum front setback from public road right-of-way ¹	25 feet
B	Minimum rear setback	25 feet
C	Minimum side setback	25 feet
D	Minimum setback from RC-2 or reservoir property ²	100 feet
E	Maximum building height	35 feet

¹ 35 feet from the edge of a private road

² 50 feet from a Conservancy Area in agricultural use



Intent: To protect metropolitan Baltimore's public water supply by preventing contamination through unsuitable types or levels of development in the reservoir watersheds.

Typical Uses Permitted by Right: Single-family detached dwelling, farm.

Typical Uses Permitted by Special Exception: Antique shop, church, golf course/country club, landscape operation.

Notes:

- The RC-4 zone has explicit criteria that must be met to apply for a reclassification, including proximity of the parcel to a reservoir or contributing stream.
- Residential development in the RC-4 zone requires clustering of the dwelling units to allow a conservancy area of at least 70% of the tract. The conservancy area includes the site's sensitive environmental features and may contain one single family dwelling. Overall permitted density is 0.20 dwellings per acre, with a minimum lot size of 1 acre.
- An alternative, non-clustering development option is available at a permitted density of 0.10 dwellings per acre, with a minimum lot size of 3 acres. The development plan must be approved by the Planning Board.

RC-5 Rural Residential

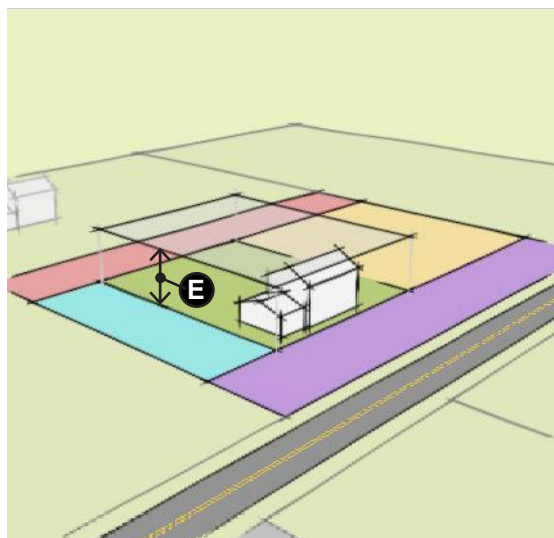
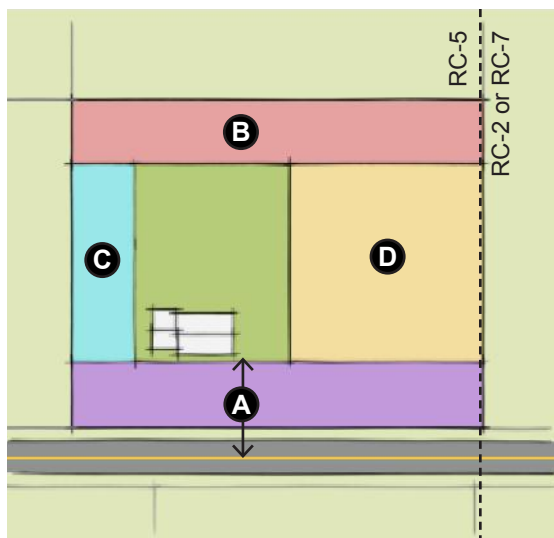
Intent: To provide for rural residential development in areas of Baltimore County where public water and sewer are not anticipated. It is intended that the placement of the zone will help eliminate encroachment onto productive agricultural and watershed areas.

Typical Uses Permitted by Right: Single-family dwelling, farm, school.

Typical Uses Permitted by Special Exception: Antique shop, golf course/country club.

Notes:

- Subject to performance standards that include site plan and architectural review for quality of design and reflection of rural character. (The Back River Neck District is excluded from this RC-5 requirement.)
- The minimum lot size is 1 1/2 acre.



Height and Area Requirements		
A	Minimum front setback to centerline of road	Varies*
B	Minimum rear setback	50 feet
C	Minimum side setback	50 feet
D	Minimum side setback to RC-2 or RC-7 zone line	150 feet
E	Maximum building height	35 feet

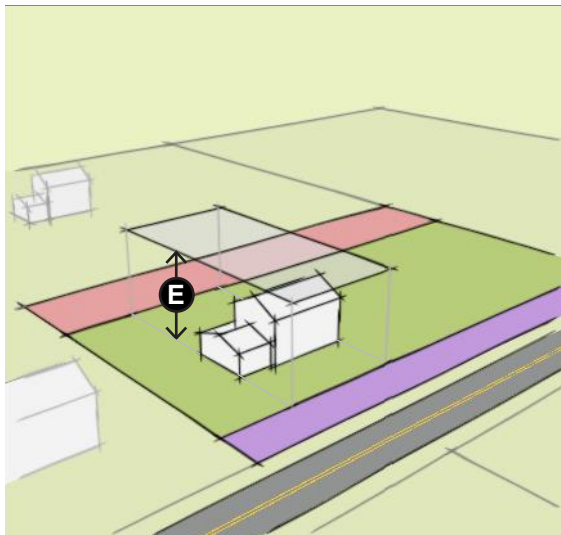
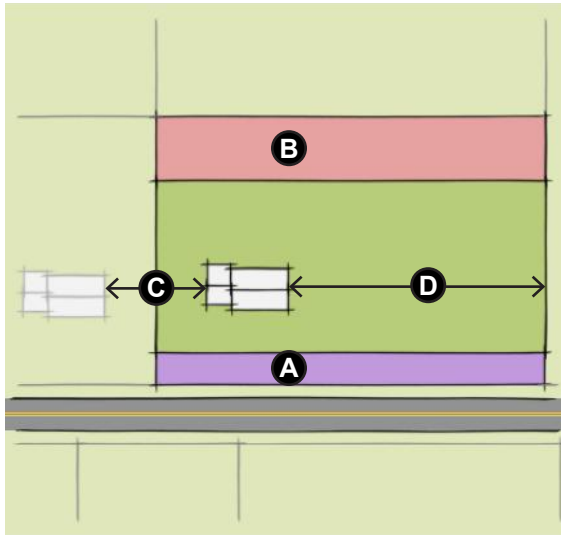
* Varies according to type of road



RC-6 Rural Conservation and Residential

Height and Area Requirements		
A	Minimum front setback	25 feet*
B	Minimum rear setback	50 feet
C	Minimum side setback from a principal building	80 feet
D	Minimum side setback from a cultivated field or pasture	200 feet
E	Maximum building height	50 feet

* 35 feet minimum from edge of private road



Intent: To provide greater resource protection through recorded covenants, easements and the establishment of certain development areas and performance standards.

Typical Uses Permitted by Right: Single-family detached dwelling, farm, church with less than 10% impervious area, roadside stand.

Typical Uses Permitted by Special Exception: Antique shop, bed and breakfast subject to conditions, animal boarding place, winery, golf course, church with more than 10% impervious area, landscape service operation.

Notes:

- This zoning classification requires primary and secondary conservancy areas. Development has a maximum density of 0.2 lot per acre of the “density calculation area.” There are also conditions addressing visual impacts and performance standards.
- In addition, the *Baltimore County Code* provides specific requirements for the zone (Section 32-4-251).
- Subject to performance standards that include site plan and architectural review to ensure preservation of natural resources and rural character.
- The minimum lot size is one acre; the maximum lot size is three acres.



RC-7 Resource Preservation

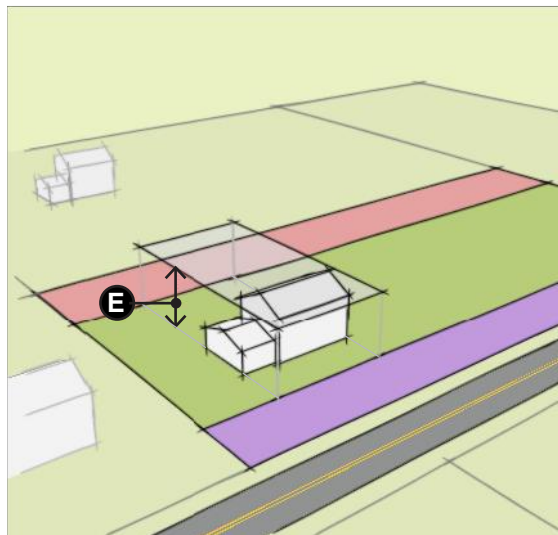
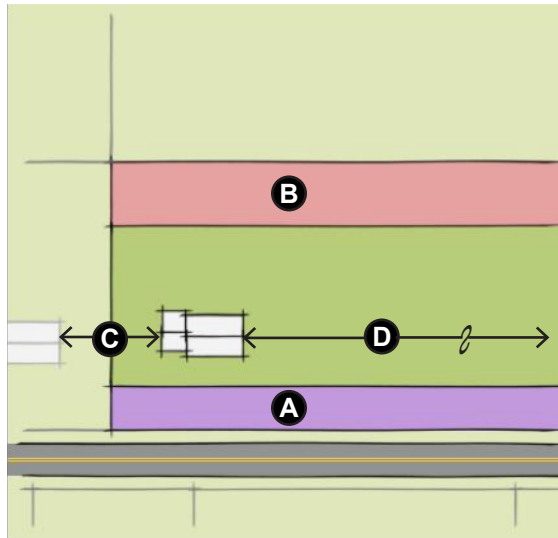
Intent: To protect and preserve valuable cultural, historical, recreational and environmental resources through a low density rural zone.

Typical Uses Permitted by Right: Single-family detached dwelling, farm, farm roadside stand.

Typical Uses Permitted by Special Exception: Antique shop, bed and breakfast, winery, church (see note below).

Notes:

- Churches are permitted on property that was appropriately zoned before being zoned RC-7.
- This zone may not be applied to current RC-2 zoned land.
- Maximum tract density is 0.04 lots per acre (one lot/25 acres). Tracts less than 50 acres cannot be subdivided. The minimum lot size is one acre.
- Subject to performance standards that include site plan and architectural review to ensure preservation of natural resources and rural character.



Height and Area Requirements		
A	Minimum front setback	35 feet*
B	Minimum rear setback	50 feet
C	Minimum side setback from a principal building	80 feet
D	Minimum side setback from a cultivated field or pasture	300 feet
E	Maximum building height	35 feet

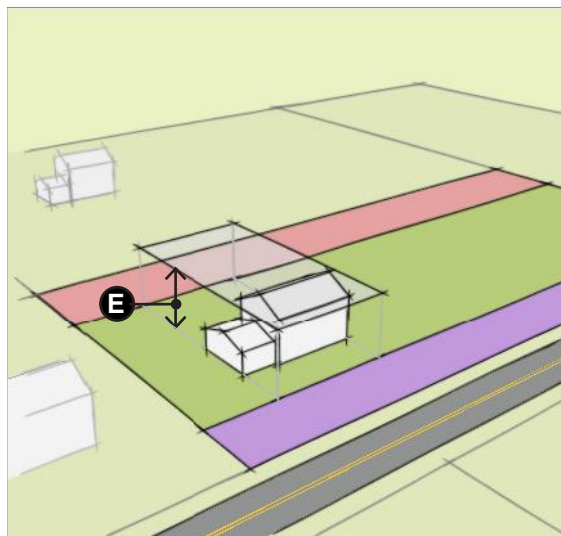
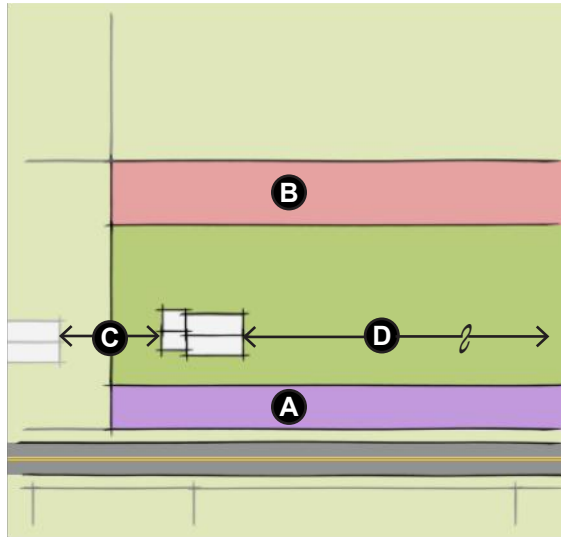
* 35 feet minimum from edge of private road



RC-8 Environmental Enhancement

Height and Area Requirements		
A	Minimum front setback	35 feet*
B	Minimum rear setback	50 feet
C	Minimum side setback from a principal building	80 feet
D	Minimum side setback from a cultivated field or pasture	300 feet
E	Maximum building height	35 feet

* 35 feet minimum from edge of private road



Intent: To protect forests, reservoir watersheds and extensive natural areas.

Typical Uses Permitted by Right: Farm, single family detached dwelling, school.

Typical Uses Permitted by Special Exception: Antique shop, bed and breakfast, winery, church (see note below).

Notes:

- Churches are permitted on property that was appropriately zoned before being zoned RC-8.
- This zone may not be applied to current RC-2 or RC-7 zoned land.
- The maximum number of lots for tracts less than 51 acres is: one lot for tracts 10 acres or less; two lots for tracts between 10 and 30 acres, and three lots for tracts 30 to 50 acres. For tracts of 51 or more acres, 3 lots for the first 50 acres, and a maximum density of 0.02 lots per acre for the remaining acreage. The minimum lot size is three acres.
- Subject to performance standards that include site plan and architectural review to ensure preservation of natural resources and rural character.

RC-20 Critical Area

Intent: To meet the criteria of the Critical Area Law as approved by the Chesapeake Bay Critical Area Commission for protecting water quality, natural habitats, and wildlife populations.

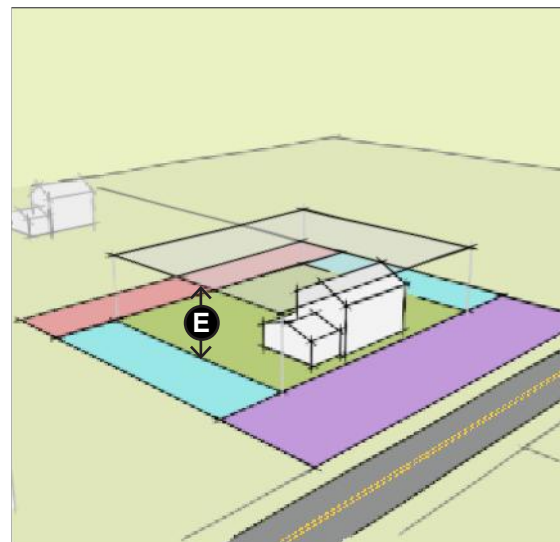
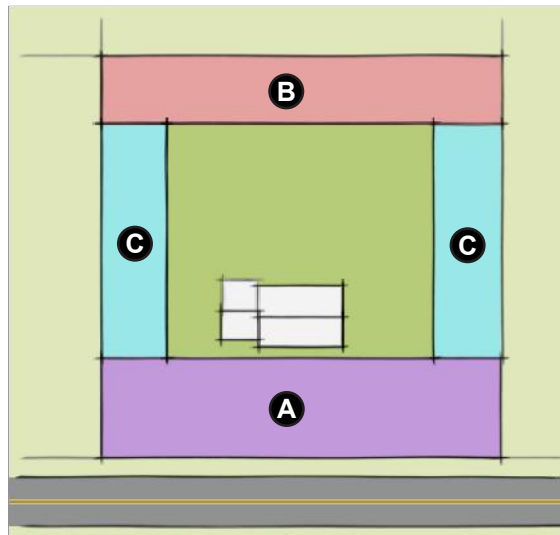
Typical Uses Permitted by Right: Single-family dwelling, fish and wildlife preserve, agriculture, aquaculture.

Typical Uses Permitted by Special

Exception: Wildlife propagation, farm market, nursery, commercial water-dependent facility, agricultural support.

Notes:

- The minimum lot size will be determined in accordance with the county health and Department of Environmental Protection and Sustainability regulations.
- Clustering is preferred.



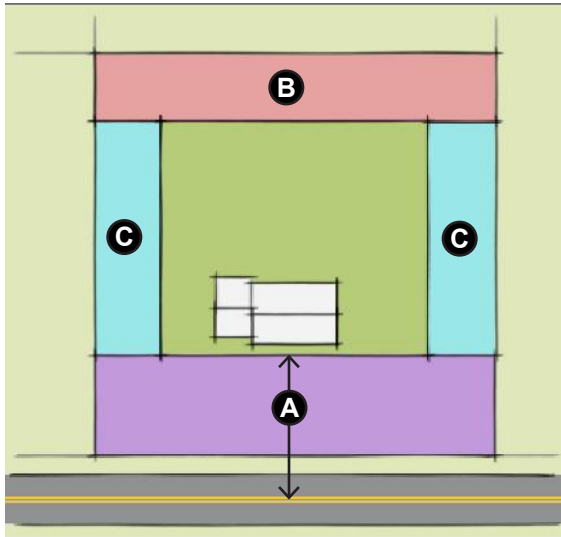
Height and Area Requirements		
A	Minimum front setback	*
B	Minimum rear setback	*
C	Minimum side setback	*
E	Maximum building height	35 feet

* Setbacks will be determined in accordance with the county health and Department of Environmental Protection and Sustainability regulations.



RC-50 Critical Area, Agriculture

Height and Area Requirements		
A	Minimum front setback to centerline of road	75 feet
B	Minimum rear setback	35 feet
C	Minimum side setback	35 feet
E	Maximum building height	35 feet



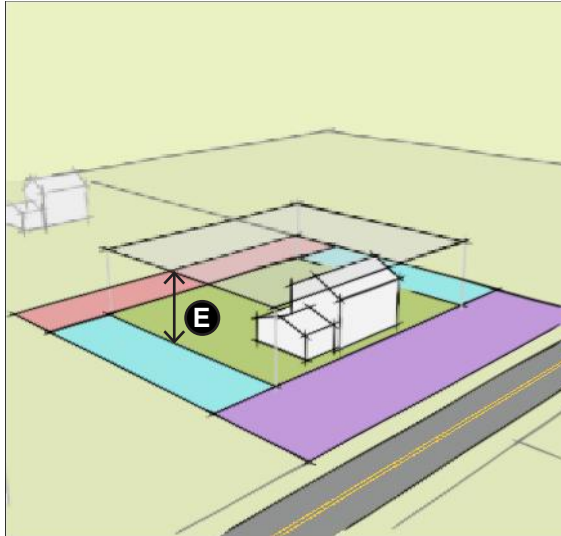
Intent: To meet the criteria of the Critical Area Law as approved by the Chesapeake Bay Critical Area Commission by protecting water quality, natural habitats, and wildlife populations.

Typical Uses Permitted by Right: Single-family dwelling, fish and wildlife preserve, agriculture, aquaculture.

Typical Uses Permitted by Special Exception: Wildlife propagation, farm market, nursery, commercial water-dependent facility, agricultural support.

Notes:

- The minimum lot size will be determined in accordance with the county health and Department of Environmental Protection and Sustainability regulations.
- Clustering is preferred.



RCC

Rural Commercial

Intent: To provide a limited range of commercial development in the rural areas, but at a scale and intensity appropriate for the rural setting.

Typical Uses Permitted by Right:

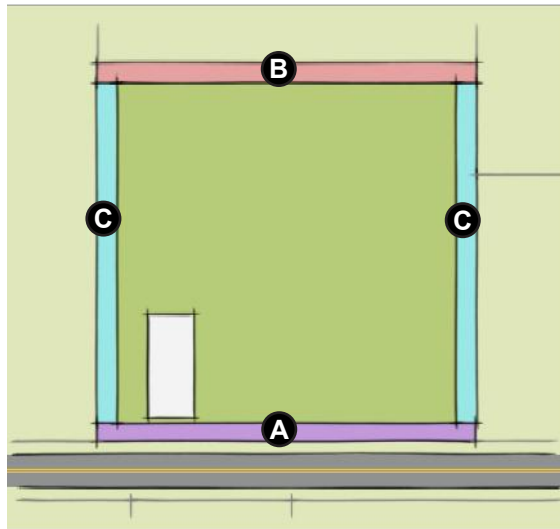
Agriculturally related retail, office and service use, farm market, bank, garden center, restaurant/tavern, retail establishments, barber and beauty shop, bed and breakfast.

Typical Uses Permitted by Special Exception:

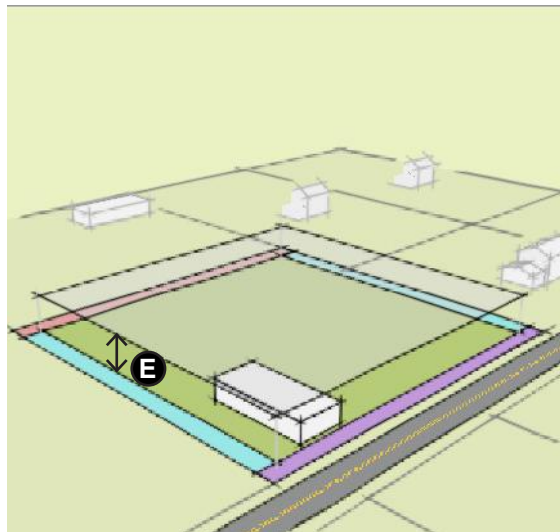
Agricultural machinery repair, limited accessory uses, landscape service operation.

Notes:

- The RCC zone has special requirements related to outside storage, signs, display of goods, and the relationship of new buildings to the surrounding neighborhoods.
- The maximum lot size is two acres.
- The maximum lot coverage is 20%
- The floor area of all buildings is restricted to 3,000 square feet.



Height and Area Requirements		
A	Minimum front setback	15 feet
B	Minimum rear setback	15 feet
C	Minimum side setback	15 feet
E	Maximum building height	30 feet



Residential Zones

Urban Residential Zones

Residential development is permitted in all of the county's zoning classifications except for the manufacturing zones.

The DR, Density Residential Zones permit a variety of housing types at low to moderately high density levels. Some nonresidential uses are also permitted in the DR zones, such as schools and churches.

The RAE Residential Apartment, Elevator zones permit high density residential, along with a limited amount of office and retail. Buildings in RAE zones are not required to include nonresidential uses, but because of their intended mixed use nature, the RAE zones are located in the Business Zone section of the BCZR. However, since the zones require a residential component, they are included in this section of the guide.



DR Density Residential

Intent: To foster a greater variety of housing types meeting the needs of different housing market requirements; to allow more preservation of natural features and induce the reservation of better open space; to provide greater certainty about dwelling types and densities within existing communities with the goal of conserving and maintaining these areas.

Typical Uses Permitted by Right:

DR 1, DR 2, DR 3.5: Single family, semi-detached, and duplex allowed in each zone.

DR 5.5: single family, semi-detached, and duplex allowed; single family attached and multifamily with compatibility finding.

DR 10.5, DR 16: single family, semi-detached, duplex, single family attached and multifamily allowed in each zone.

Other: Churches, hospitals, family child care, assisted living (Class A).

Typical Uses Permitted by Special Ex-

ception: Convalescent homes, community buildings, Class B (up to 40 children) group child care, assisted living facilities (Class B, new or modified building), professional offices in the home (max. 25% of floor area).

Permitted Density:

DR-1:	1 dwelling unit/acre
DR-2:	2 dwelling units/acre
DR-3.5:	3.5 dwelling units/acre
DR-5.5:	5.5 dwelling units/acre
DR-10.5:	10.5 dwelling units/acre
DR-16:	16 density* units/acre

***Density Units (DU):**

Efficiency	0.50 DU
One bedroom.....	0.75 DU
Two bedroom	1.00 DU
Three or more bedrooms.....	1.50 DU
Assisted living facility bedroom	0.25 DU

Additional Regulations Affecting Development in DR Zones:

- A minimum lot width and lot area is required for subdivisions of five lots or less, based on the property’s zoning designation.
- Panhandle Lots: Under certain conditions, three to five lots may be arranged to share a single private driveway.
- Alternate Housing Types: Higher density single family detached housing types may be allowed under certain situations. These housing types include Zero Lot Line, Zipper Lot, and Traditional with rear garages/parking.
- Residential Transition Area buffers are required between lower and higher density unit types.

Comparison of Density Residential Zones Housing Types and Setbacks

	Single Family Detached, Semi-Detached, Duplex		Alternative Site Design Single Family Detached		Single Family Attached (Group Houses, Townhouses)	Multi-Family
	DR 1, DR 2	DR 3.5, 5.5, 10.5, 16	Zero and Zipper Lots	Neo-Traditional	DR 3.5, 5.5, 10.5, 16	DR 3.5, 5.5, 10.5, 16
Minimum front building to public street right-of-way or property line	25 feet	25 feet	25 feet	10 feet	25 feet for units with front-loaded garages, 13 feet for units fronting perpendicular parking, 10 or 15 feet for units fronting parallel parking	25 feet to public right-of-way, 40 feet to tract boundary, 60 feet between building fronts
Minimum rear setback	30 feet	30 feet	20 feet	50 feet	30 feet, 60 feet between condominium units	40 feet, 60 feet between building rears
Minimum building side to building side	30 feet	16 feet when less than 20 feet high, otherwise 20 feet	16 feet	12 feet	20 or 25 feet	1 foot for each foot in building height to the soffit, but not less than 30 feet
Minimum side setback to public street or tract boundary	25 feet	15 feet	15 feet	10 feet	25 feet, 30 feet to tract boundary	30 feet to tract boundary
Maximum building height	50 feet	50 feet, 60 feet in DR 16	50 feet, 60 feet in DR 16	50 feet, 60 feet in DR 16	50 feet, 60 feet in DR 16	50 feet, 60 feet in DR 16

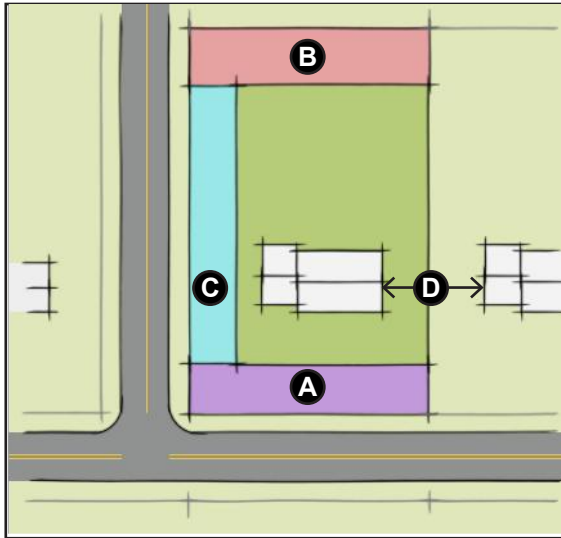
Single Family Detached, Semi-detached, Duplex

Height and Area Requirements		
A	Minimum front setback	25 feet
B	Minimum rear setback	30 feet
C	Minimum side setback to public street right-of-way or tract boundary	15 feet ¹
D	Minimum building side to building side	16 feet ²
E	Maximum building height	50 feet ³

¹ In DR 1 and DR 2, 25 feet.

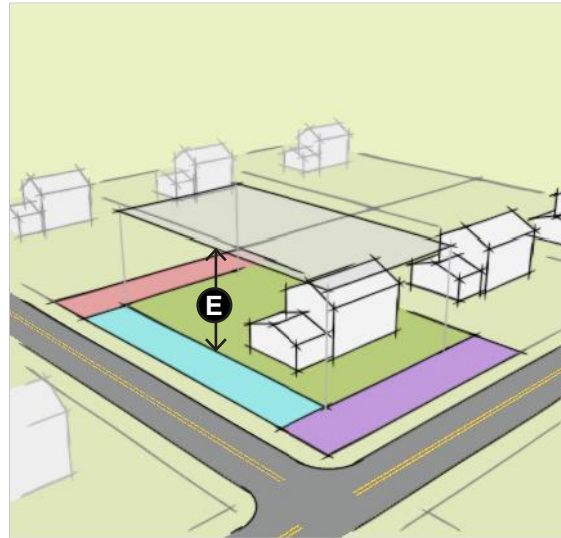
² When less than 20 feet high, otherwise 20 feet; 30 feet in DR 1 and DR 2.

³ In DR 16, 60 feet.

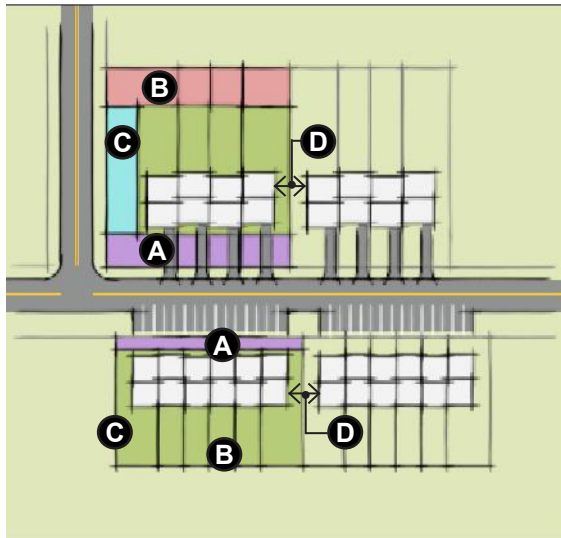


All of the DR zones permit single family detached and two-family housing units. The minimum building setbacks are the same in DR 1 and 2, and in DR 3.5, 5.5, 10.5 and 16.

There are no minimum lot sizes required for new subdivisions yielding more than 6 lots. For small subdivisions yielding 6 lots or less, a minimum lot size is required, based on zoning designation. Minimum setback requirements also vary by zoning.



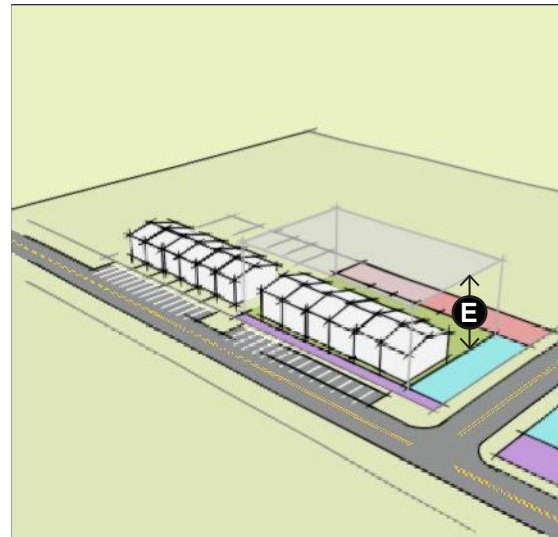
Single Family Attached (Group Houses, Townhouses)



Height and Area Requirements		
A	Minimum front setback	Varies ¹
B	Minimum rear setback	30 feet
C	Minimum side setback to public street right-of-way	16 feet ²
D	Minimum building side to building side	25 feet
E	Maximum building height	50 feet, 60 feet in DR-16

¹ Minimum front setback:
 For Front Loaded Garage Units 25 feet
 For Units Fronting on Perpendicular Parking 13 feet
 For Units Fronting on Parallel Parking 15 feet

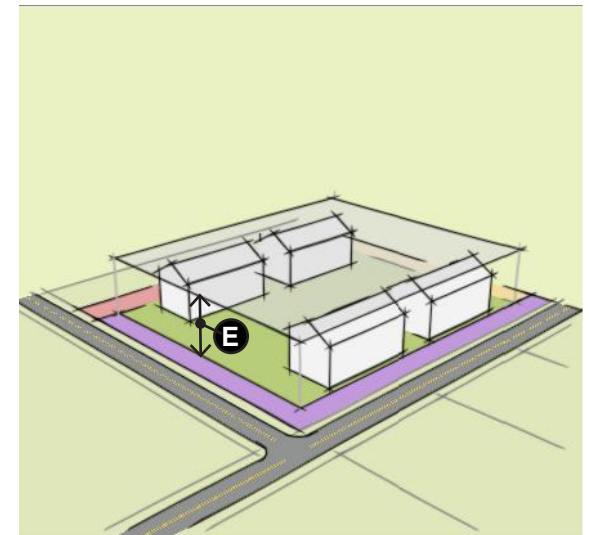
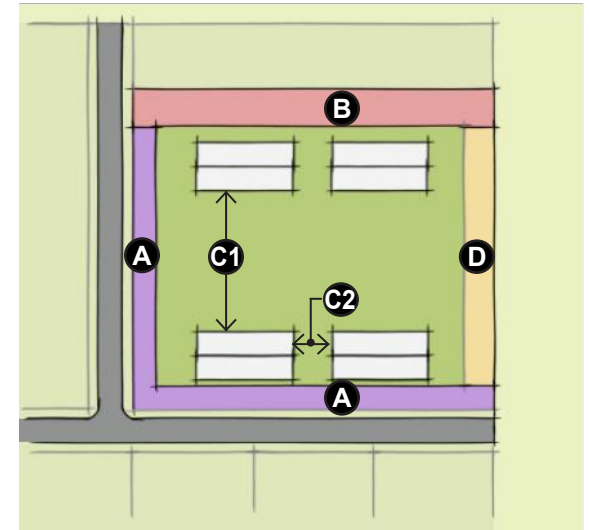
² For building heights greater than 20 feet, the side setback is 20 feet.



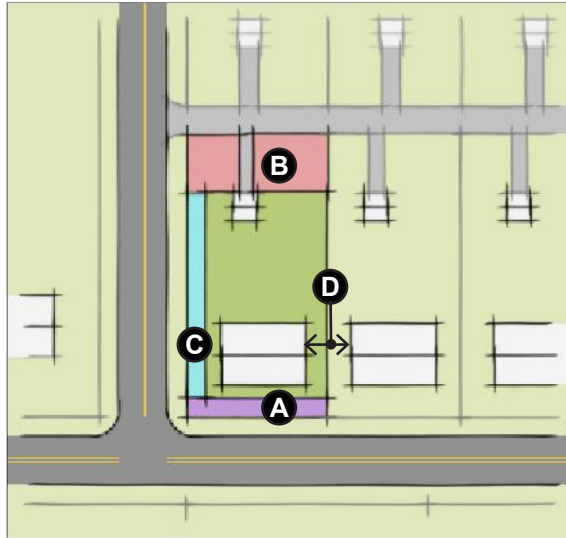
Multifamily

Height and Area Requirements		
A	Minimum building face to public street right-of-way	25 feet
B	Minimum front or rear setback to tract boundary	40 feet
C1	Minimum building face to building face (front or rear)	60 feet
C2	Minimum building side to building side	30 feet ¹
D	Minimum building side to tract boundary	30 feet
E	Maximum building height	50 feet, 60 feet in DR-16

¹ Alternatively, one foot for each foot in building height to the soffit, whichever is more.



Neo-Traditional Single Family Detached

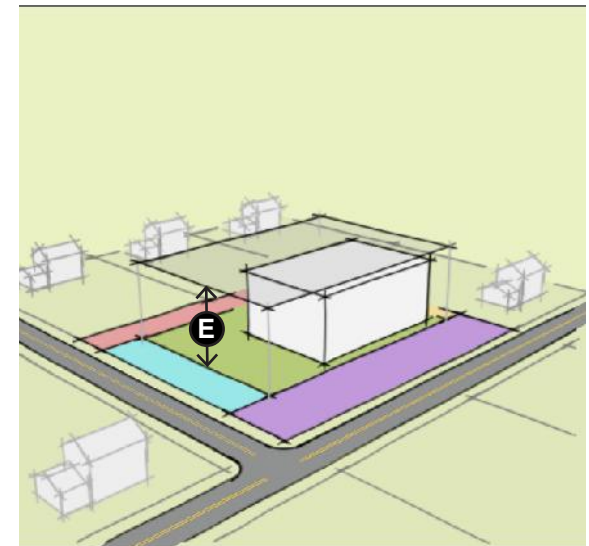
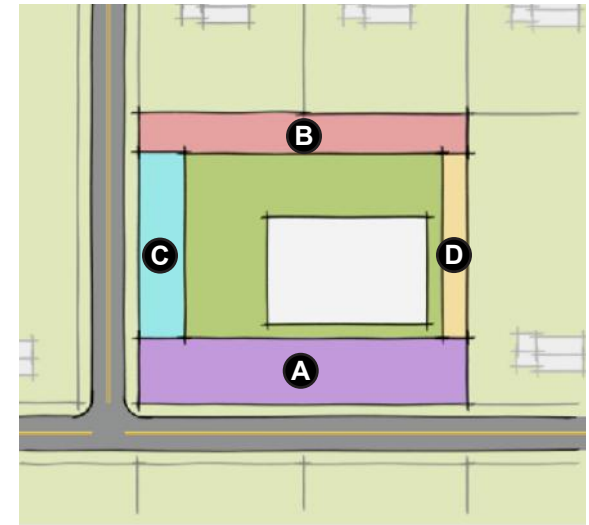


Height and Area Requirements		
A	Minimum front setback	10 feet
B	Minimum rear setback	30 feet
C	Minimum side setback to public street right-of-way	10 feet
D	Minimum building side to building side	12 feet
E	Maximum building height	50 feet, 60 feet in DR-16



Non-Residential Building in a DR Zone

Height and Area Requirements							
		DR 1	DR 2	DR 3.5	DR 5.5	DR 10.5	DR 16
A	Minimum front setback	70 feet	60 feet	50 feet	40 feet	25 feet	30 feet
B	Minimum rear setback	50 feet	40 feet	30 feet	30 feet	50 feet	30 feet
C	Corner side yard	65 feet	50 feet	35 feet	35 feet	35 feet	25 feet
D	Interior side yard	40 feet	30 feet	20 feet	20 feet	20 feet	25 feet
E	Maximum building height	50 feet	50 feet	50 feet	50 feet	50 feet	60 feet

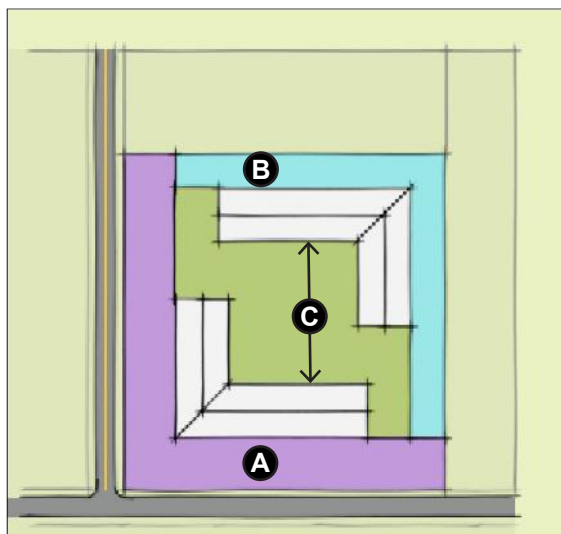


RAE Residential Zones

	RAE 1	RAE 2
Purpose	To provide for development of elevator apartments easily accessible to adequate community or town center commercial facilities, especially by walking.	To provide for development of elevator apartments at relatively high density situated close to the major commercial and cultural centers where ample public facilities are available.
Locational Requirements	Within 1,000 feet of a CCC District or within a town center	Within a town center
Uses Permitted by Right	<ul style="list-style-type: none"> • Apartment buildings • Offices in an apartment building of 25 units or more • Retail/service uses (not to exceed 5% of gross floor area) • Office/retail/services uses not to exceed 10% of gross floor area) • Elderly housing 	<ul style="list-style-type: none"> • Apartment buildings • Offices in an apartment building of 25 units or more • Retail/service uses (not to exceed 5% of the gross floor area of the building) • Office/retail/services uses not to exceed 25% of gross floor area) • Elderly housing
Uses Permitted by Special Exception	None	<ul style="list-style-type: none"> • Offices in buildings containing less than 25 dwellings • Offices totaling more than 25% of the floor area in an apartment building
Density	40 density units per acre	80 density units per acre
Minimum Setback Requirements	<ul style="list-style-type: none"> • 90 feet from the centerline of any street, 45 feet from any lot line • 75 feet between facing apartment windows 	<ul style="list-style-type: none"> • 60 feet from the centerline of any street, 15 feet from the street line • 15 feet from any property line other than a street if less than 40' in height, otherwise 30 feet • 75 feet between facing apartment windows
Height and Width Requirements	<ul style="list-style-type: none"> • 85 feet maximum height, 52 feet minimum height • For buildings 7 or more stories, maximum width is 3 times the average height 	<ul style="list-style-type: none"> • 1 ½ times the maximum height allowed in BL • Maximum width is 2½ times the average height

RAE-1 Residence, Apartment, Elevator

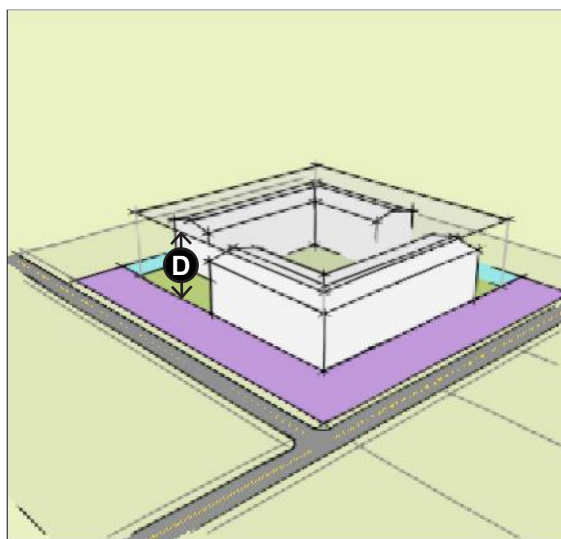
Height and Area Requirements		
A	Minimum setback from the centerline of any public street	90 feet
B	Minimum setback from any lot line	45 feet
C	Minimum distance between apartment windows	75 feet
D	Building height	52 feet min., 85 feet max.



Intent: To provide for the development of elevator apartment buildings at moderate density (40 density units per acre) situated near adequate community or town center commercial facilities; to be placed in order to avoid undue congestion and to encourage the best possible building designs and site planning.

Typical Uses Permitted by Right: Apartment building, office in apartment buildings of 25 units or more, retail/service uses (no more than 5% of the floor area of the building).

Typical Uses Permitted by Special Exception: None.



Notes:

RAE-1 must be entirely located within 1000 feet of a CCC district or within a town center.

RAE-2 Residence, Apartment, Elevator

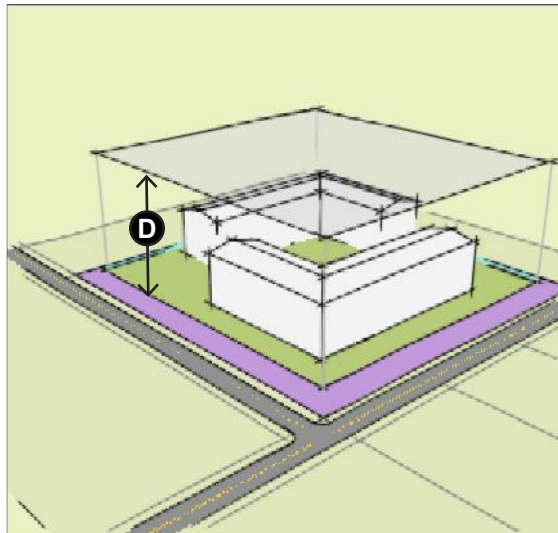
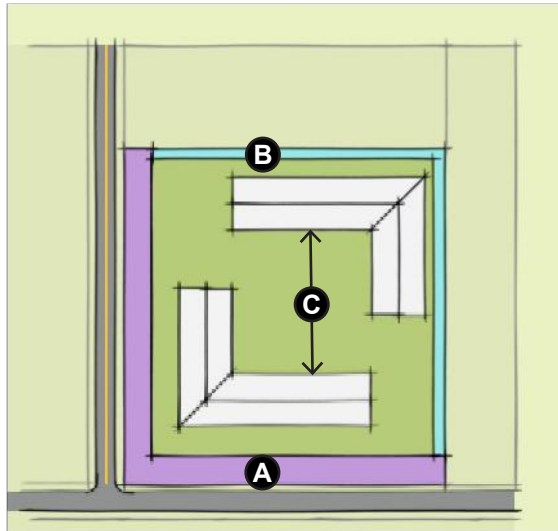
Intent: To provide for the development of elevator apartment buildings at relatively high density (80 density units per acre) situated close to major commercial and cultural centers where ample utilities and other public facilities are available.

Typical Uses Permitted by Right: Apartment building, office in apartment buildings of 25 units or more, retail/service uses in a building of 50 units or more (may not exceed 25% of floor area).

Typical Uses Permitted by Special Exception: Office in buildings containing less than 25 units, office accounting for more than 25% of the floor area in an apartment building.

Notes:


RAE-2 must be located within a designated town center.



Height and Area Requirements		
A	Minimum setback from the centerline of any public street	60 feet
B	Minimum setback from any lot line	15 feet*
C	Minimum distance between apartment windows	75 feet
D	Maximum building height	1 1/2 times that of the BL zone

*If the building is 40 feet or greater in height, minimum setback from any lot line that is not a street is 30 feet.





Office Zones

Office Zones

	R-O-A	R-O	OR-1	OR-2	O-3	O-T	S-E
Purpose/ permitted use	Class A ¹ office building, church, hospital, school	Class A ¹ office building, church, hospital, school	Class A ¹ and Class B ² office with or without limited accessory retail, residential at 5.5 dwelling units/acre	Class A ¹ and Class B ² office with or without limited accessory retail, residential at 10.5 dwelling units/acre	Office park (no residential or elderly housing is permitted)	Major office and high technology development and manufacturing, residential, limited accessory retail	Office, business service, low impact industrial use, compatible with residential development
Use permitted by special exception	Convalescent home, community building	Class B ² office building, convalescent home, community building	Convalescent home, additional limited commercial uses	Convalescent home, hotel, health club	Convalescent home, hotel, health club	Warehouses, if 60% or less of gross floor area, commercial recreation facility	Medical offices, clinics, off-site catering, light manufacturing, health club
Minimum front setback	As exists	Class B: lesser of 25 feet or the average of the adjacent structures	Class B: Same as OR-2	Class B: Min. setback from any street line: 35 feet Min. setback from any lot line: 20 feet or equal to the building height, whichever is greater ³	Same as OR-2	Min. setback from any street line: 50 feet Min. setback from any lot line: 50 feet, or 150 feet from an abutting RC, DR-1, 2, 3.5, 5.5, or 10.5 zoning line	Min. setback from any street line: 35 feet or the average of the adjacent structures, if less Min. setback from any lot line: 20 feet, or 50 feet if adjacent lot is in a residential zone
Minimum rear setback	As exists	Class B: 30 feet					
Minimum side setback	As exists	Class B: 10 feet; 20 feet from adjacent residential zone or use					
Maximum floor area ratio	As exists	Class B: 0.33	Same as OR-2	Class B: 0.50	Same as OR-2	None (30,000 sq. ft. minimum net lot area)	0.50
Maximum building height	As exists	Class B: 35 feet	Class B: Subject to a compatibility finding but limited to 60 feet	Class B: Subject to a compatibility finding	Same as OR-2	60 feet; 150 feet when in or within 3,000 feet of a town center; 52 feet minimum height for a residential building	2 stories, but not more than 35 feet

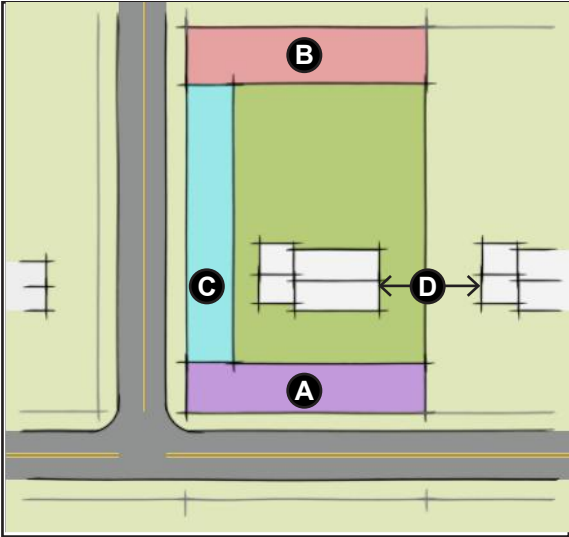
¹ A Class A office building is an existing detached residential structure converted to office use. Height and area requirements are the same as the existing structure.

² A Class B office building is any structure that is used for office purposes but is not a Class A office building.

³ Or, if adjacent to a residential or R-O zone, two times the height of the building, whichever is greater.

R-O-A Residential Office, Class A

Height and Area Requirements		
A	Minimum front setback	As exists
B	Minimum rear setback	As exists
C	Minimum side setback to public street right-of-way or tract boundary	As exists
D	Minimum building side to building side	As exists
E	Maximum building height	As exists



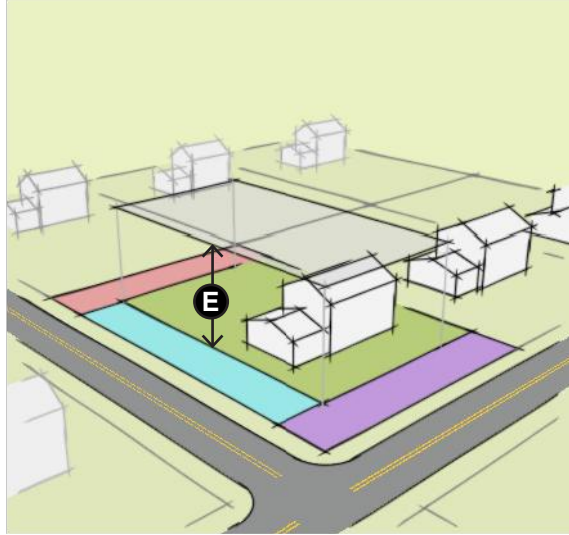
Intent: To accommodate single-family, duplex and two-family detached houses converted to office buildings in predominantly residential areas on sites that, because of adjacent nonresidential activity, heavy commercial traffic or other similar factors, can no longer reasonably be limited to uses allowable in moderate-density residential zones.

Typical Uses Permitted by Right: Uses permitted by right in DR-3.5, Class A office building.

Typical Uses Permitted by Special Exception: Uses permitted by special exception in DR-3.5.

Notes:

- Maintaining a residential character is the key consideration of the R-O-A zone.
- Parking must be located in the side or rear yard of the lot.



R-O Residential Office

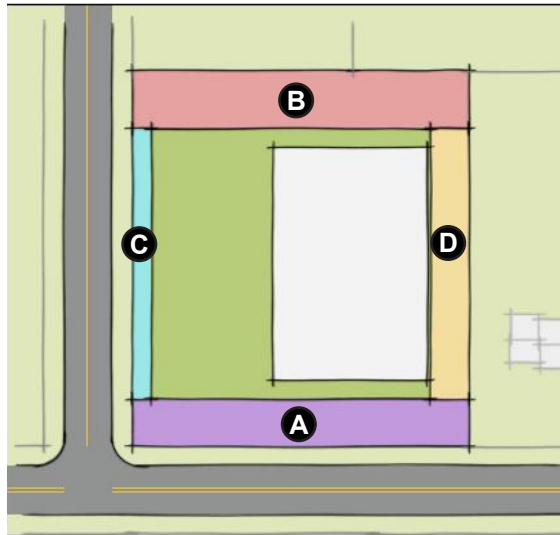
Intent: To accommodate houses converted to office buildings and small Class B office buildings in predominantly residential areas on sites that, because of adjacent commercial activity, heavy commercial traffic, or other similar factors, can no longer reasonably be restricted to uses allowable in moderate-density residential zones.

Typical Uses Permitted by Right: Uses permitted by right in DR-5.5, Class A office building.

Typical Uses Permitted by Special Exception: Uses permitted by special exception in DR-5.5, Class B office building.

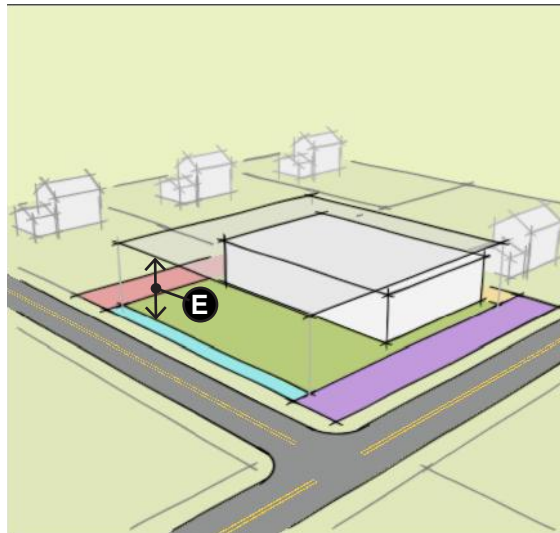
Notes:

- No more than 25% of the adjusted gross floor area of a Class A or Class B office building may be occupied by medical offices.
- To the extent possible, parking must be located in the side or rear yard of the lot.



Height and Area Requirements for Class B Office Buildings		
A	Minimum front setback	25 feet*
B	Minimum rear setback	30 feet
C	Minimum side setback (interior or corner)	10 feet
D	Minimum side setback to residential use or zone	20 feet
E	Maximum building height	35 feet

*Or average of adjacent buildings, if less

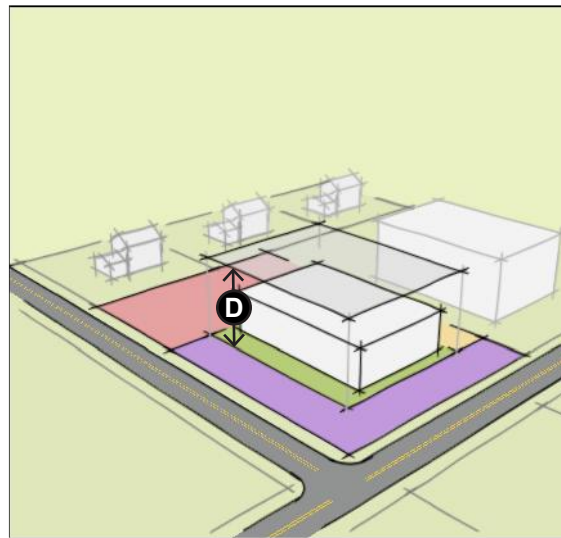
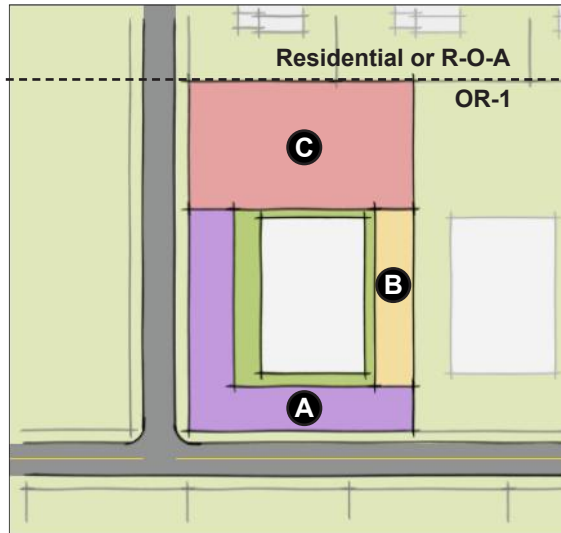


OR-1 Office Building - Residential

Height and Area Requirements for Class B Office Buildings		
A	Minimum setback from any street line	35 feet
B	Minimum setback from any lot line	20 feet ¹
C	Minimum setback from any lot line if adjacent to a residential or R-O-A zone	20 feet ²
D	Maximum building height	60 feet

¹ Or equal to the building height, whichever is greater

² Or equal to two times the building height, whichever is greater



Intent: To provide selectively for development of office buildings with supportive accessory commercial uses or residential development to the density of DR-5.5; as well as mixed office/residential development.

Typical Uses Permitted by Right: Uses permitted by right in DR-5.5, Class A and B office buildings, limited accessory retail and service uses within Class B office buildings.

Typical Uses Permitted by Special Exception: Uses permitted by special exception in DR-5.5, additional accessory commercial uses.

Notes:

- The O-1 zone was modified in 1994 to OR-1 to include residential uses. It is not intended to be applied to properties through rezoning processes.
- When developed with uses permitted in DR-5.5, the Residential Transition Area (RTA) requirements apply.

OR-2 Office Building - Residential

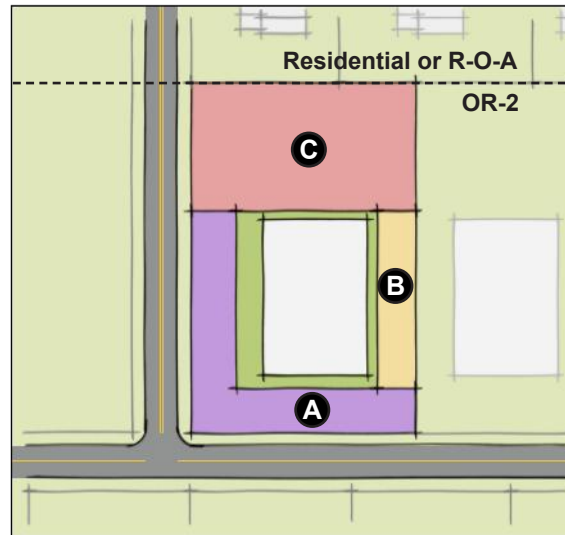
Intent: To provide selectively for the development of office buildings with supportive accessory commercial uses or residential development to the density of DR-10.5; may also allow mixed office/residential development.

Typical Uses Permitted by Right: Uses permitted by right in DR-10.5, Class A and B office buildings, accessory uses related to the principal use in a building such as restaurant, bank, or conference facility.

Typical Uses Permitted by Special Exception: Hotel, health club, parking structure.

Notes:

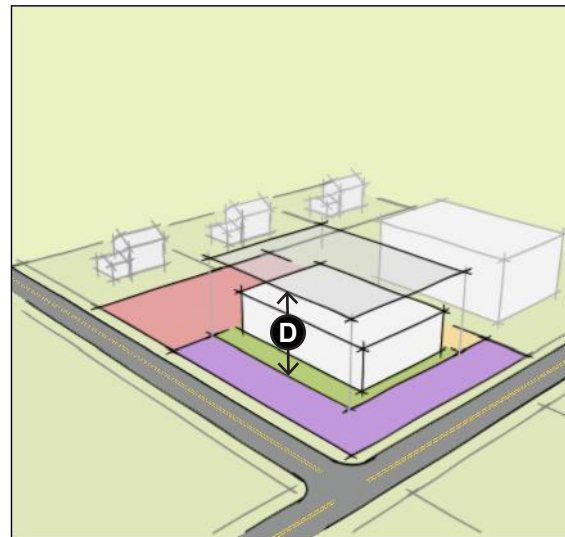
- When developed with uses permitted in DR-10.5, the Residential Transitional Area (RTA) requirements apply.



Height and Area Requirements for Class B Office Buildings		
A	Minimum setback from any street line	35 feet
B	Minimum setback from any lot line	20 feet ¹
C	Minimum setback from any lot line adjacent to a residential or R-O-A zone	20 feet ²
D	Maximum building height	Subject to compatibility

¹ Or equal to the building height, whichever is greater

² Or equal to two times the building height, whichever is greater

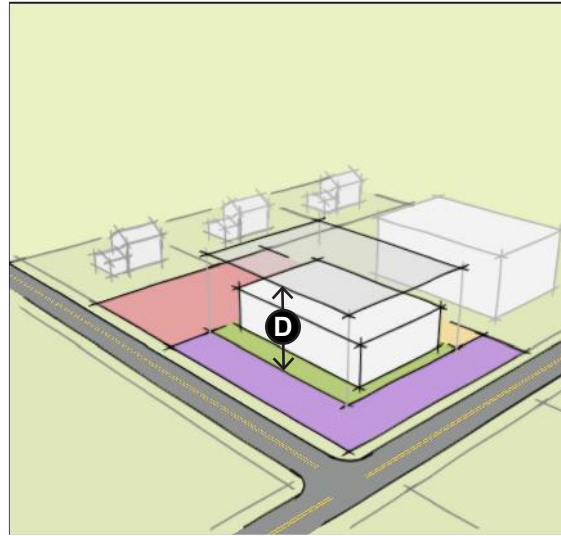
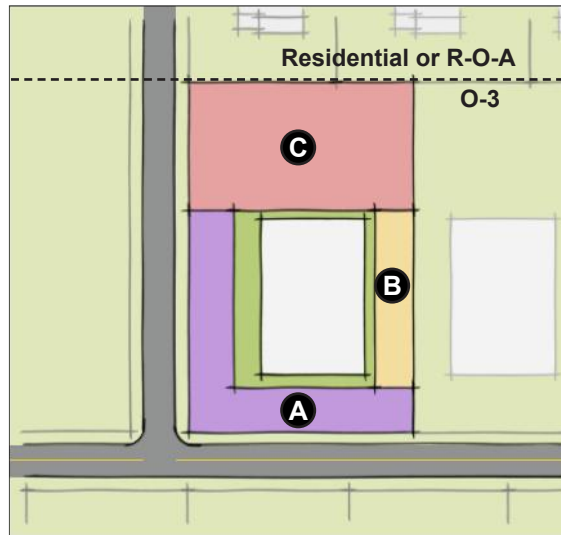


O-3 Office Park

Height and Area Requirements for Class B Office Buildings		
A	Minimum setback from any street line	35 feet
B	Minimum setback from any lot line	20 feet ¹
C	Minimum setback from any lot line adjacent to a residential or R-O-A zone	20 feet ²
D	Maximum building height	Subject to compatibility

¹ Or equal to the building height, whichever is greater

² Or equal to two times the building height, whichever is greater



Intent: To provide solely for office buildings with no residential development allowed.

Typical Uses Permitted by Right: Uses permitted by right in OR-2, except dwellings and elderly housing facilities are prohibited.

Typical Uses Permitted by Special Exception: Uses permitted by special exception and supplementary use regulations of OR-2, except dwellings and elderly housing facilities are prohibited.

Notes:

- Performance standards are the same as OR-2.

O-T Office and Technology

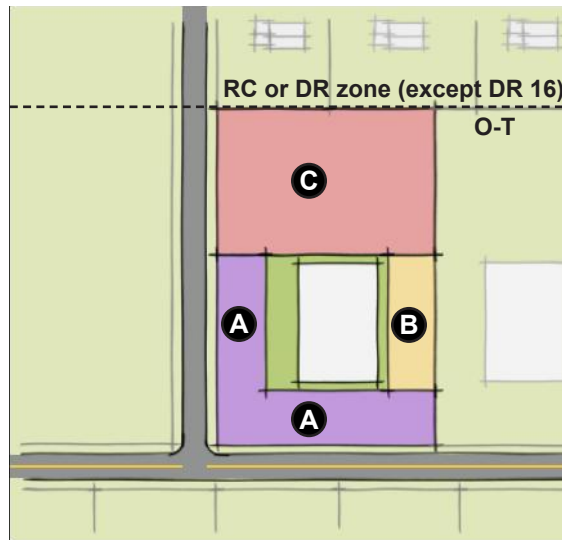
Intent: To encourage the development of employment and residential centers consisting of employment-intensive office developments in combination with certain high technology and residential developments.

Typical Uses Permitted by Right: Office, trade school, college, hospital, hotel, research institute, light manufacturing and assembly services, small attached warehouse.

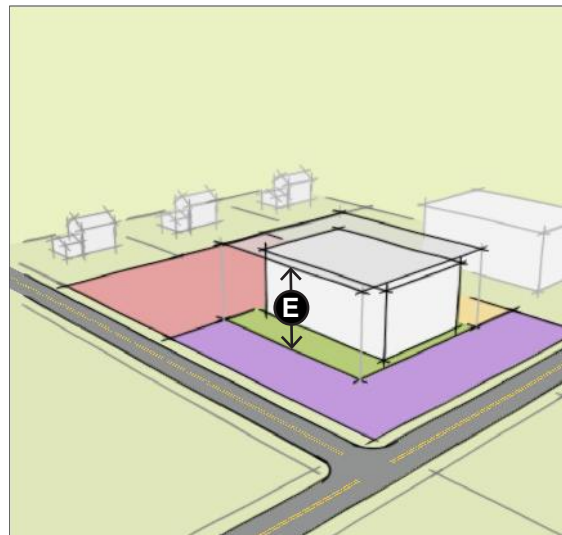
Typical Uses Permitted by Special Exception: Warehouse, if less than 60% of gross floor area; commercial recreation facility within the growth area boundary.

Notes:

- The OT zone may be located only in areas of high accessibility or in proximity to a town center, or in areas which provide opportunity for employment-intensive development.

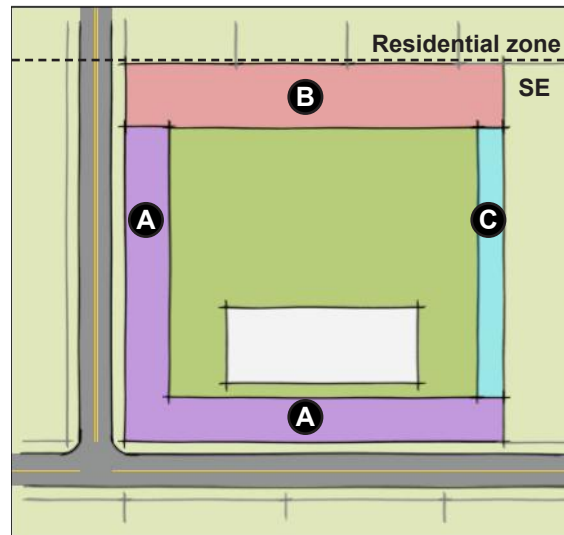


Height and Area Requirements		
A	Minimum setback from any street line	50 feet
B	Minimum setback from any lot line	50 feet
C	Minimum setback from any lot line abutting a RC or DR (except DR 16) zone	150 feet
D	Maximum building height	60 feet (52 feet min. for residential)



S-E Service Employment

Height and Area Requirements		
A	Minimum setback from any street line	35 feet
B	Minimum setback from any lot line adjacent lot is in a residential zone	50 feet
C	Minimum setback from any lot line	20 feet
D	Maximum building height	2 stories, 35 feet



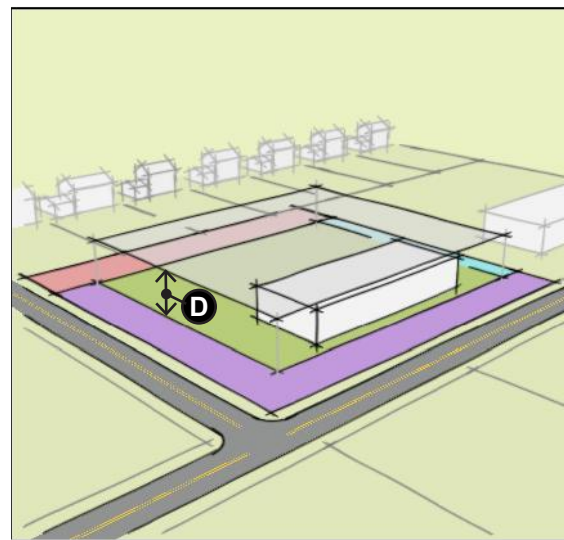
Intent: To encourage development of general offices, business service uses, and small, low impact, light industrial uses which will be highly compatible with residential uses.

Typical Uses Permitted by Right: Light manufacturing and assembly, trade school, laboratory, business and professional office, printing, contractor's office.

Typical Uses Permitted by Special Exception: Medical office and clinic, catering establishment, health club, primary manufacturing for uses permitted by right.

Notes:

- SE sites must have direct access to an arterial road and the buildable area must provide enough area to screen truck parking, dumpster and loading areas.
- The SE zone has a long list of uses which are not permitted in any form.
- Detailed performance standards are intended to ensure a high quality environment to achieve compatibility with residential uses.
- The minimum lot size is two acres, and the minimum lot width is 150 feet, excluding public utility uses.



Business Zones

Business Zones

	CB	BLR	BL	BM	BR	BMM	BMB	BYC
Permitted Uses	Retail, service and restaurant (except fast food and tavern)	Permitted uses in CB, fast food, tavern, athletic club	Retail, service, bank, tavern, food store, medical clinic	Uses permitted in BL plus service garage, theater, warehouse	Uses permitted in BM plus kennel, greenhouse, printing	Marinas and water-oriented land uses in scale with the surrounding community	Uses permitted in BMM, boat yards, water-oriented uses	Yacht club community bldg., out of water storage facility-Class A
Minimum Front Setback	25 feet, or average of adjacent buildings within 100 feet, whichever is less	Same as CB zone	10 feet from the front property line and 40 feet from the street center line ¹	15 feet from front property line; 40 feet from the street center line ¹	25 feet from front property line; 50 feet from the street center line ³	Same as BM zone	Same as BMM zone	Same as BMM zone
Minimum Rear Setback	Same as for side setbacks	Same as CB zone	None, except 20 feet when abutting a residential zone	Same as BL zone	30 feet ¹	Same as BM zone	Same as BMM zone	Same as BMM zone
Minimum Side Setback	20 feet from property line of residentially zoned land, otherwise 10 feet	Same as CB zone	Interior lots: None Corner lots: 10 feet on the street side ^{1,2}	Same as BL zone	30 feet ¹	Same as BM zone	Same as BMM zone	Same as BMM zone
Max. Floor Area Ratio	0.33	0.33	3.0	4.0	2.0	0.33	0.33	0.33
Maximum Building Height	2 stories and not more than 35 feet	Same as CB zone	Subject to height tent regulations	Same as BL zone	Same as BL zone	Same as BM zone except 40 feet max.	Same as BMM zone	Same as BMM zone

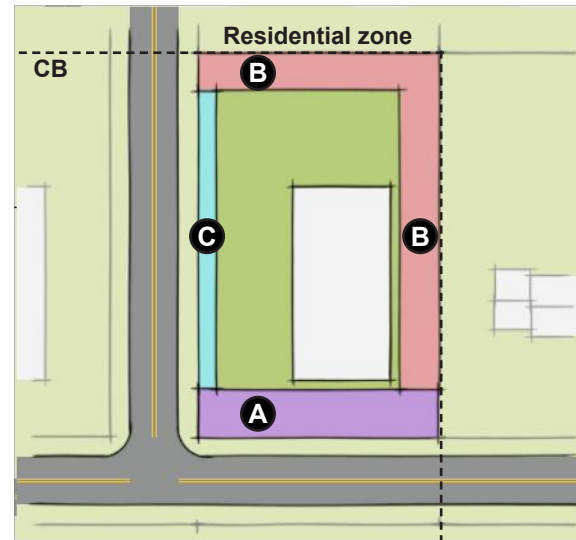
¹ For non-residential buildings

² Unless adjoining a residential zone, then the same as the dwelling setback

³ Except when fronting on a dual highway, then 50 feet from the property line

Community Business

Height and Area Requirements		
A	Minimum front setback	25 feet
B	Minimum rear or side setback to residentially-zoned property	20 feet
C	Minimum rear or side setback to non-residentially zoned property	10 feet
D	Maximum building height	35 feet; 2 stories



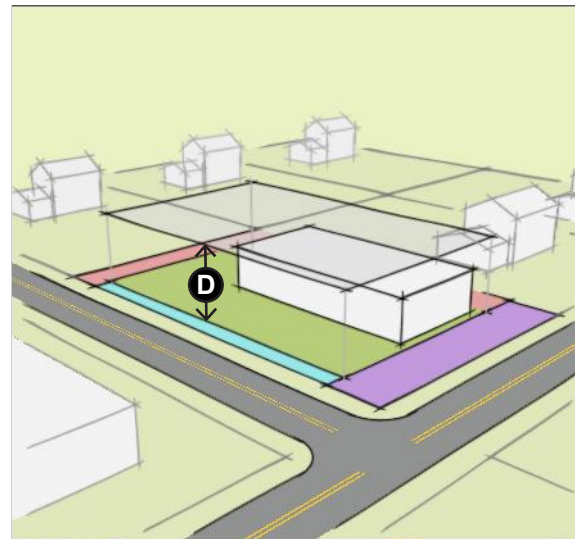
Intent: To allow commercial development that serves the daily shopping and service needs of nearby residents.

Typical Uses Permitted by Right: Basic retail and service operations including food store, office, convenience store, restaurant (standard and carry-out), dry cleaner, beauty salon, elderly housing facility.

Typical Uses Permitted by Special Exception: Bank with no more than two drive through lanes.

Notes:

- The CB zone is highly restrictive and is anticipated to be used primarily on small parcels of land.
- Stringent performance standards are designed to create quality commercial development that is compatible with nearby residential uses.



BLR Business Local Restricted

Intent: To allow high quality commercial development that is compatible with nearby residential uses.

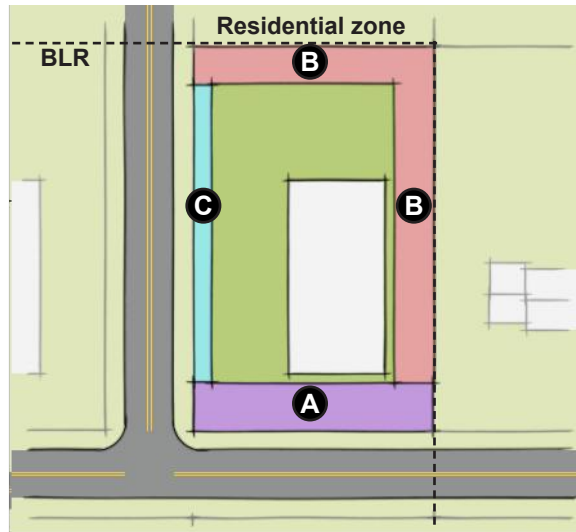
Typical Uses Permitted by Right: Uses permitted in CB, bank, fast food restaurant, tavern, health and athletic club.

Typical Uses Permitted by Special

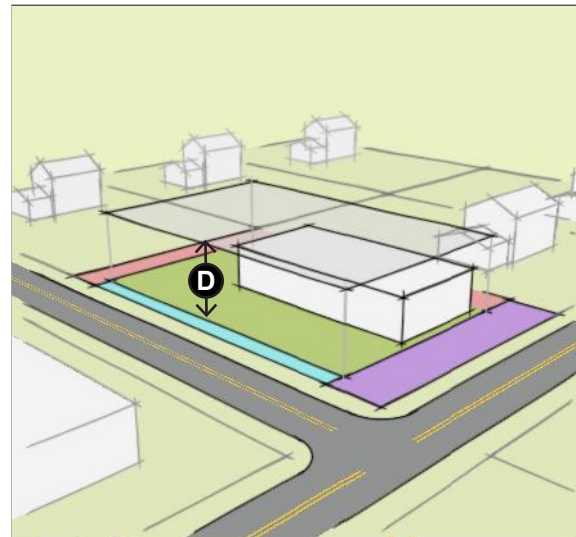
Exception: Arcade, bowling alley, miniature golf, batting range.

Notes:

- The BLR zone is more restrictive than BL, BM, and BR zones and is anticipated to be used on larger parcels of land than the CB zone.
- The performance standards are the same as for the CB zone.



Height and Area Requirements		
A	Minimum front setback	25 feet
B	Minimum rear or side setback to residentially-zoned property	10 feet
C	Minimum rear or side setback to non-residentially zoned property	20 feet
D	Maximum building height	35 feet; 2 stories



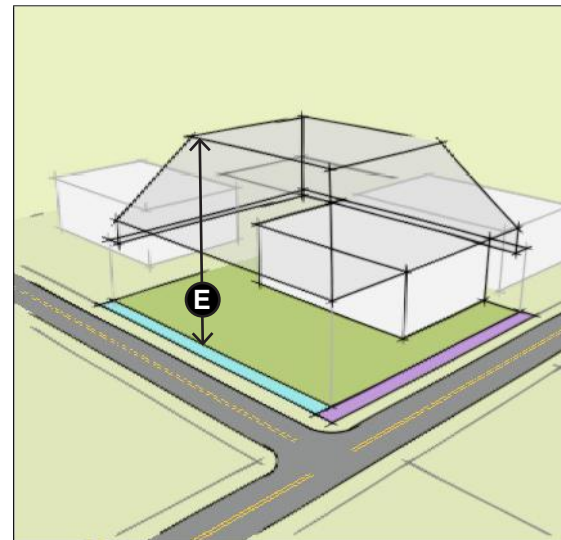
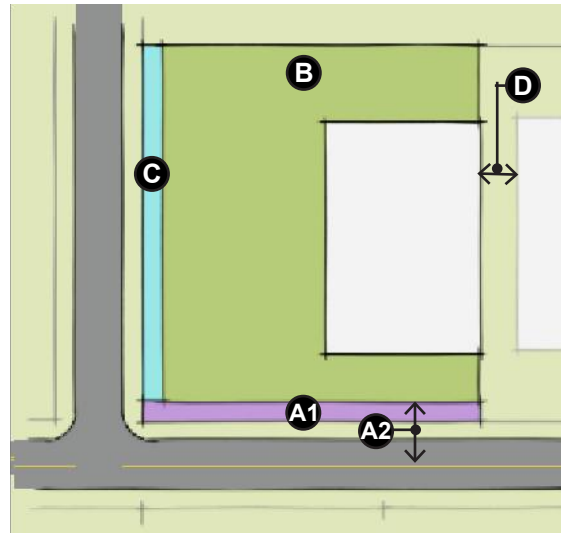
BL Business Local

Height and Area Requirements ¹		
A1	Minimum front setback to front property line	10 feet
A2	Minimum front setback from street centerline	40 feet
B	Minimum rear setback	None ²
C	Minimum corner side setback	10 feet
D	Minimum interior side setback	None ²
E	Maximum building height	40 feet + H.T. ³

¹ For non-residential buildings

² When not abutting a residential zone

³ Height tent up to 100 feet



Intent: No intent statement in the regulations.

Typical Uses Permitted by Right: Retail sales, personal services, restaurant, bank, office, tavern, food store, medical clinic.

Typical Uses Permitted by Special Exception: Arcade, car wash, service garage, hotel/motel, funeral establishment, golf course, driving range, animal boarding place Class A, theater, retail business in a structure more than 80,000 square feet meeting certain conditions.

BM

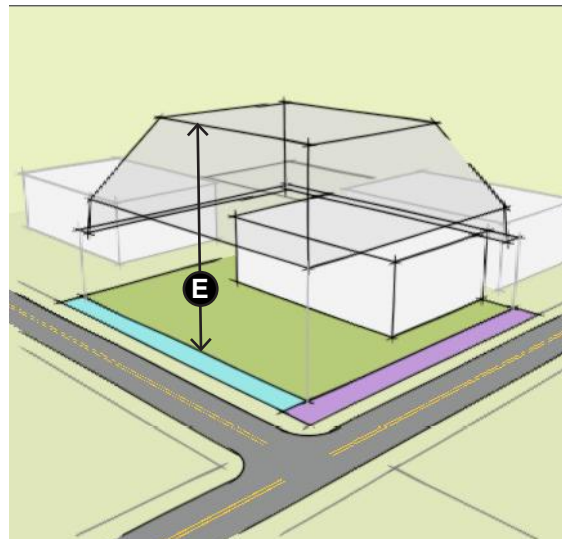
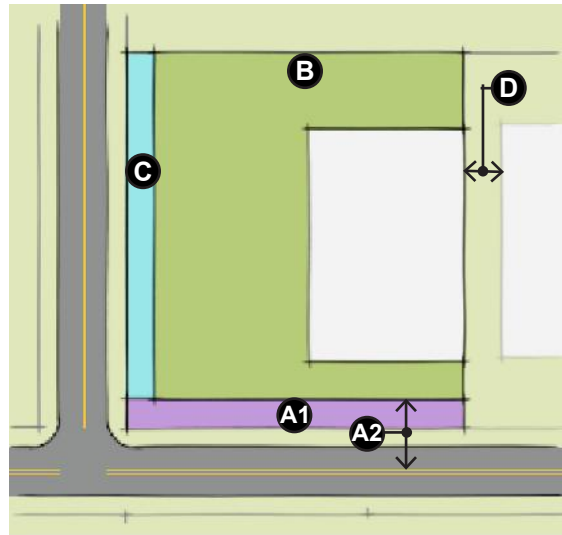
Business Major

Intent: No intent statement in the regulations.

Typical Uses Permitted by Right: Uses permitted in BL, service garage, hotel/motel, theater, warehouse, automobile sales, night club.

Typical Uses Permitted by Special

Exception: Arcade, car wash, bus terminal, striptease business.



Height and Area Requirements ¹		
A1	Minimum front setback to front property line	10 feet
A2	Minimum front setback from street centerline	40 feet
B	Minimum rear setback	None ²
C	Minimum corner side setback	10 feet
D	Minimum interior side setback	None ²
E	Maximum building height	40 feet + H.T. ³

¹ For non-residential buildings

² When not abutting a residential zone

³ Height tent up to 100 feet



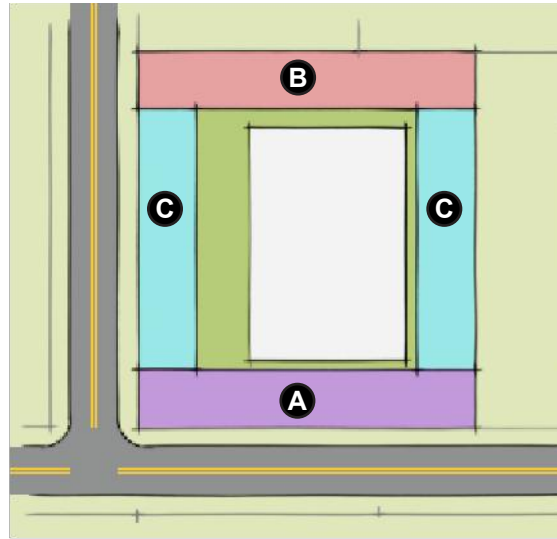
BR Business Roadside

Height and Area Requirements ¹		
A	Minimum front setback	25 feet ²
B	Minimum rear setback	30 feet
C	Minimum side setback	30 feet
E	Maximum building height	40 feet + H.T. ³

¹ For non-residential buildings

² 50 feet from the street center line, except when fronting on a dual highway, then 50 feet from the property line

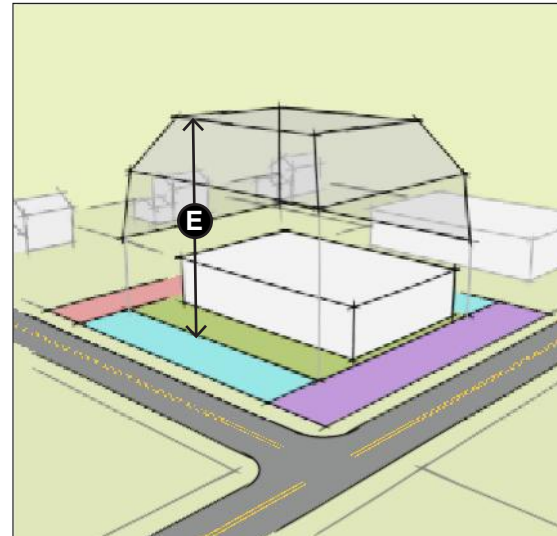
³ Height tent up to 100 feet



Intent: No intent statement in the regulations.

Typical Uses Permitted by Right: Uses permitted in BM, kennel, greenhouse, lumber yard, printing company, brewery, hotel/motel.

Typical Uses Permitted by Special Exception: Contractor's equipment storage yard, truck stop, airport, landfill, trailer park, shooting range, striptease business, used motor vehicle outdoors sales separated from a sales agency building.



BMM

Business Maritime Marina

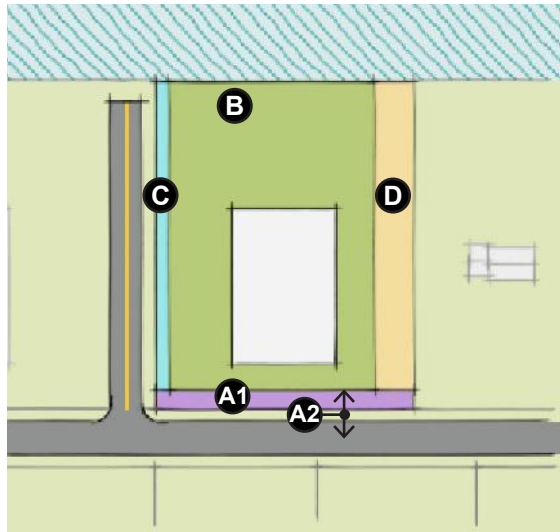
Intent: To accommodate water-dependent facilities and associated uses at a scale that is in keeping with the surrounding residential community.

Typical Uses Permitted by Right: Marina, retail sales or rental of marine-related goods, out-of-water storage facility Class A, commercial fisheries facilities, restaurant (less than 5,000 sq. ft.).

Typical Uses Permitted by Special Exception: Out-of-water storage facility Class B, restaurant (5,000 sq. ft. and more).

Notes:

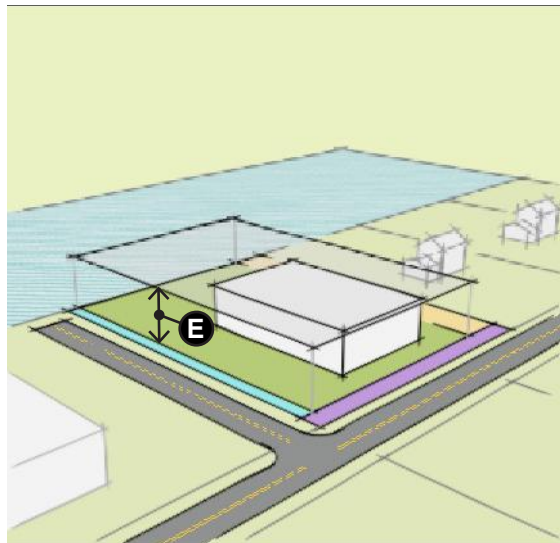
- The BMM zone may only be mapped on parcels which abut tidal waters or which are contiguous to parcels abutting tidal waters and which are designated as intensely developed area (IDA) or limited development area (LDA).
- Subject to Chesapeake Bay Critical Area regulations.
- The residential and institutional uses allowed in DR 5.5 are permitted by right, with the exception of any property located in the Bowleys Quarters District or the Lower Back River Neck District that is rezoned to BMM after August 1, 2008.
- Subject to signage performance standards.



Height and Area Requirements ¹		
A1	Minimum front setback to front property line	15 feet
A2	Minimum front setback from street centerline	40 feet
B	Minimum rear setback	None
C	Minimum corner side setback	10 feet
D	Minimum interior side setback	None ²
E	Maximum building height	40 feet

¹ For non-residential buildings

² Unless adjoining a residential zone, then the same as the dwelling setback

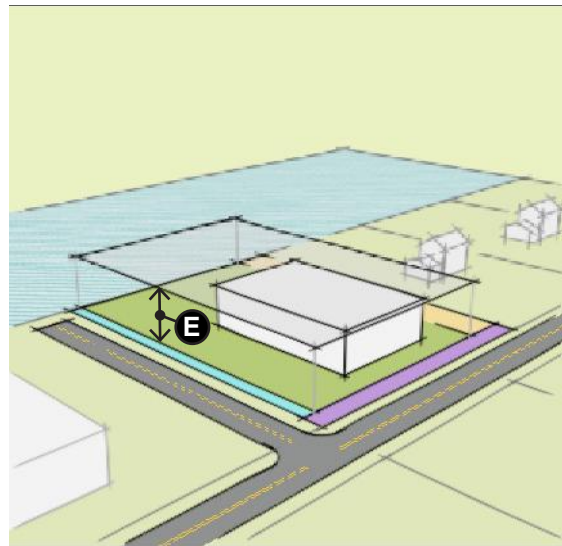
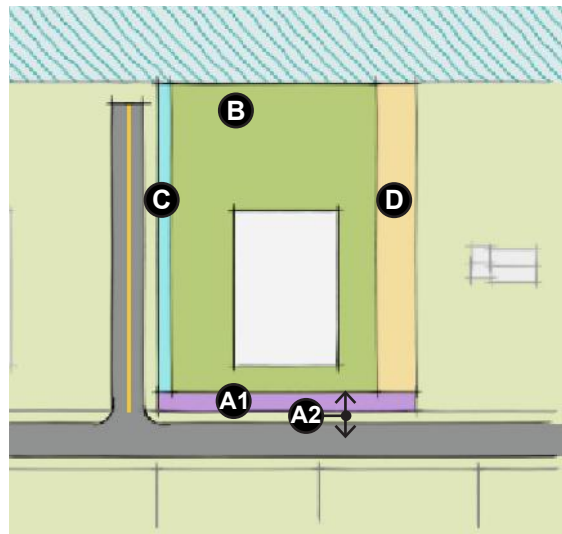


BMB Business Maritime Boatyard

Height and Area Requirements ¹		
A1	Minimum front setback to front property line	15 feet
A2	Minimum front setback from street centerline	40 feet
B	Minimum rear setback	None
C	Minimum corner side setback	10 feet
D	Minimum interior side setback	None ²
E	Maximum building height	40 feet

¹ For non-residential buildings

² Unless adjoining a residential zone, then the same as the dwelling setback



Intent: To accommodate those water-dependent facilities and associated uses that are of a more intense nature than the BMM zone.

Typical Uses Permitted by Right: Uses permitted by right in BMM, boat yard, repair shop for engines, marina and fishing equipment.

Typical Uses Permitted by Special Exception: Uses permitted by special exception in BMM, commercial beach, boat docking facility.

Notes:

- The BMB zone may only be mapped on parcels either abut tidal waters or are contiguous to parcels abutting tidal waters and which are designated as intensely developed area (IDA) or limited development area (LDA).
- The BMB zone should not be mapped close to residential uses.
- Subject to Chesapeake Bay Critical Area regulations.
- The residential and institutional uses allowed in DR 5.5 are permitted by right, with the exception of any property located in the Bowleys Quarters District or the Lower Back River Neck District that is rezoned to BMB after August 1, 2008.
- Subject to signage performance standards.

BMYC

Business Maritime

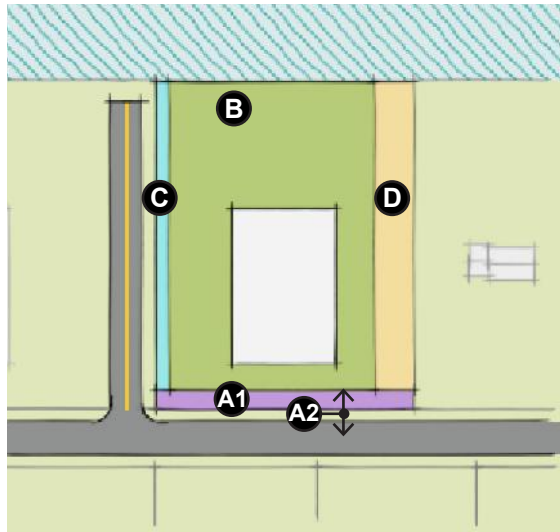
Intent: To accommodate yacht club facilities and associated uses.

Typical Uses Permitted by Right: Yacht club, area for food/drink for yacht club not to exceed 5,000 sq. ft., community bldg., swimming pool, other civic/social uses associated with yacht club, out-of-water storage facility Class A for not more than 20 boats if lot is greater than ten acres.

Typical Uses Permitted by Special Exception: Area for food/drink for yacht club exceeding 5,000 sq. ft. if lot is at least five acres.

Notes:

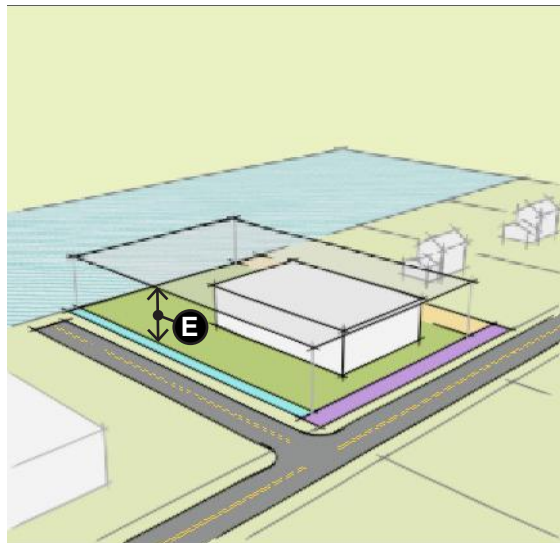
- Subject to Chesapeake Bay Critical Area regulations.
- Residential and institutional uses (permitted and as limited in the adjacent residential zone) are permitted by right, with the exception of any property in the Bowleys Quarters District or the Lower Back River Neck District that is rezoned to BMYC after August 1, 2008.
- Subject to signage and performance standards.




Height and Area Requirements ¹		
A1	Minimum front setback to front property line	15 feet
A2	Minimum front setback from street centerline	40 feet
B	Minimum rear setback	None
C	Minimum corner side setback	10 feet
D	Minimum interior side setback	None ²
E	Maximum building height	40 feet

¹ For non-residential buildings

² Unless adjoining a residential zone, then the same as the dwelling setback





Manufacturing Zones

Manufacturing Zones

	MR Manufacturing, Restricted	MLR Manufacturing, Light, Restricted	ML Manufacturing, Light¹	MH Manufacturing, Heavy²
Permitted Uses	Limited manufacturing, office, warehouse, research institute, laboratory, printing, medical clinic, bank	Uses permitted in MR zone (except heliport type II), car wash and fuel service stations in planned industrial parks with IM district	Industrial uses requiring assembly, production, processing, packaging, or treatment of various elements; laboratories, office, medical clinics; excavations not using explosives; equipment/material storage yards; heliports	Industrial uses requiring assembly, production, processing, packaging, or treatment of various elements, boat yard, laboratory, office, medical clinic, equipment and material storage yard, brewery, adult entertainment subject to locational criteria
Minimum Front Setback	75 feet ³	40 feet, except 50 feet if located on a dual highway ⁴	25 feet, 50 feet from a street center line, except 50 feet from the front property line if on dual highway	Same as ML
Minimum Rear Setback	50 feet ³	40 feet ⁴	30 feet	Same as ML
Minimum Side Setback	50 feet ³	30 feet, with the sum of both sides not less than 80 feet ⁴	30 feet	Same as ML
Maximum Floor Area Ratio	0.4	0.6	2.0	Same as ML
Maximum Building Height	Subject to height tent regulations; 100 feet maximum	60 feet at the setback line, then sloping towards the interior of the property at a 45 degree angle	Unlimited, except if within 100 feet of a business or residential zone, then 3 stories or 40 feet	Same as ML

¹ When within 100 feet of an interstate highway or expressway, any residential zone or street right-of-way abutting a residential zone, the setbacks of the MR zone apply. In addition, only passenger car parking, uses permitted in the MR zone and mineral aggregate extraction are permitted.

² When within 150 feet of an interstate highway or expressway, any residential zone or street right-of-way abutting a residential zone, the setbacks of the MR zone apply. In addition, only passenger car parking, uses permitted in the MR zone and mineral aggregate extraction are permitted.

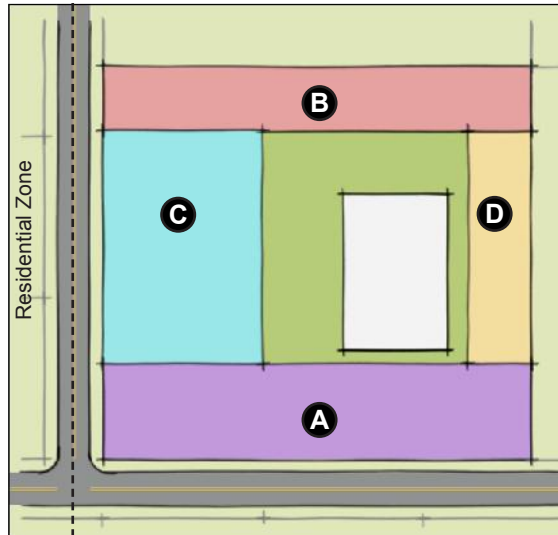
³ A minimum of 125 feet from a building or structure to a residential zone line is required.

⁴ A minimum of 100 feet from a building or structure to a residential zone line is required, 70 feet to a RC 5 zone line, and 90 feet to a property line in a RC 5 zone.

MR Manufacturing, Restricted

Height and Area Requirements		
A	Minimum front setback	75 feet
B	Minimum rear setback	50 feet
C	Minimum setback to residential zone line	125 feet
D	Minimum side setback	50 feet
E	Maximum building height	40 feet + H.T.*

* Height tent up to 100 feet



Intent: To provide greater flexibility in selecting industrial areas so as to protect uses in neighboring residential zones.

Typical Uses Permitted by Right:

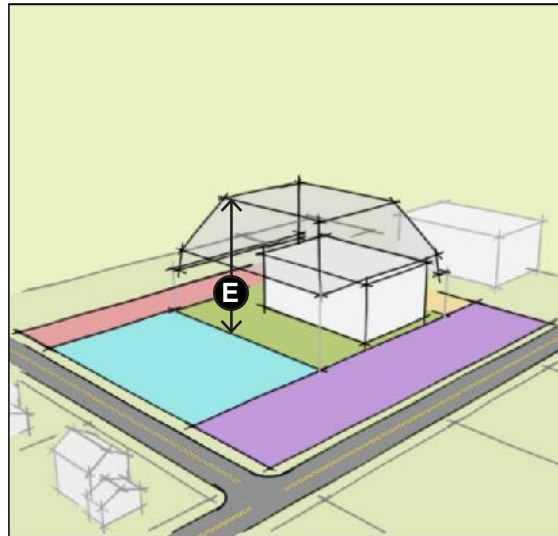
Limited manufacturing, office, warehouse, research institute, laboratory, printing, medical clinic, bank.

Typical Uses Permitted by Special Exception:

None.

Notes:

- There is a special petition process to create and develop MR zoned land.
- Development plan proposals are subject to Planning Board review.
- No outside display or storage of products or materials of any kind is permitted in the front, side, or rear yards.
- Dwellings are prohibited.



MLR Manufacturing, Light, Restricted

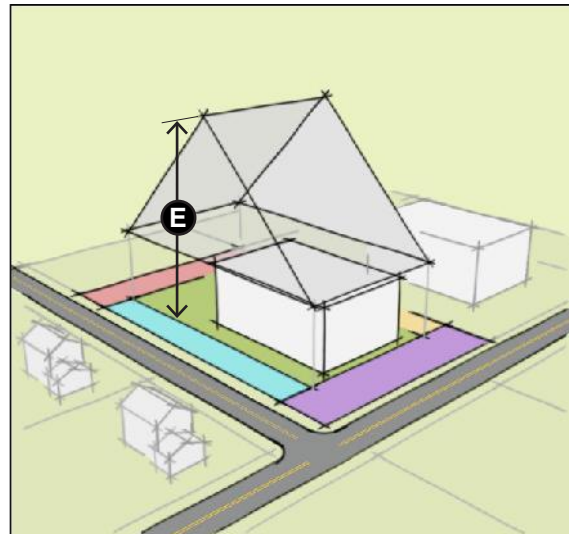
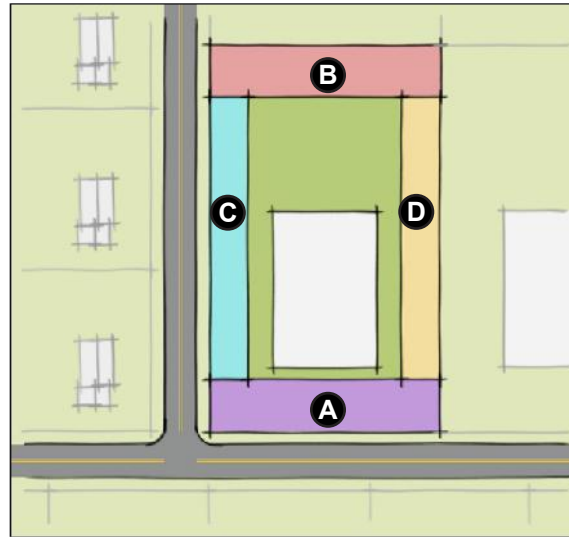
Intent: To fulfill the locational needs of certain types of light industry and to create a transitional zone between residential or institutional areas and ML and MH zones.

Typical Uses Permitted by Right: Uses permitted in MR (except heliport type II), uses permitted and as limited in DR-1 (except kennel and animal boarding).

Typical Uses Permitted by Special Exception: Automotive service station, heliport type II, sanitary and rubble landfill.

Notes:

- Hotels/motels may be permitted by right when the MLR zone is part of a contiguous area of 25 acres or more of industrial zoning.
- Banks, business and trade schools, and restaurants may be permitted by special exception when the MLR zone is part of a contiguous area of 25 acres or more of industrial zoning.



Height and Area Requirements		
A	Minimum front setback*	40 feet
B	Minimum rear setback	40 feet
C	Minimum setback to residential zone line	100 feet
D	Minimum side setback	30 feet, with sum of both 80 feet
E	Maximum building height	Modified height tent; 60 feet max.

* 50 feet if on a dual highway



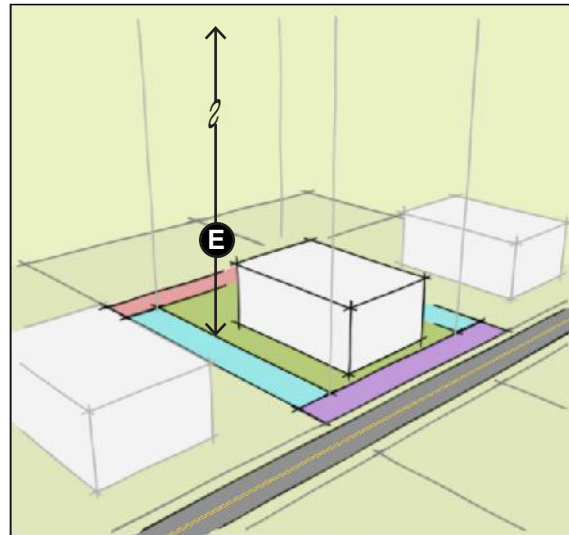
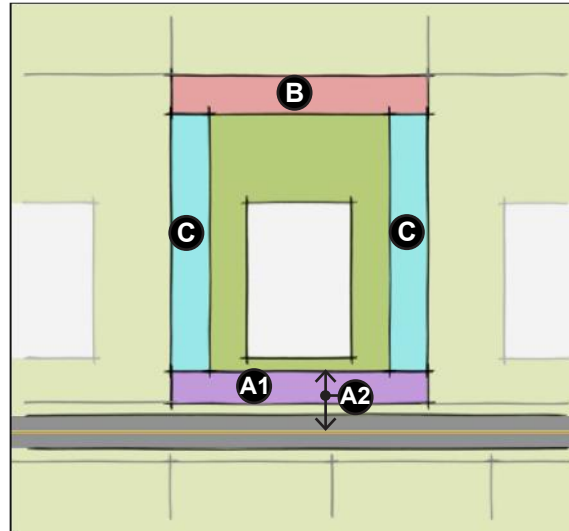
ML Manufacturing, Light

Height and Area Requirements ¹		
A1	Minimum front setback	25 feet ²
A2	Minimum front setback to centerline of street	50 feet
B	Minimum rear setback	30 feet
C	Minimum side setback	30 feet
E	Max. building height	Unlimited ³

¹ When within 150 feet of an interstate highway or expressway, or any residential zone or street right-of-way abutting a residential zone, the setbacks of the MR zone apply. In addition, only passenger car parking, uses permitted in the MR zone and mineral aggregate extraction are permitted

² 50 feet if located on a dual highway

³ Except when abutting a residence or business zone, any part of a building which is within 100 feet cannot exceed 3 stories or 40 feet



Intent: To provide areas for industrial uses that require assembling, compounding, manufacturing, packaging or processing of goods or services.

Typical Uses Permitted by Right:

Industrial uses requiring assembly, production, processing, packaging, or treatment of various elements, laboratory, office, medical clinic, excavation not involving explosives, equipment and material storage yard, brewery.

Typical Uses Permitted by Special Exception:

Excavation using explosives, landfill, truck stop and trucking facility.

Notes:

- Various retail or service uses may be permitted by right when the ML zone is part of a planned industrial park at least 25 acres in net area or in an IM district.
- Various automotive uses may be permitted by special exception when the ML zone is part of a planned industrial park at least 25 acres in net area or in an IM district.
- Interim uses may be permitted under special conditions.

MH Manufacturing, Heavy

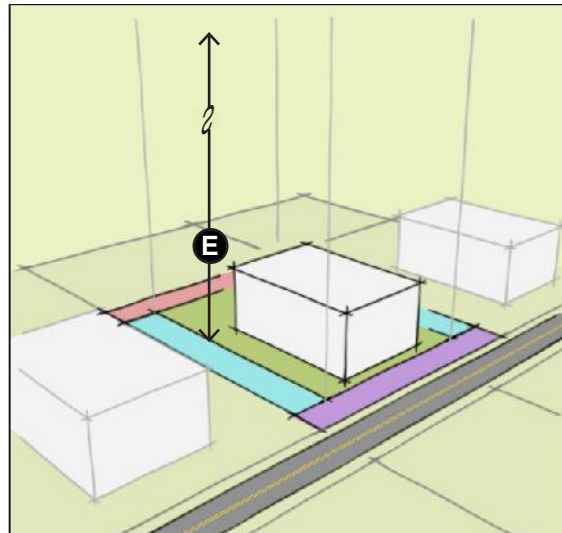
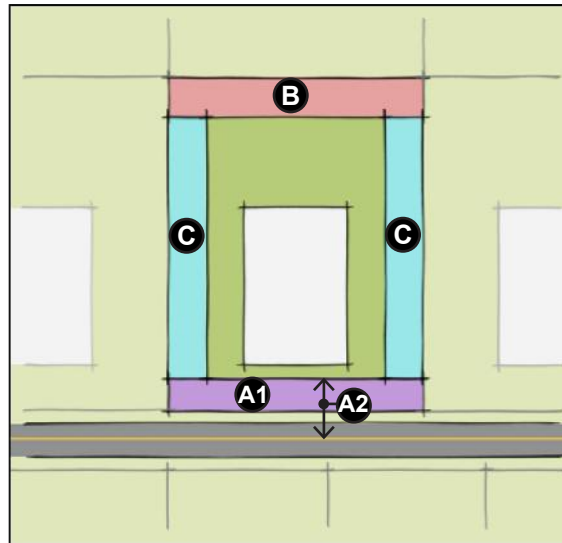
Intent: To provide areas for industrial uses that require assembling, compounding, manufacturing, packaging, or processing of goods and services.

Typical Uses Permitted by Right: Industrial uses requiring assembly, production, processing, packaging, or treatment of various elements, boat yard, laboratory, office, medical clinic, equipment and material storage yard, brewery, adult entertainment subject to locational criteria.

Typical Uses Permitted by Special Exception: Landfill, junk yard, truck stop and trucking facility.

Notes:

- Heavy manufacturing and industrial operations are permitted either by right or by special exception when located certain distances from residential and business zones.



Height and Area Requirements ¹		
A1	Minimum front setback	25 feet ²
A2	Minimum front setback to centerline of street	50 feet
B	Minimum rear setback	30 feet
C	Minimum side setback	30 feet
E	Max. building height	Unlimited ³

¹ When within 150 feet of an interstate highway or expressway, or any residential zone or street right-of-way abutting a residential zone, the setbacks of the MR zone apply. In addition, only passenger car parking, uses permitted in the MR zone and mineral aggregate extraction are permitted

² 50 feet if located on a dual highway

³ Except when abutting a residence or business zone, any part of a building which is within 100 feet cannot exceed 3 stories or 40 feet





Districts

AS Automotive Services District

Intent: To be applied within the urban-rural demarcation line (URDL) to certain parcels of land zoned BL, BM, or BR that are appropriate for uses dominated by the parking and servicing of auto-mobiles or characterized by frequent turnover, such as fuel service stations and car wash operations. The AS district replaced the CNS, CSA, CS-1, and CS-2 districts. The AS district was created to permit fuel service stations in accordance with the goals of the master plan and duly adopted community plans by requiring performance standards that regulate their location and appearance as well as the additional uses that may be developed at such sites.



Typical Uses Permitted by Right: Uses permitted by the underlying zone.

Typical Uses Permitted by Special Exception: Uses permitted by special exception in the underlying zone.

CR Commercial, Rural District



Intent: Established to provide basic convenience shopping and services in rural areas where such facilities are not available within a reasonable distance. The CR district, which has strict requirements on building size and appearance, has most often been applied to the existing commercial zones in rural areas to ensure development is compatible with the rural setting.

Typical Uses Permitted by Right: Uses permitted by the underlying zone.

Typical Uses Permitted by Special Exception: Uses permitted by special exception in the underlying zone. Any use not permitted in the underlying zone, but permitted in the district is further limited by the bulk regulations.

Notes:

Generally, buildings in a CR district are limited to 8,800 sq. ft. of floor space (6,600 sq. ft. on the ground floor). Buildings which exceed the bulk regulations may be permitted by special exception only when the proposed development is in compliance with the site design guidelines and performance standards which are part of a duly adopted master plan for the district.

CCC Commercial, Community Core District

Intent: To provide for centers of shopping and auxiliary commercial activity on land zoned BL, BM, and/or BR and intended to serve an area of between 30,000 and 50,000 persons. Shopping opportunities are provided for convenience goods, appliances, furniture, and may include department stores or variety stores.

Typical Uses Permitted by Right: Uses permitted by the underlying zone.

Typical Uses Permitted by Special Exception: Uses permitted by special exception in the underlying zone.



Commercial, Town Center Core District



Intent: To provide primary shopping areas within town centers on land zoned BL, BM, BR and/or ML. This primary shopping area is intended to contain a high incidence of pedestrian-oriented retail uses of a type ordinarily producing relatively high income and profit per square foot of sales area. The district may include major business generators such as department stores and certain auxiliary services such as offices. The district may only be applied within designated town centers which include Towson, White Marsh, Owings Mills, Eastpoint, Security, Westview, Merritt Point, Pikesville.

Typical Uses Permitted by Right: Uses permitted by the underlying zone.

Typical Uses Permitted by Special Exception: Uses permitted by special exception in the underlying zone.

H and H1 Honeygo Area Districts

Intent: To implement the Honeygo Area Plan, ensuring that the development of infrastructure coincides with the approval of building permits. The districts are intended to provide for a unified traditional design which will create a sense of community rather than isolated subdivisions and commercial uses. Design standards are provided which feature protection of the environment, housing oriented towards the street, streetscapes which are not dominated by parking lots, signage consistent with building design, and landscaping. The H and H1 districts are additions to, modifications of, and exceptions from the requirements of the underlying zoning classification.



Typical Uses Permitted by Right: Uses permitted by the underlying zone.

Typical Uses Permitted by Special Exception: Uses permitted by special exception in the underlying zone.

IM Industrial, Major District



Intent: To encourage greater use of prime industrial land. Nonauxiliary commercial uses are discouraged. The IM district may be applied only to areas individually containing 100 acres or more of land zoned for industrial or semi-industrial use. The base zone may be MH, ML, MLR, MR, BR, and/or BM.

Typical Uses Permitted by Right: Uses permitted by the underlying zone, auxiliary retail, service and semi-industrial uses such as banks, barbershops, dry cleaning facilities, contractor's shops, machinery sales/repair, hotels and motels, office supply stores, taverns.

Typical Uses Permitted by Special Exception: Uses permitted by special exception in the underlying zone, car washes, truck and car service garages.

Height and Area Requirements: Same as underlying zone.

M43

MD 43 (Maryland Route 43) Overlay District

Intent: Encourage the development of industrial zoned land with export type businesses that generate family supporting wages. This district can only be applied to certain industrially-zoned parcels or parcels zoned OR within the Middle River Employment Center Plan Area. All development must be in conformance with the the *Comprehensive Manual of Development Policies* or a pattern book submitted as an alternate land design scenario.

Typical Uses Permitted by Right: Uses permitted by right in the underlying ML or MH zone; however, auxiliary commercial uses are limited to no more than 8% of the gross floor area. Residential uses are permitted on up to 30% of an overall 800-acre tract in common ownership, and with approval of a pattern book, standard requirements including height, area, bulk and parking may be modified or waived.

Typical Uses Permitted by Special Exception: Any use permitted by special exception in the underlying zone and classified as “employment intensive.”

Uses Prohibited: After hours clubs, junkyards, outdoor advertising and striptease businesses are specifically prohibited.



ME Mercantile Exposition Overlay District



Intent: Allow commercial, entertainment and agricultural activities, including expositions, fairs, entertainment and sporting, and agricultural-related events, that support an agricultural society organization and attract local tourism. The ME District is not intended to permit a slot machine parlor or video lottery facility.

Typical Uses Permitted by Right: Animal shows, athletic events, carnivals, camping, exhibitions, sales, thoroughbred racing and betting, gaming events.

Typical Uses Prohibited: Video lottery facility.

Note: This district can only be applied to tracts of at least 80 acres owned by an agricultural society.

NC Neighborhood Commons Overlay District

Intent: Promote more livable communities through the preservation of land for community parks, gardens and natural areas. It is intended that the NC District be applied only to open space parcels in established neighborhoods, and that residential, commercial, or industrial development not be permitted on tracts with the NC District designation.

Typical Uses Permitted by Right: Open space, and civic, social, educational and recreational uses not involving structures more than 1000 square feet.

Typical Uses Permitted by Special Exception: Civic, social, educational and recreational uses involving ancillary structures more than 1000 square feet.

Note: This district can only be applied inside the URDL



Appendices

Appendix A: Selected Zoning Terms.....	74
Appendix B: Major Zoning Milestones.....	75
Appendix C: Historic Districts	77
Appendix D: Design Review Panel Areas.....	89
Appendix E: Adopted Community Plans	103

Appendix A: Selected Zoning Terms

Setback - The required minimum distance between the building line and the front, side, or rear property line or an adjacent use or zone line.

Floor Area Ratio (F.A.R.) - The total gross floor area of buildings on a site divided by the gross area of the site. An F.A.R. requirement limits the bulk or height of a building in relation to its parcel size.

Residential Transition Area: RTAs are buffer areas that are required when low density single family, semi-detached and duplex buildings adjoin higher density housing types such as townhouses and garden apartments.

Special Exception - The Baltimore County Zoning Regulations (BCZR) contain use listings for each zone which indicate whether a use is permitted by right or by special exception. If a use is not included on either of these lists, the use is prohibited from locating in the zone. If a use is permitted by right, the use is appropriate for any location in a zone. A use permitted by special exception is appropriate for some, but not all locations in a zone. For example, in the Density Residential (DR) zones, dwellings are permitted by right; nursing homes are permitted by special exception.

If a use is permitted by special exception, a petition must be submitted to the Administrative Law Judge. The ALJ will hold a public hearing,

after which a decision will be issued. The ALJ must find that the use will meet certain criteria concerning impacts to the surrounding community, and also meet any other special regulations listed for that use or zone in the BCZR. If a use is not included on the special exception use listings for the zone, it cannot be permitted through the special exception process.

Special Hearing - The ALJ has the authority to conduct hearings involving any violation, alleged violation or the interpretation of any zoning regulation upon notice to “the parties of interest” and subject to the right of appeal to the Board of Appeals. Any “interested person” may petition for a public hearing which must be advertised, and posted if a specific property is involved.

Variance - The BCZR permits variances from height and area regulations, from off-street parking regulations and from sign regulations. A petition is submitted to the ALJ who must find that strict compliance with the regulations would result in “practical difficulty and unreasonable hardship.” The variance is not permitted if it will cause “substantial injury to public health, safety and general welfare” or if the resulting development would not be in “strict harmony with the spirit and intent” of the regulation which is variances.

The ALJ has the authority to grant variances of height and area regulations without holding a public hearing for owner-occupied lots zoned residential, if the property is posted and there are no requests for a public hearing within 15 days.

It is not possible to obtain density or intensity of use beyond what is permitted in the zone through the variance process.

Nonconforming Use - A nonconforming use is a legal use which does not conform to a use regulation for the zone in which it is located or to a special regulation applicable to the use. A nonconforming use can continue until circumstances such as abandonment of the property leads to the discontinuation of the use. Theoretically, nonconforming uses are replaced over time with conforming uses.

Urban Rural Demarcation Line (URDL) - A line established by the Planning Board dividing that portion of Baltimore County considered “urban” from that portion considered “rural.” Generally, the line between urban zoning and rural zoning. The URDL has been established as a component of the Master Plan.

Appendix B: Major Zoning Milestones

1945

Zoning was introduced in Baltimore County as county commissioners adopted a “comprehensive” set of zoning regulations containing seven zones: four residential, one commercial, and two industrial.

1955

Zoning regulations were expanded to 13 zones: six residential, three commercial, and four industrial. There were no purpose or intent statements or locational requirements contained in these classifications.

1970

Bill 100 significantly revised the BCZR.

- Eliminated minimum lot sizes (except for small lot subdivisions).
- Created DR zones (density residential) with permitted density equal to the DR number times gross acreage (i.e., DR-5.5 = 5 1/2 units/acre).
- Allowed the transfer of density between zones on a parcel to encourage more creative and innovative subdivisions, better use of open space, and diversity of housing types.
- Introduced the concept of a Planned Unit Development (PUD)
- Recognized the significance of the Urban Rural Demarcation Line (URDL) with the

creation of two rural zones, Rural Deferred Planning (RDP) and Rural Suburban Conservation (RSC).

1975

Resource Conservation (RC) zones were introduced: RC-2, RC-3, RC-4, RC-5.

1979

Growth management and basic services legislation enacted; RC-2 zone revised.

1980

Office zones RO, O-1 and O-2 revised

1988

- Chesapeake Bay Critical Area regulations and two new zones were introduced: RC-20 and RC-50.
- Major update of the county’s parking regulations.

1992

In accordance with the 1989 Master Plan, revisions were made to the BCZR modifying Bill 100 provisions:

- Limited density transfers.
- Residential uses limited in DR-1, DR-2, and DR-3.5 to single family units only.
- Townhouses permitted in DR-5.5 only with finding of compatibility.

1994

- Performance-based business zones were created: BLR and CB.
- Office zones were revised; changing O-1 to OR-1, O-2 to OR-2 and creating the O-3 zone.

1997

Major update of the county’s sign regulations.

2000

Two new rural zones were created: RC-6 and RC-7.

2002

The Middle River Employment Zone District (M-43) was created.

2004

Another rural zone was created: RC-8.

2012

Two new overlay districts were created, Neighborhood Commons (NC) and Mercantile Exposition (ME)

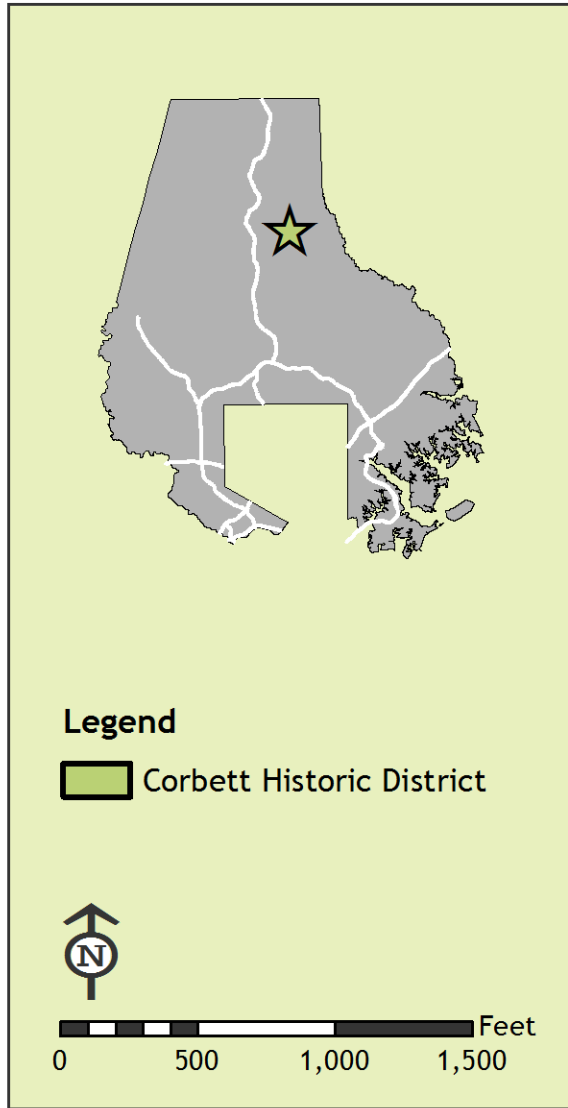
Appendix C: Historic Districts

Districts
Corbett
Glyndon
Fieldstone
Franklinville
Lutherville
Monkton
Relay
Rippling Run
Sudbrook Park
Single Properties

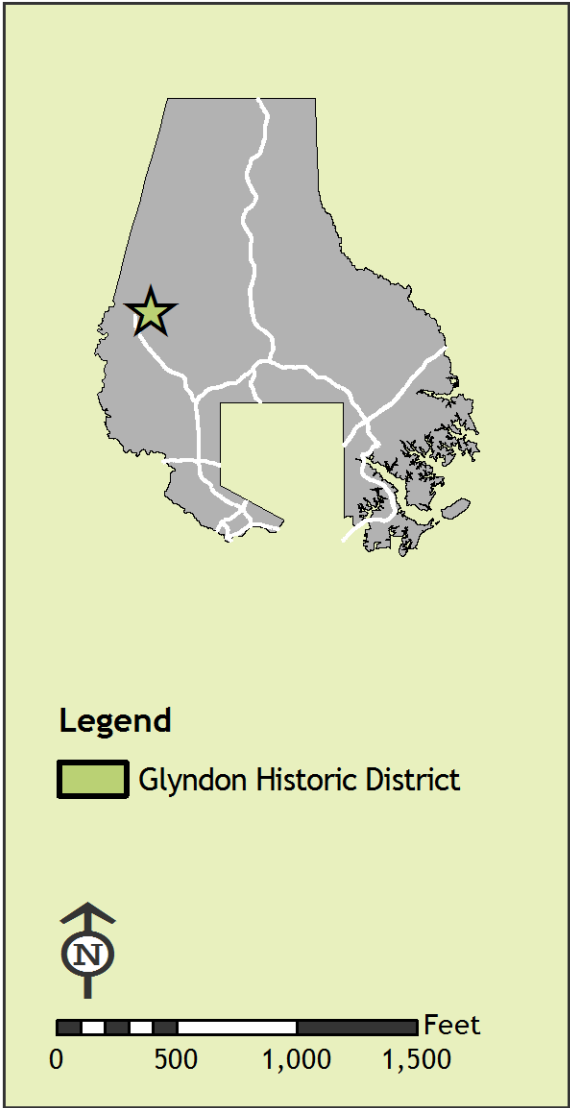
Baltimore County law defines a historic district as an area “in which there are located structures that have historical, cultural, educational, or architectural value, the preservation of which is deemed to be for the educational, cultural, economic, and general welfare of the inhabitants of the county.” Following a process of petition by the property owners and public hearings, the County Council votes to designate Historic Districts. The boundaries of each district are interpreted as matching the respective property lines.

Appendix C

Corbett Historic District

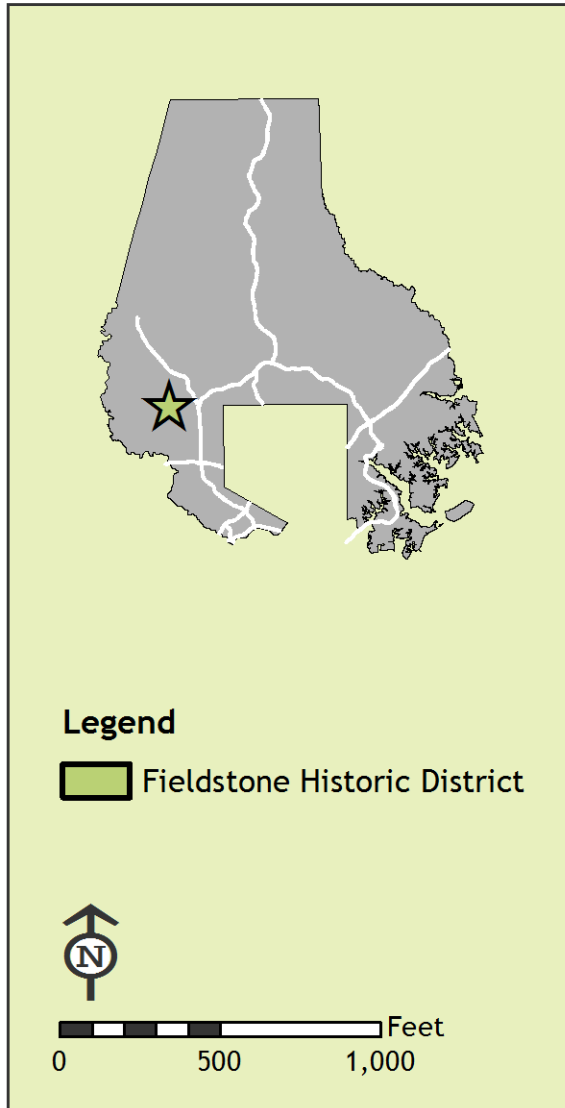


Appendix C Glyndon Historic District

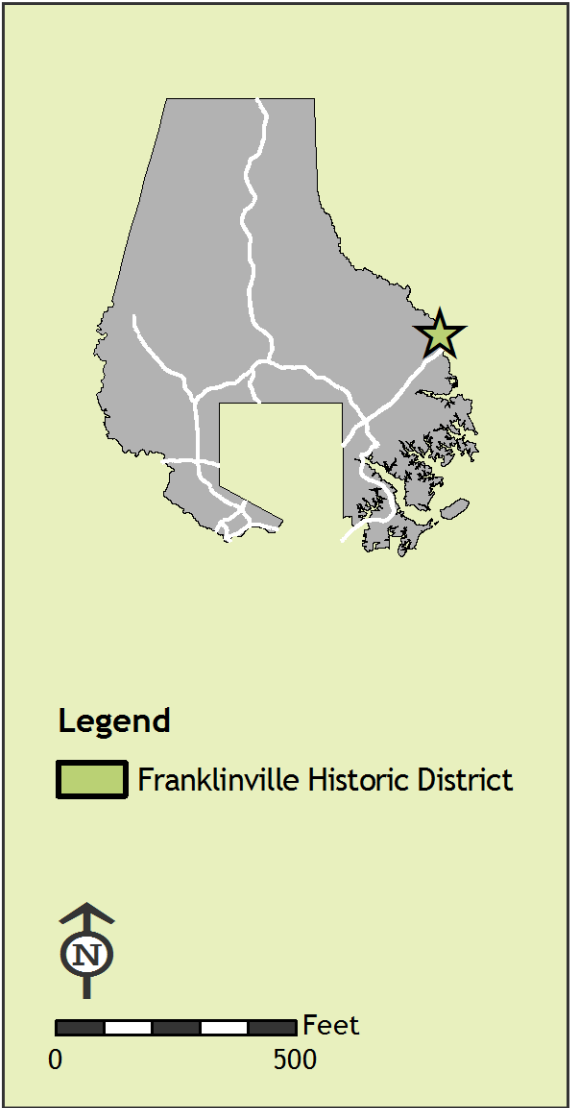


Appendix C

Fieldstone Historic District

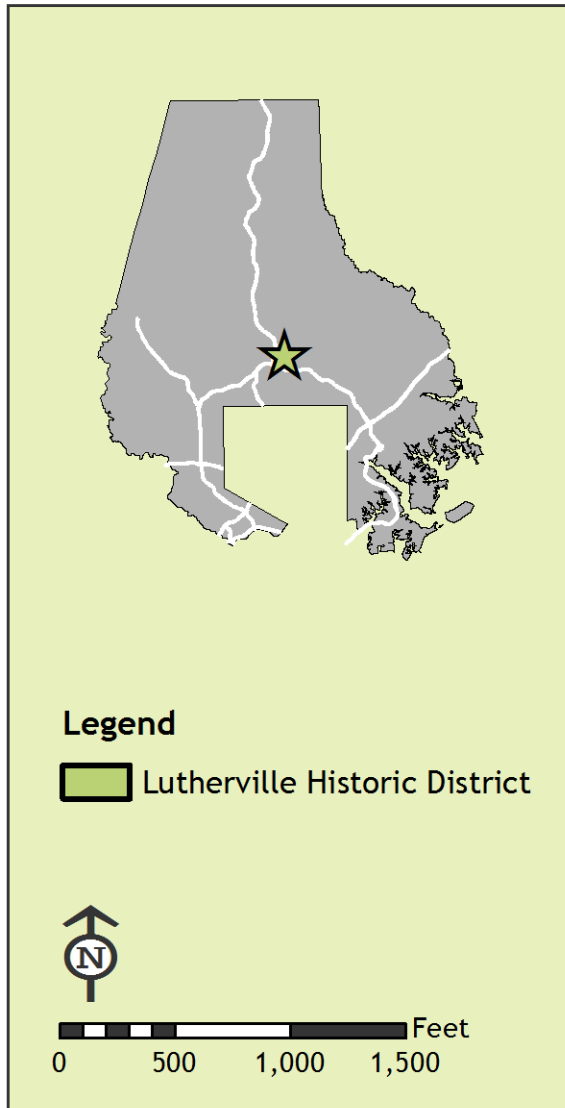


Appendix C Franklinville Historic District

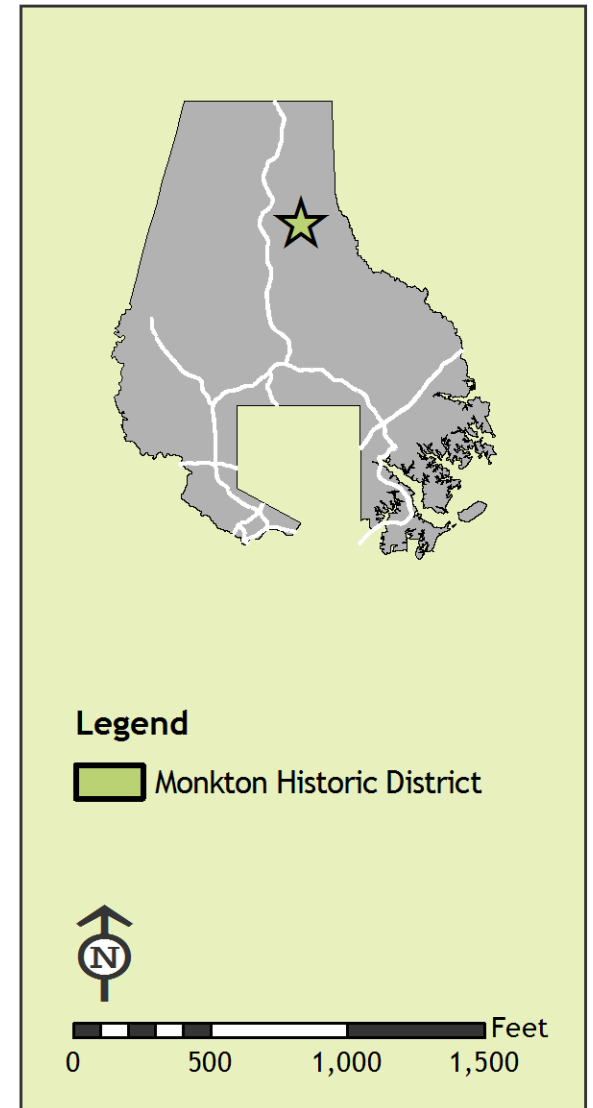
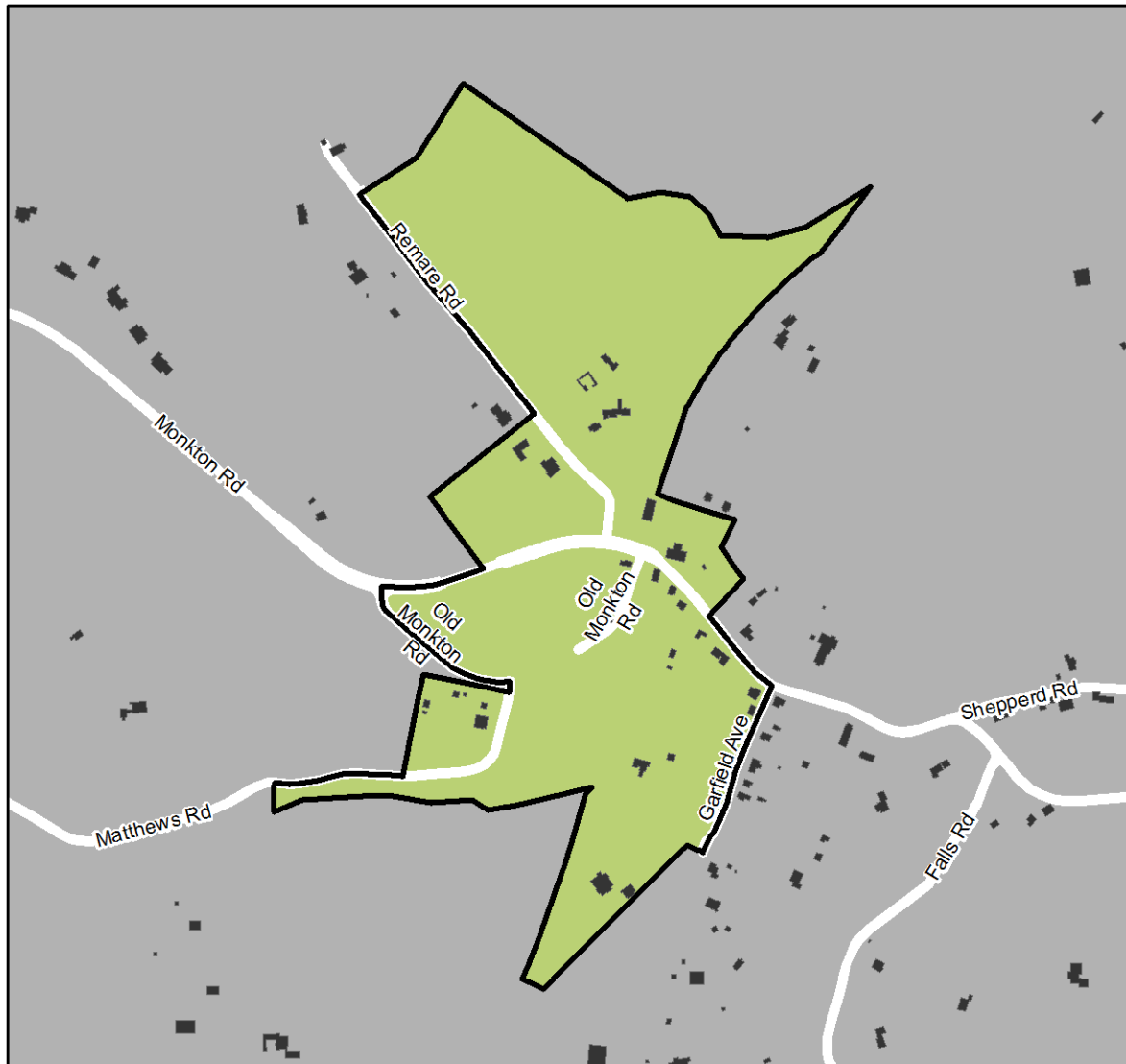


Appendix C

Lutherville Historic District

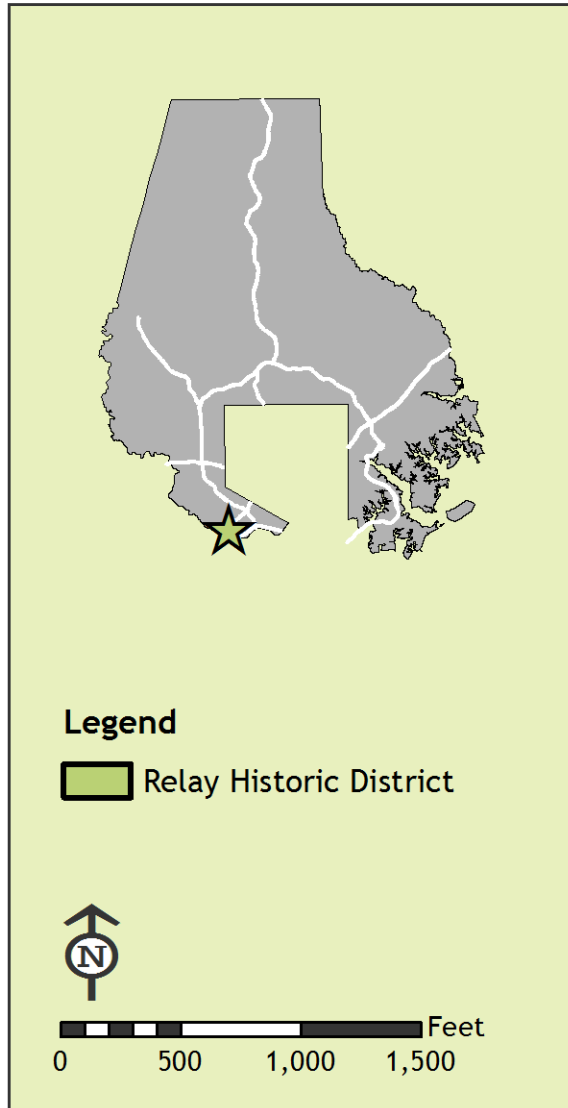


Appendix C Monkton Historic District

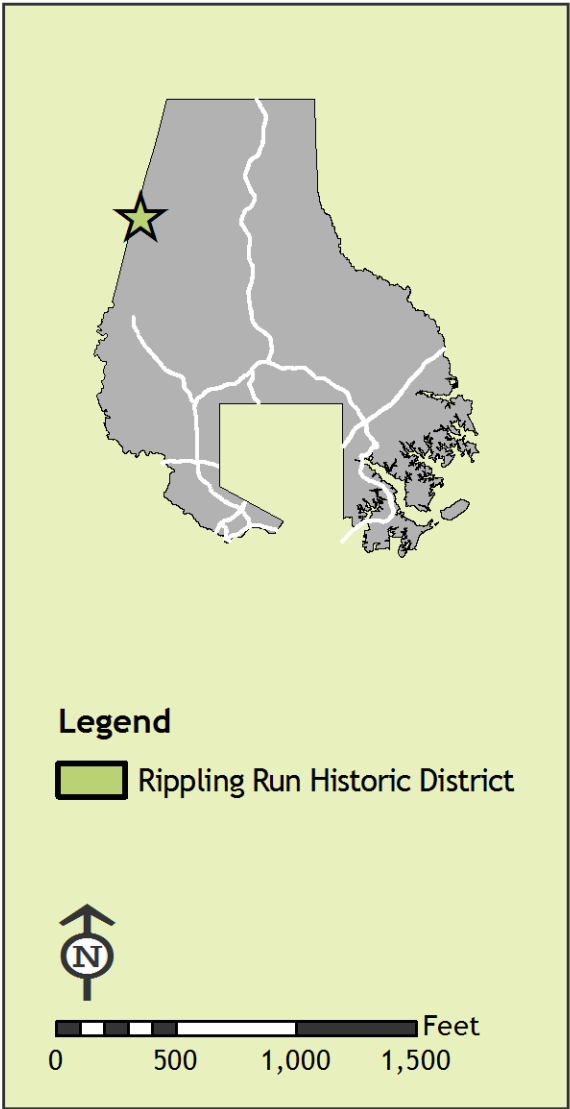
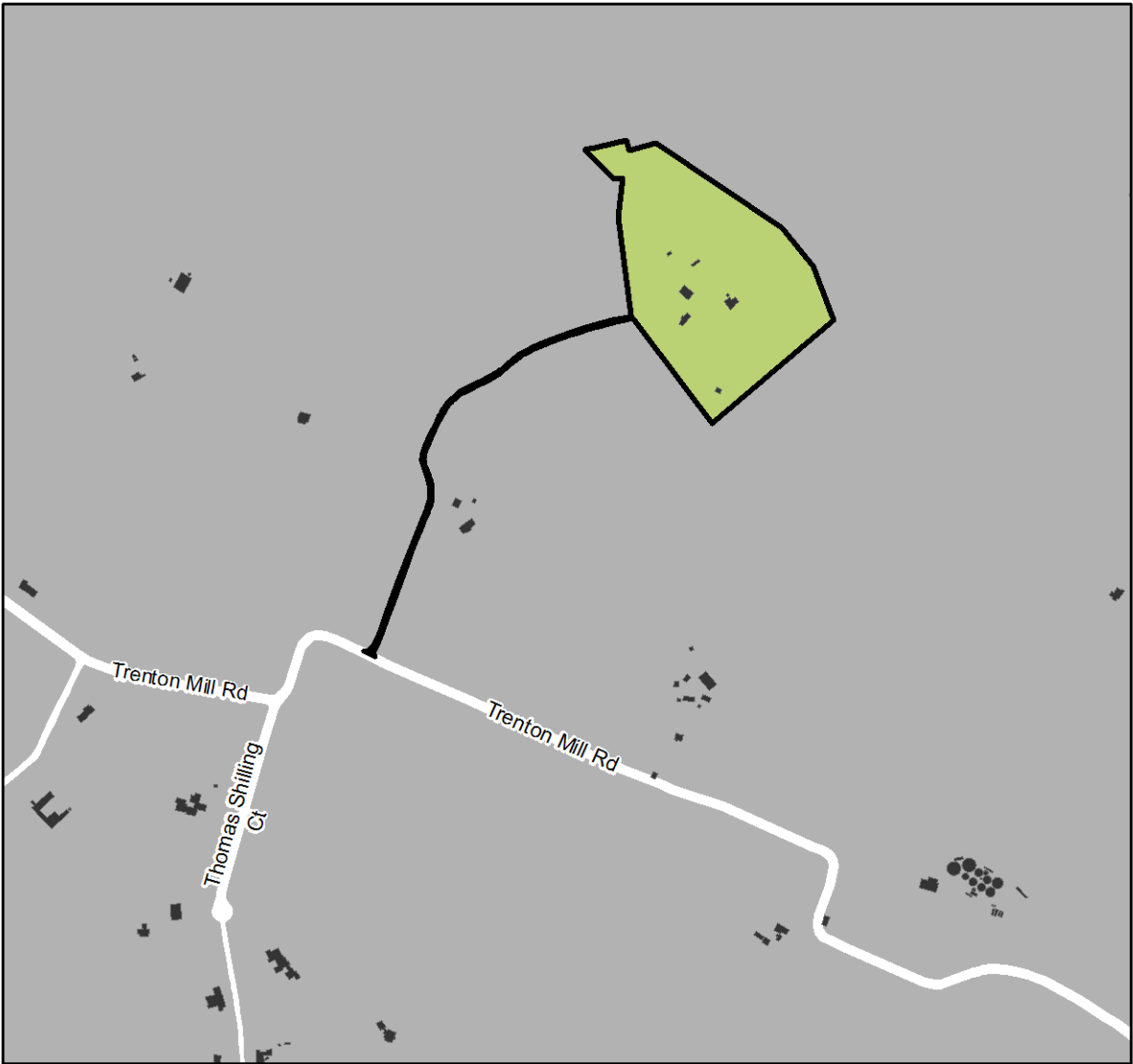


Appendix C

Relay Historic District

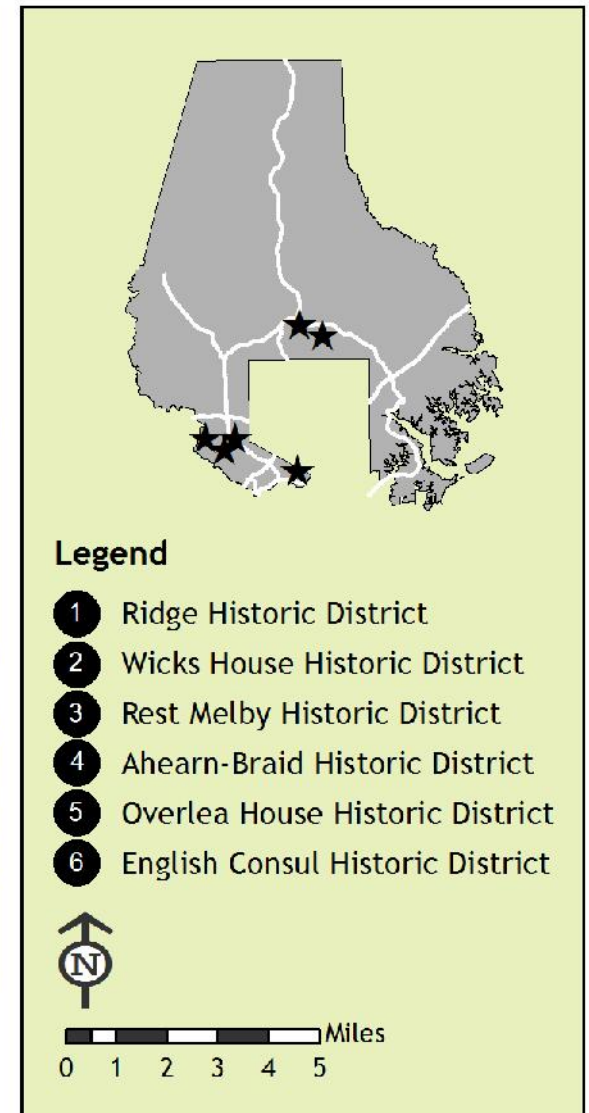
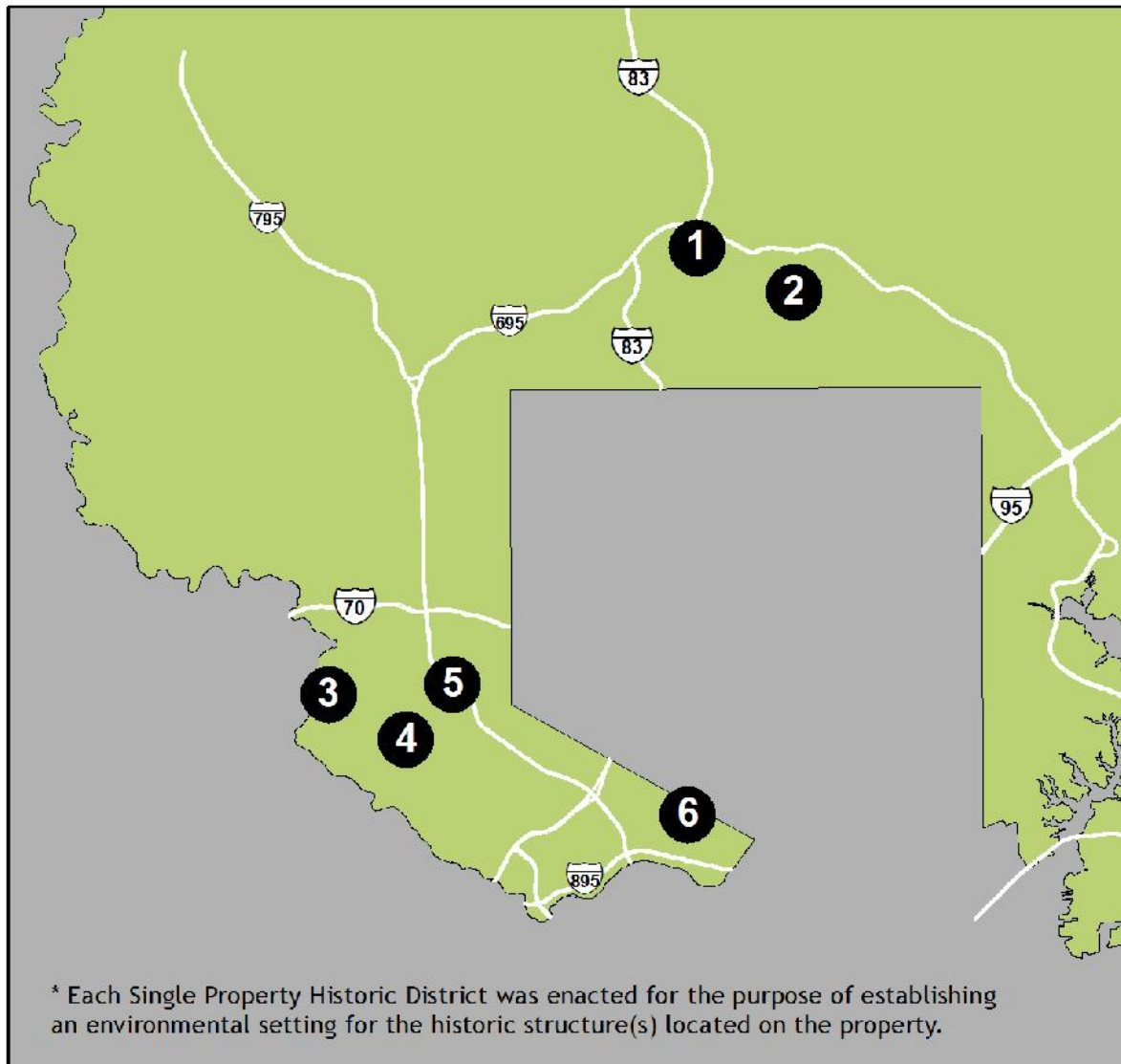


Appendix C Rippling Run Historic District



Appendix C

Single Property Historic Districts



Appendix D: Design Review Panel Areas

Commercial Review Areas
Arbutus
Catonsville
Essex
Loch Raven - Baynesville
Loch Raven - Hillendale
Perry Hall
Pikesville
Towson

Residential Review Areas
East Towson
Middle River
Ruxton - Riderwood - Lake Roland
Sudbrook Park
Towson

The Design Review Panel (DRP) was established by the *Baltimore County Code*. The panel reviews plans for development projects located within designated Design Review Areas.

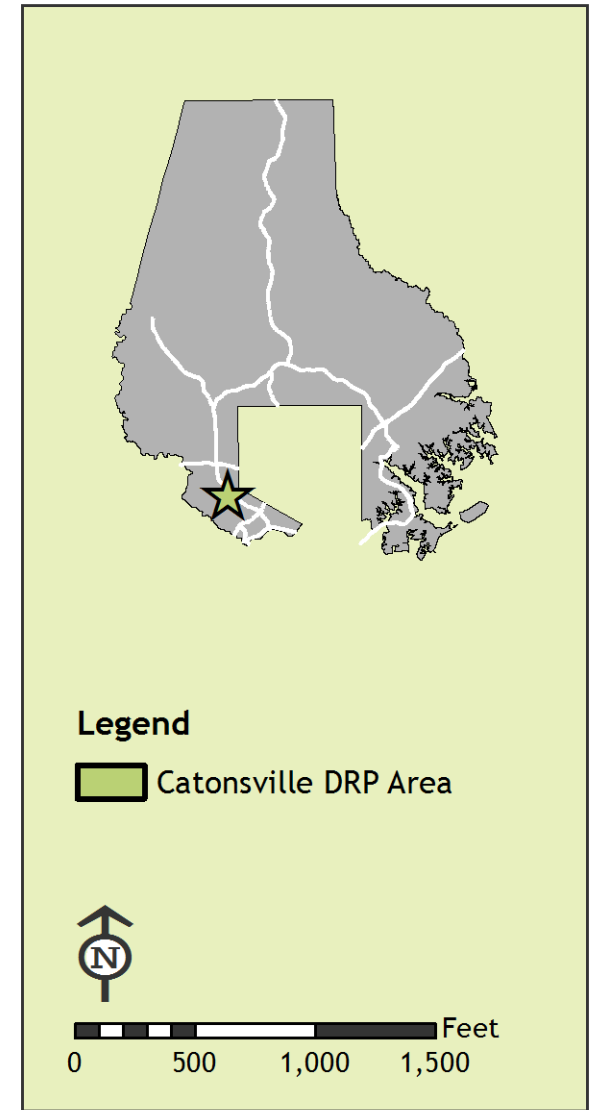
The DRP's general charge is to encourage design excellence through the application of the relevant design guidelines and standards contained in the *Master Plan*, the *Comprehensive Manual of Development Policies*, adopted community plans and/or Section 260 of the *Baltimore County Zoning Regulations*. Section 260 provides general standards relating to residential development, as well as specific standards for several of the design review areas.

While the DRP acts in a technical consulting capacity, its recommendations are usually legally binding on the Hearing Officer and the county agencies involved in plan approval.

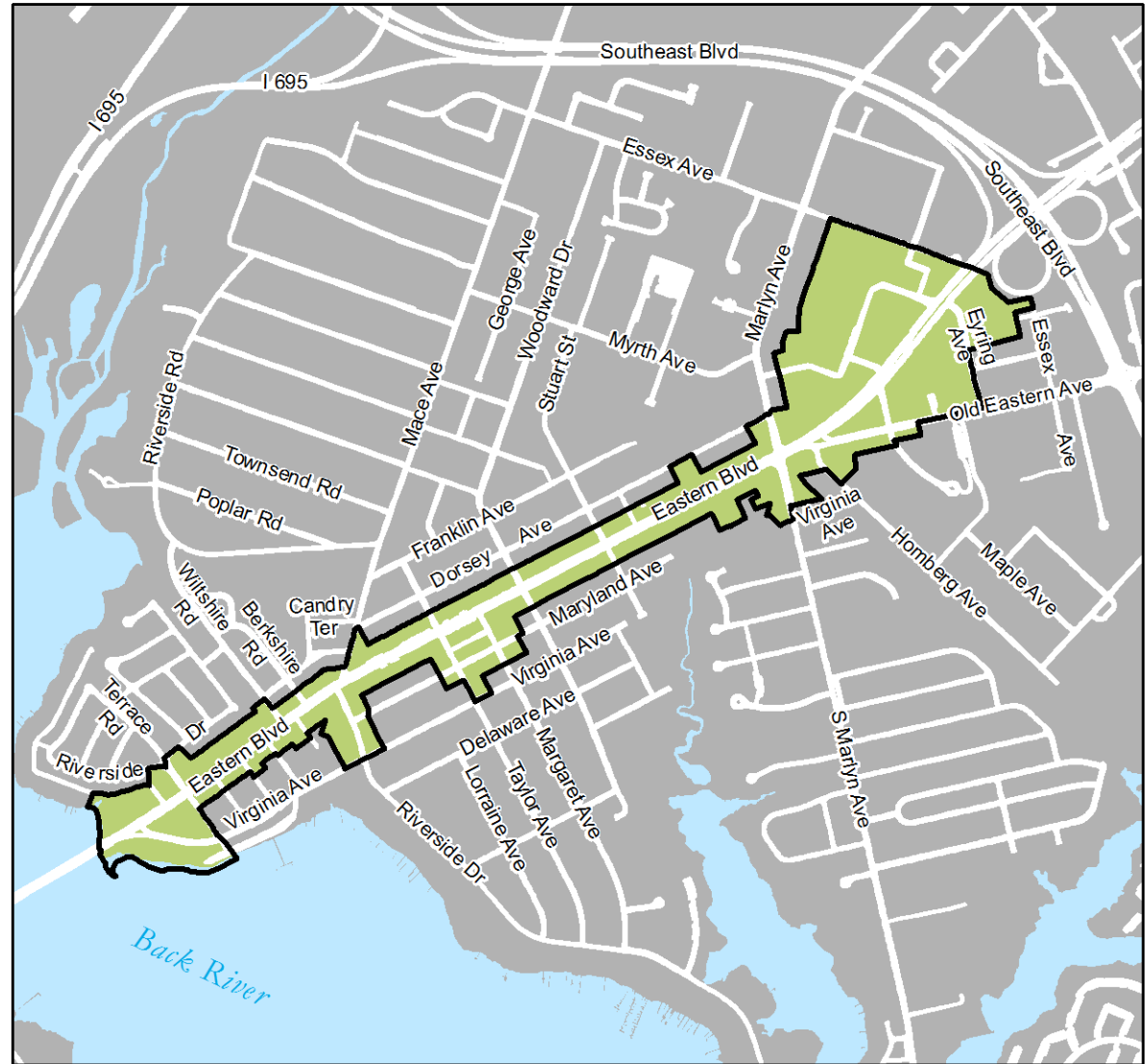
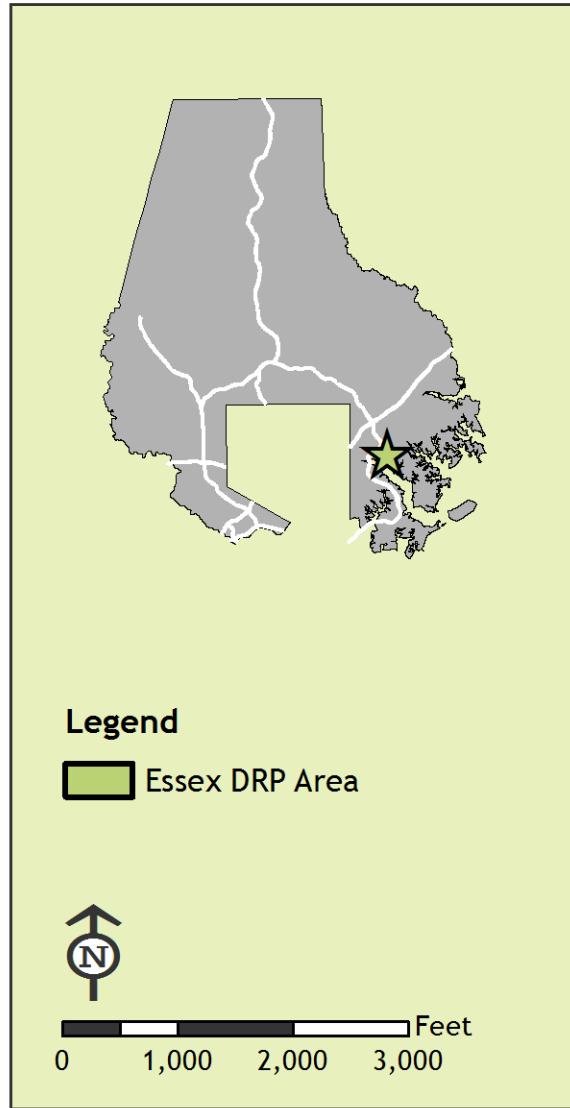
Appendix D - Commercial Arbutus Design Review Panel Area



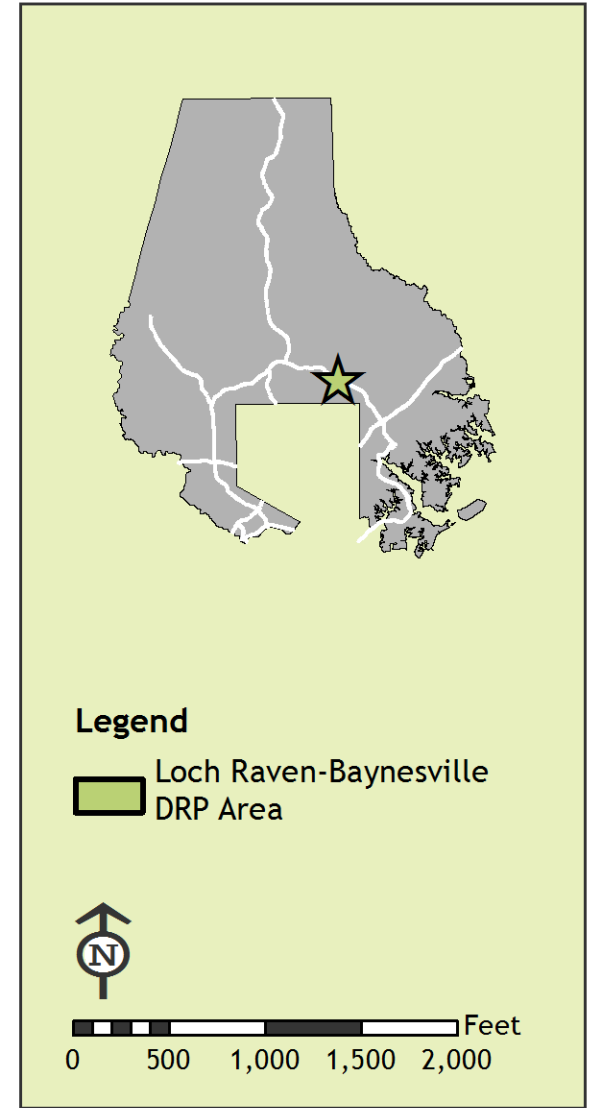
Appendix D - Commercial Catonsville Design Review Panel Area



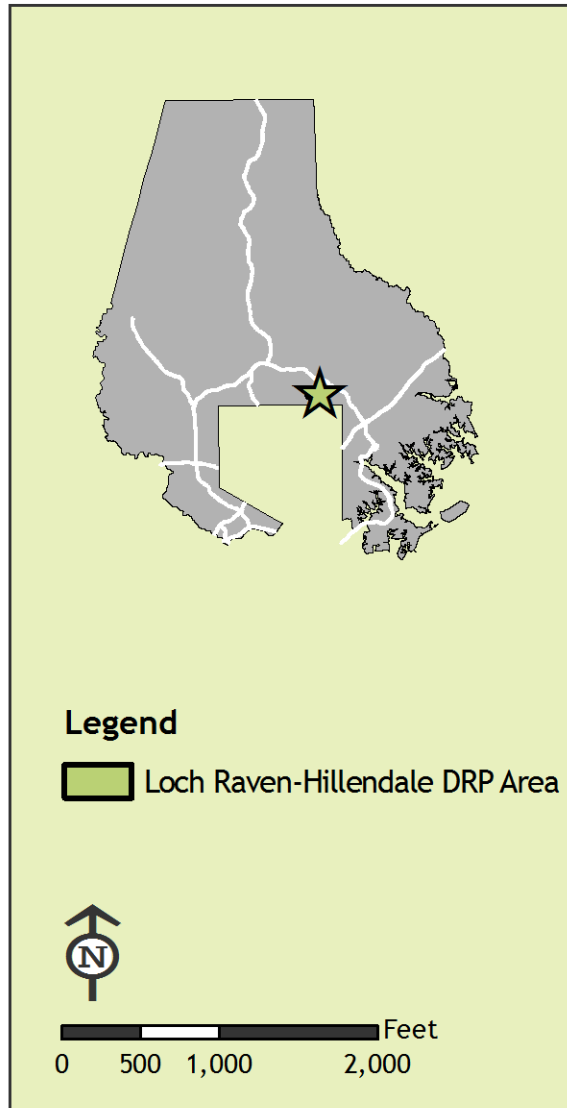
Appendix D - Commercial Essex Design Review Panel Area



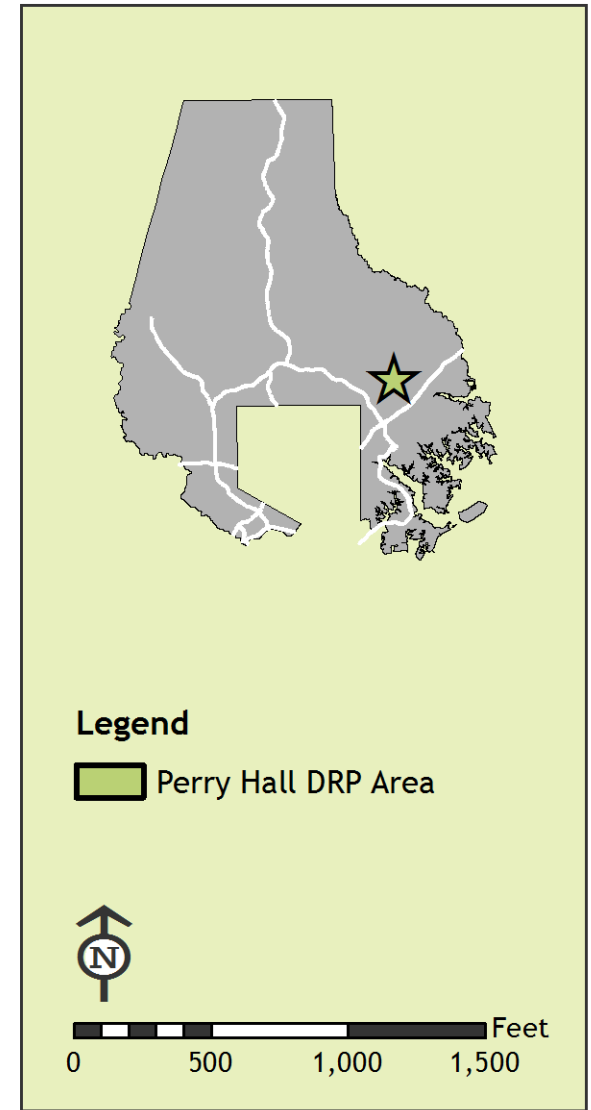
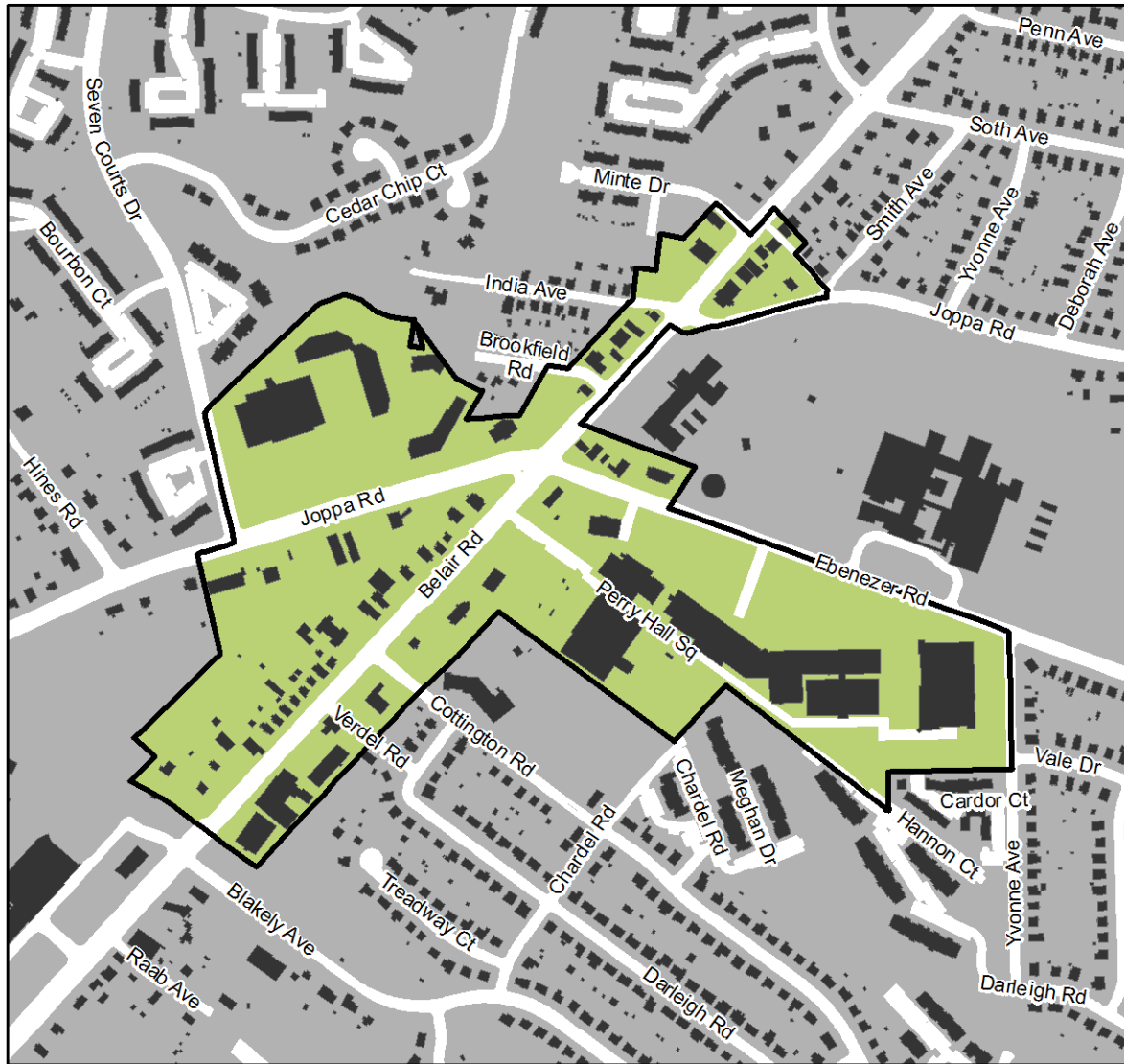
Appendix D - Commercial Loch Raven Baynesville Design Review Panel Area



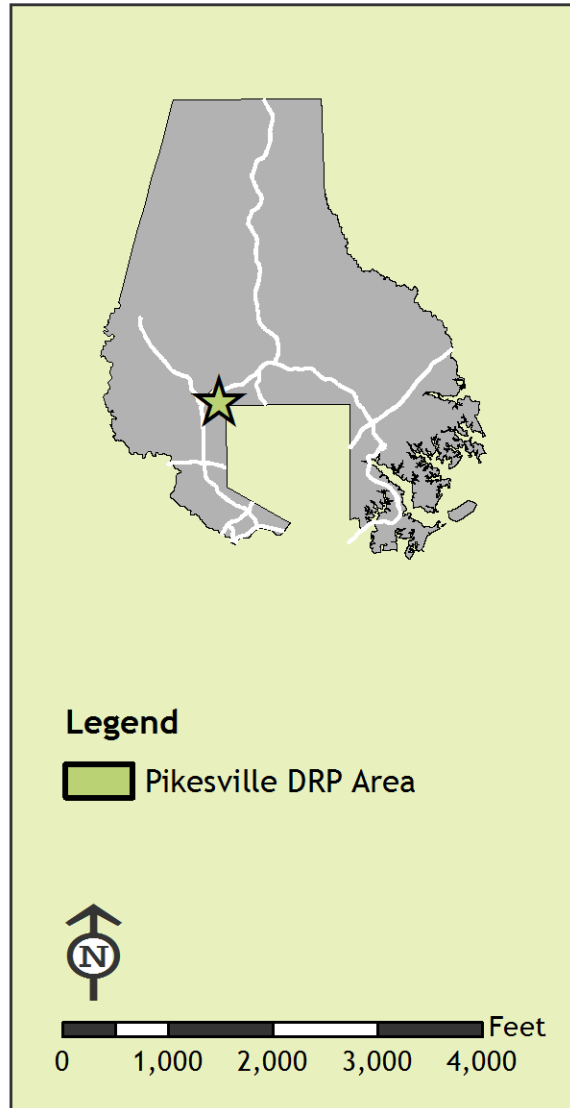
Appendix D - Commercial Loch Raven-Hillendale Design Review Panel Area



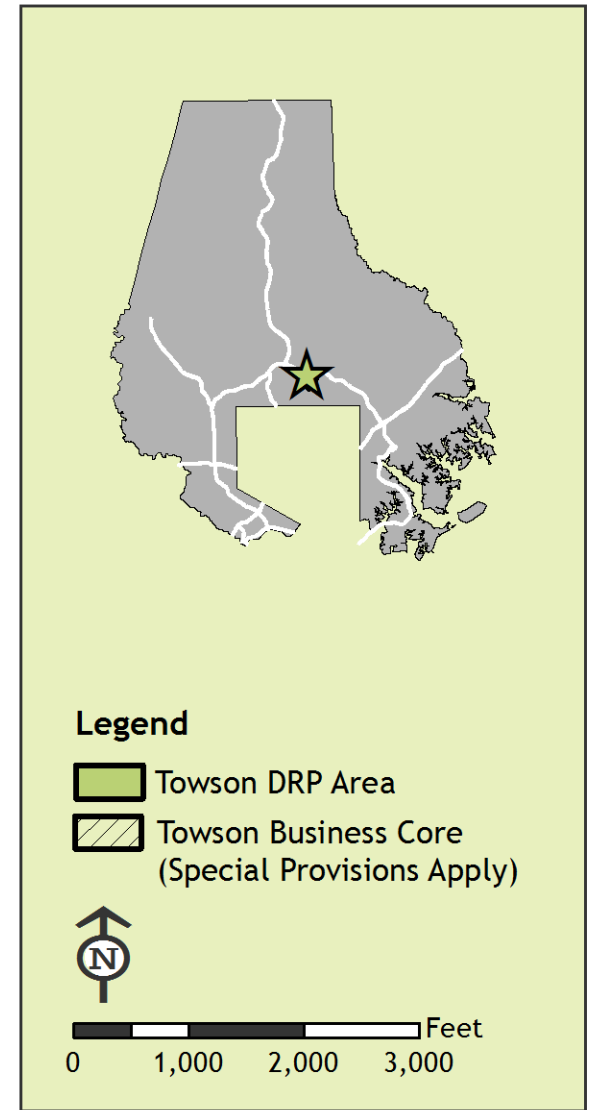
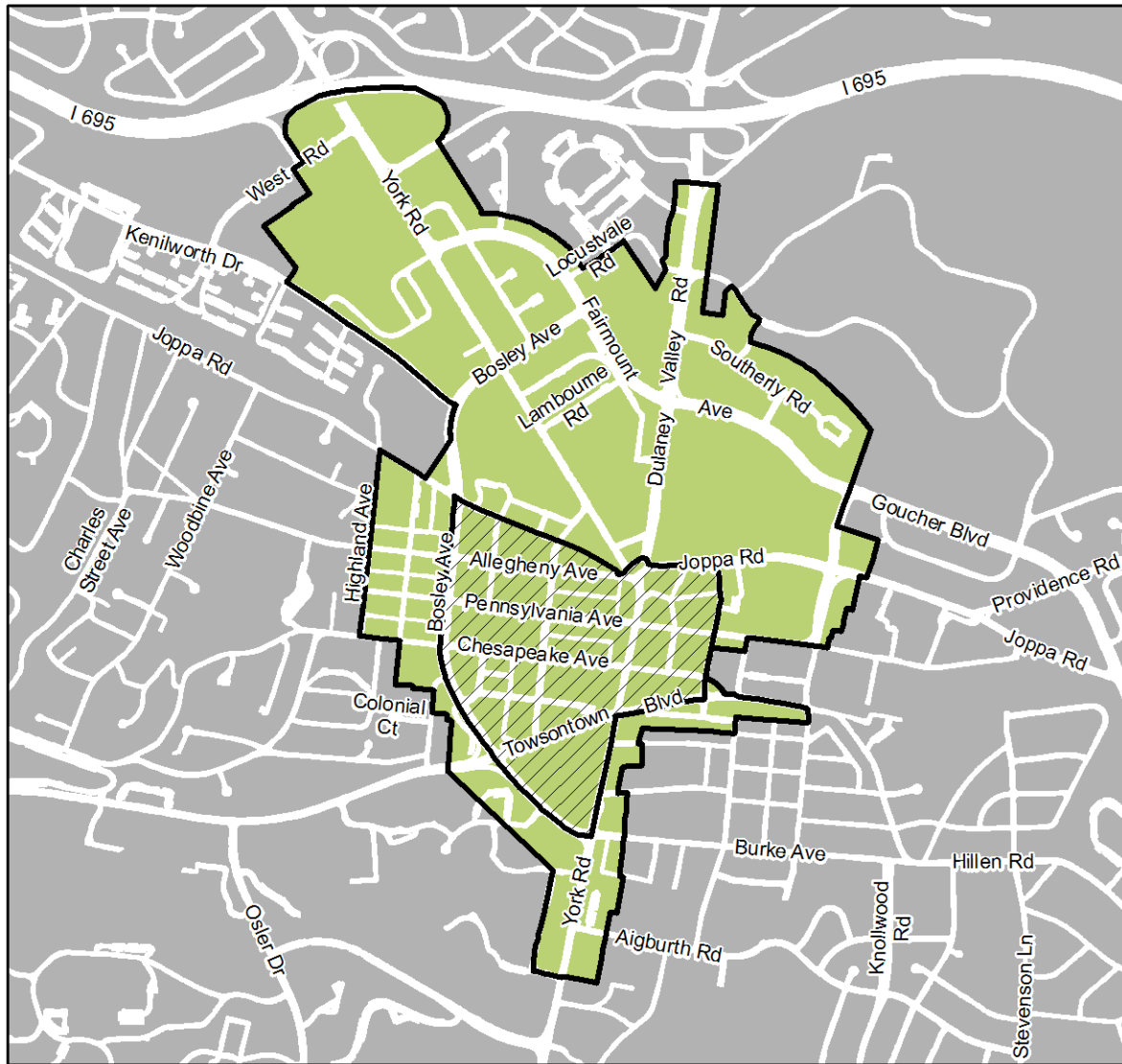
Appendix D - Commercial Perry Hall Design Review Panel Area



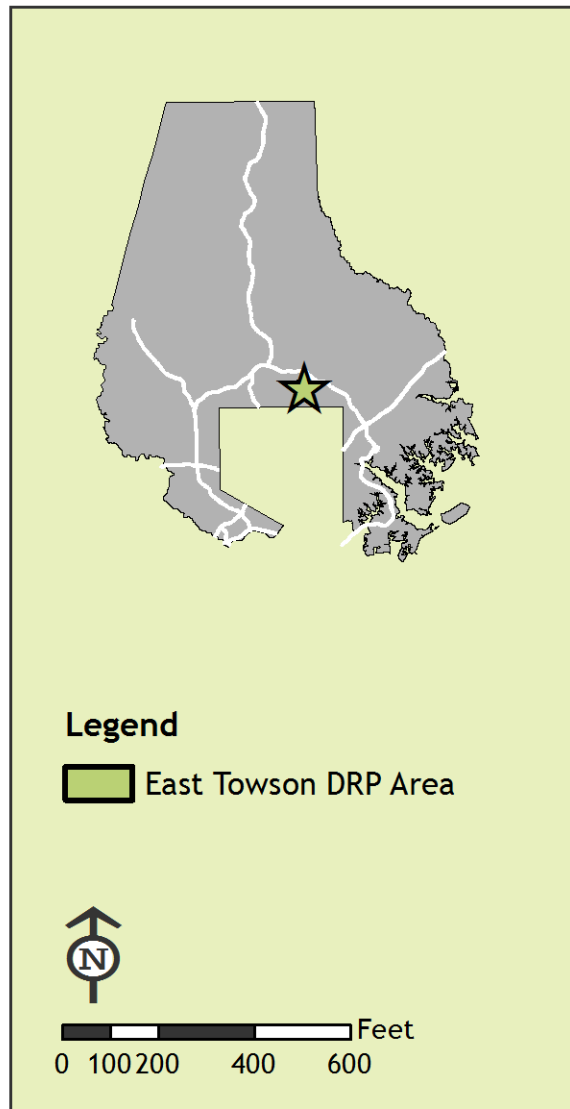
Appendix D - Commercial Pikesville Design Review Panel Area



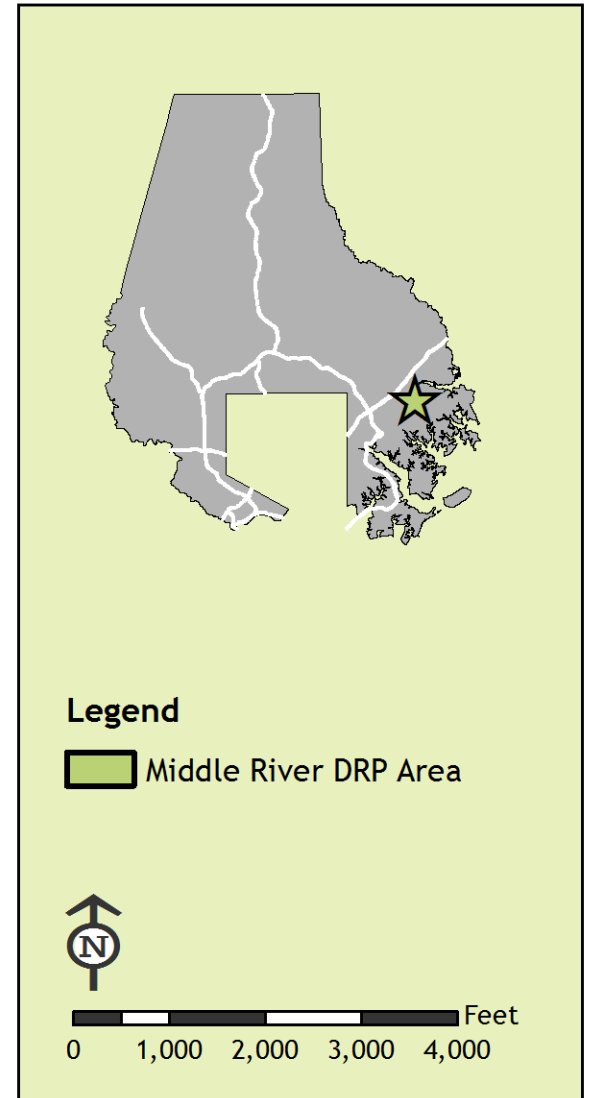
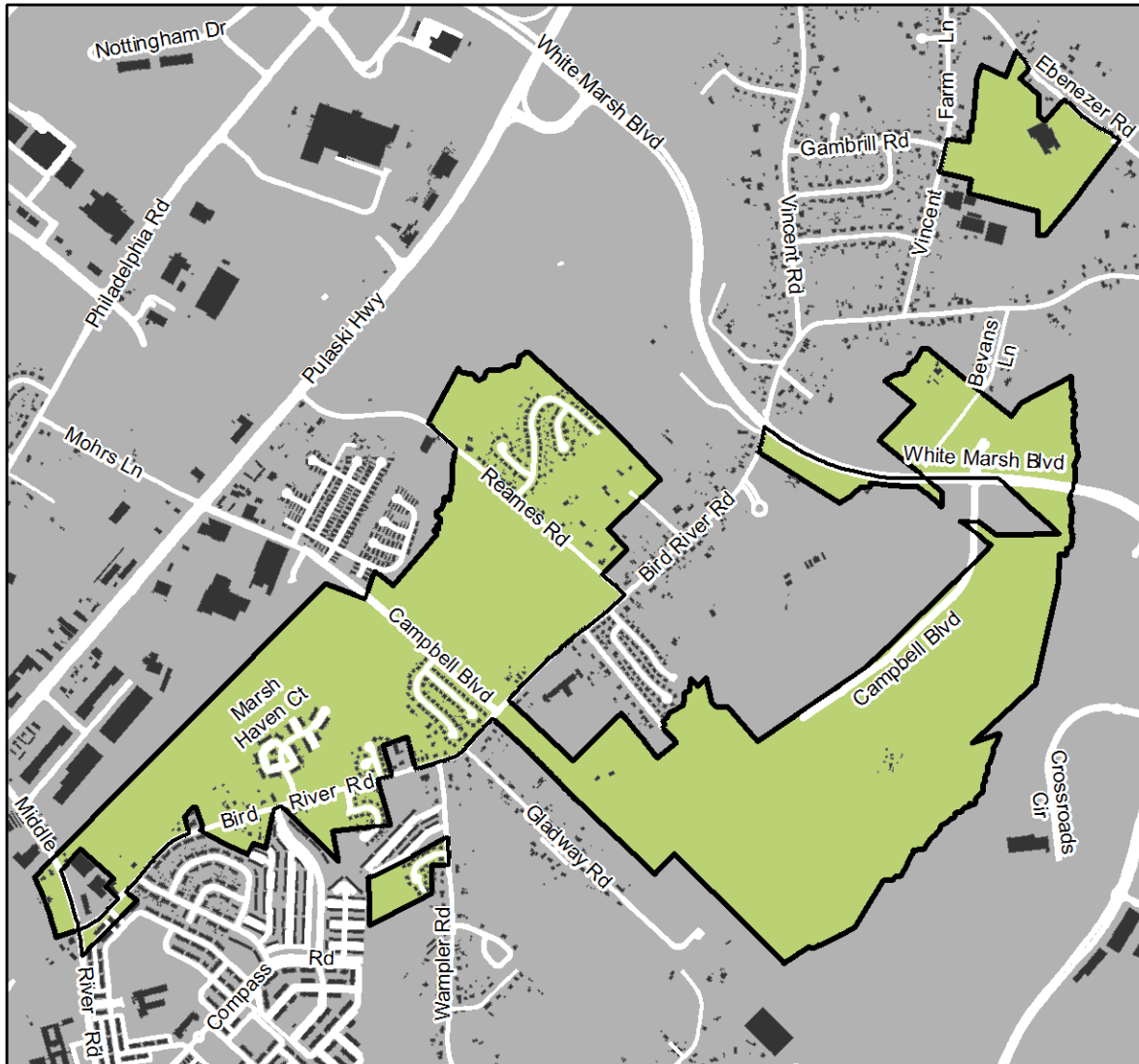
Appendix D - Commercial and Residential Towson Design Review Panel Area



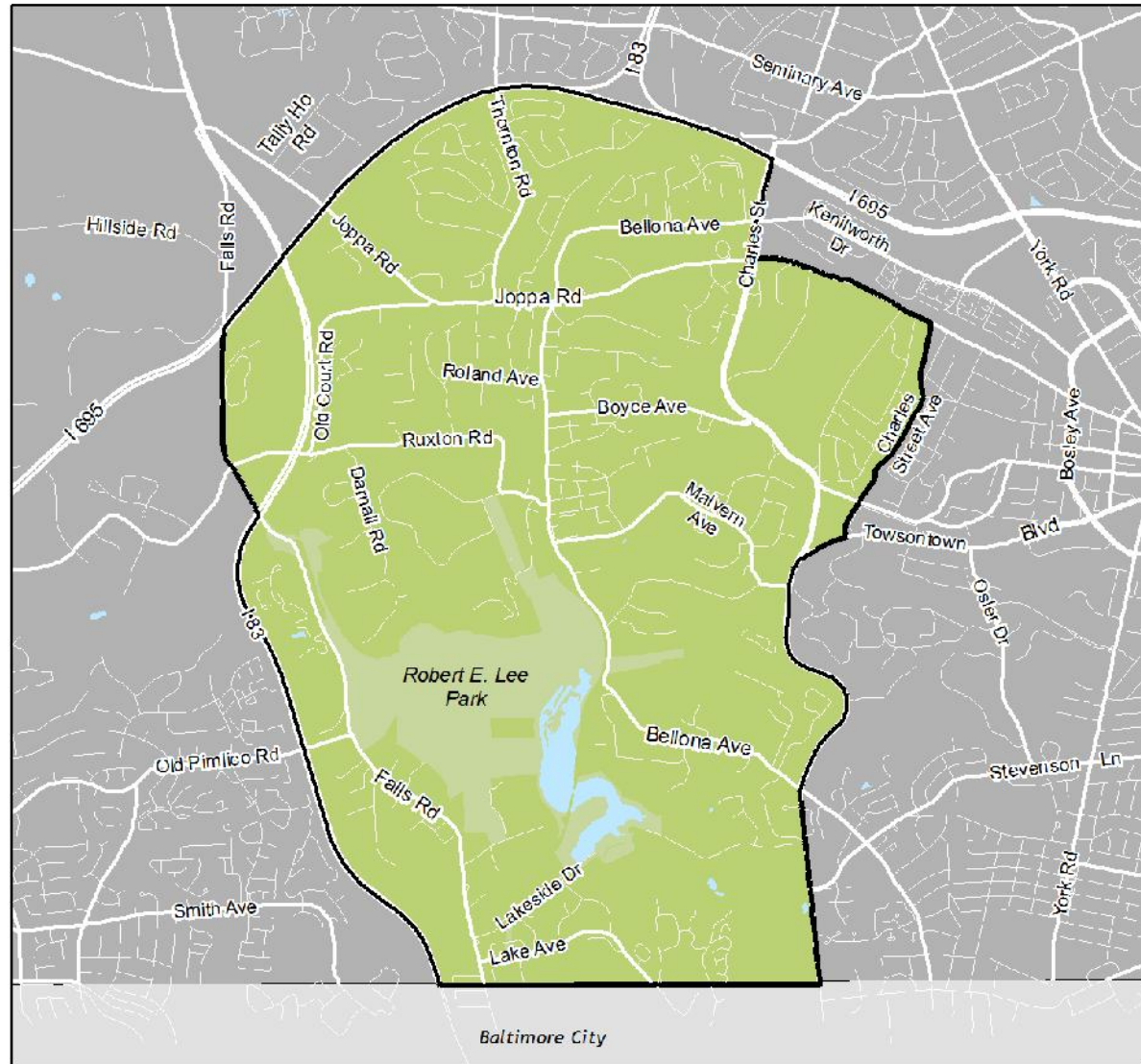
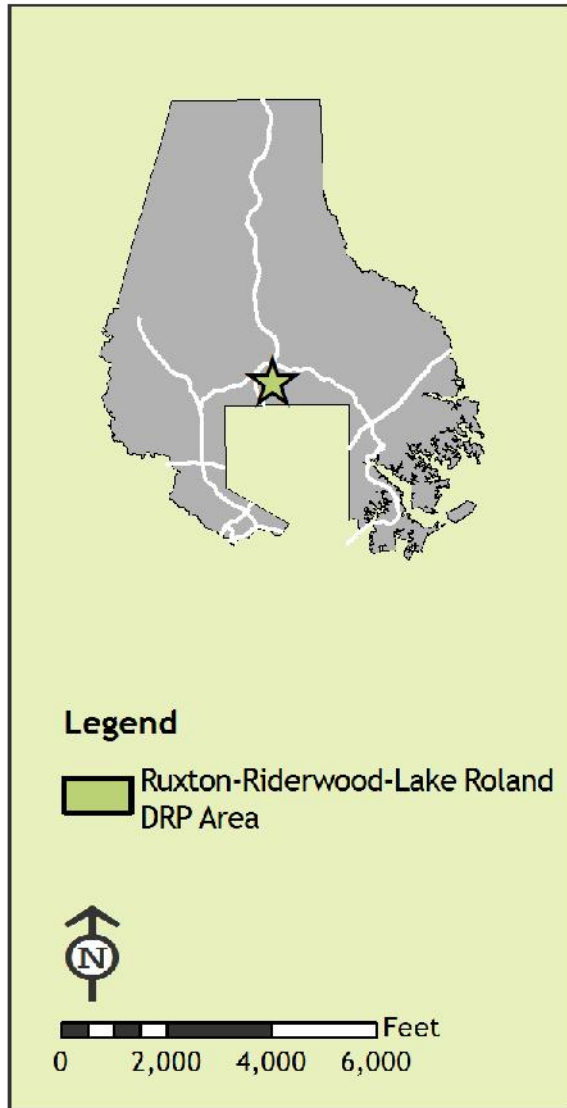
Appendix D - Residential East Towson Design Review Panel Area



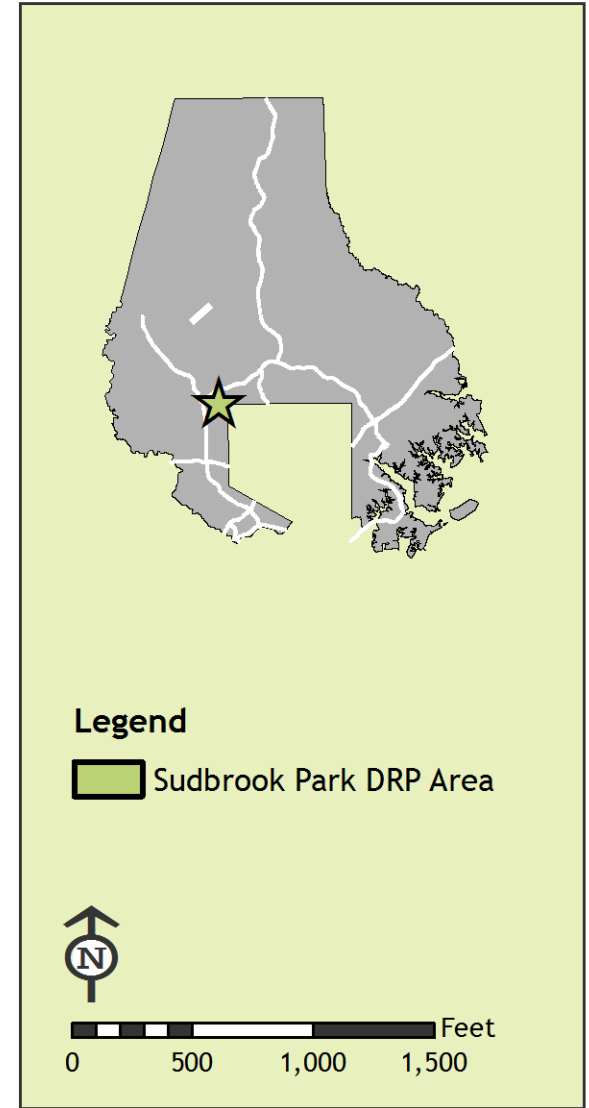
Appendix D - Residential Middle River Design Review Panel Area



Appendix D - Residential Ruxton - Riderwood - Lake Roland Design Review Panel Area



Appendix D - Residential Sudbrook Park Design Review Panel Area



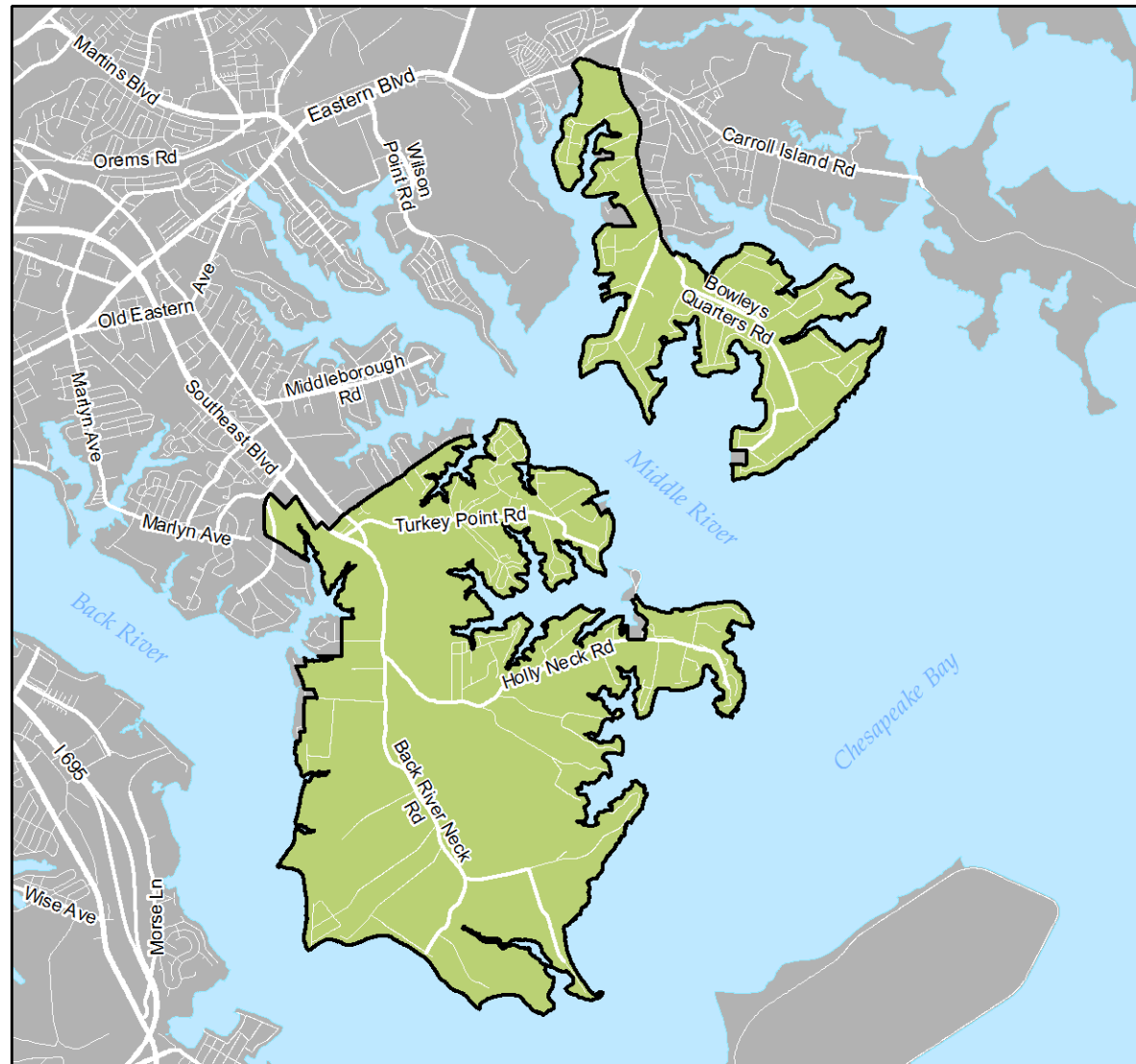
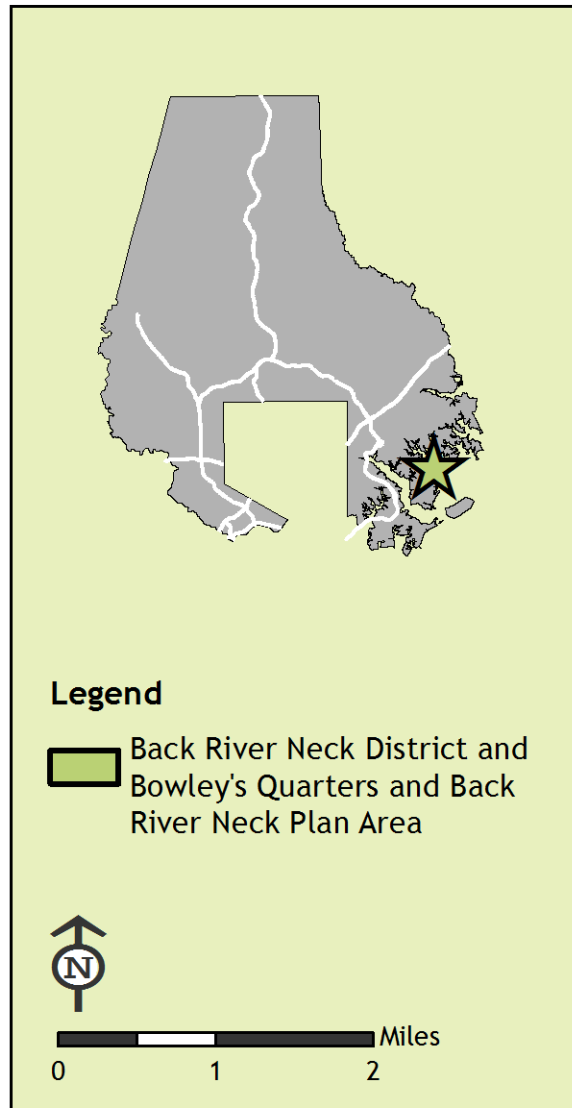
Appendix E Community Plan Areas

Community plans adopted by the Baltimore County Council can contain specific development requirements that are incorporated into the zoning regulations.

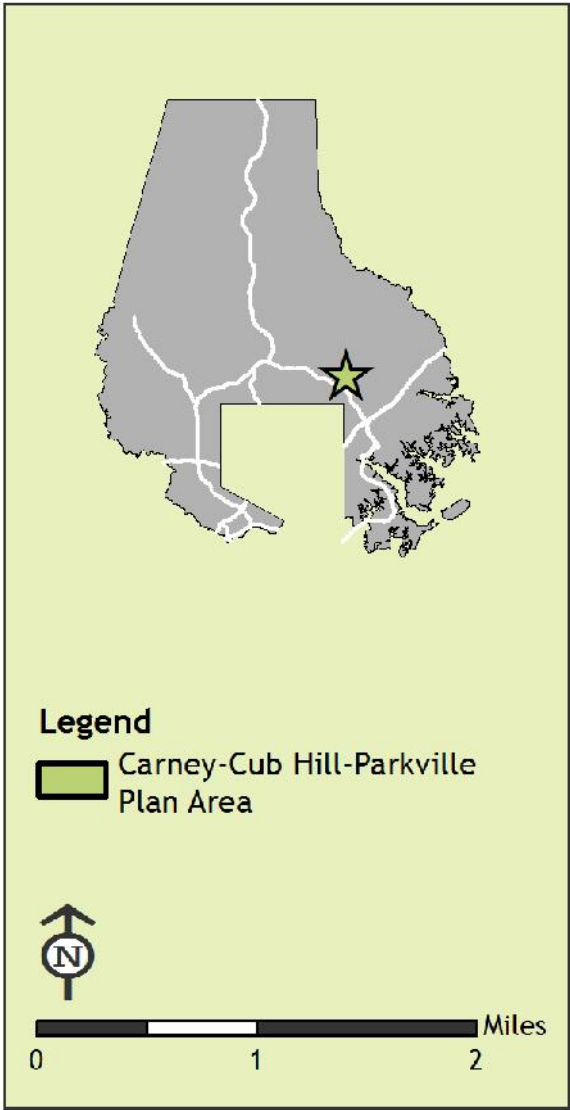
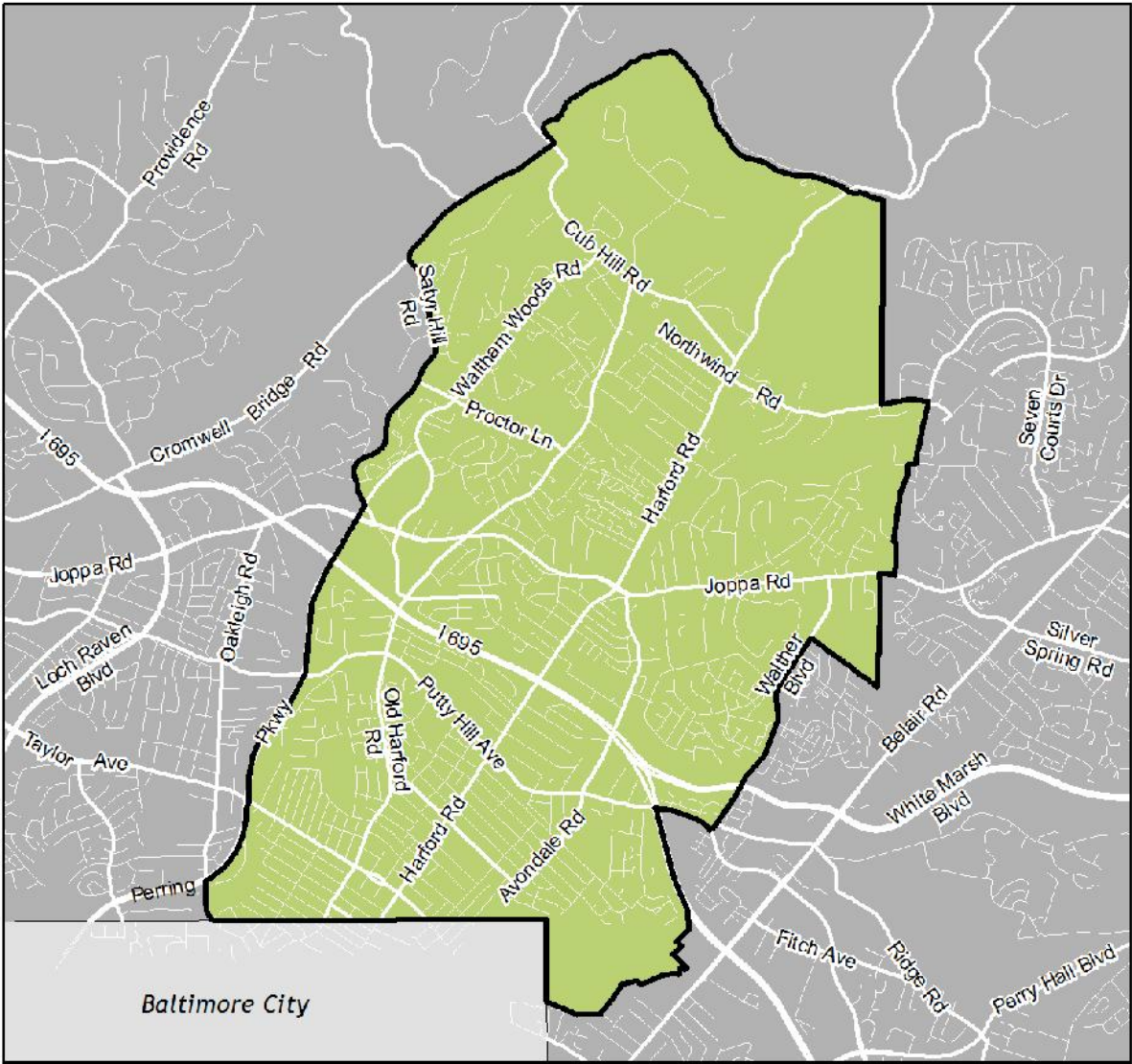
Community Plan Area	Requirements
Back River Neck District	A pattern book assuring that the development achieves a high quality of design is required for villas on properties zoned RC-5
Bowleys Quarters and Back River Neck	Specific site design, architectural design and design amendment standards apply to new dwellings on property zoned DR, RC-5 or RC-20.
Carney-Cub Hill-Parkville	Panhandle lots are not permitted.
Greenspring-East Pikesville	Panhandle lots are not permitted unless each lot is at least two acres.
Middle River	For single family detached lots that are part of a development plan and zoned DR-3.5, the minimum lot width is 75 feet.
Middle River - Bird River	For any single-family detached lot, the minimum width is 75 feet; the minimum front yard setback is 20 feet; and the minimum rear yard setback is 40 feet.
South Perry Hall - White Marsh	The minimum width for any single-family detached lot located in the area north of Ridge Road is 75 feet. This does not apply to alternative site design dwellings.

Appendix E

Bowley's Quarters/Back River Neck Plan Area and Back River Neck District

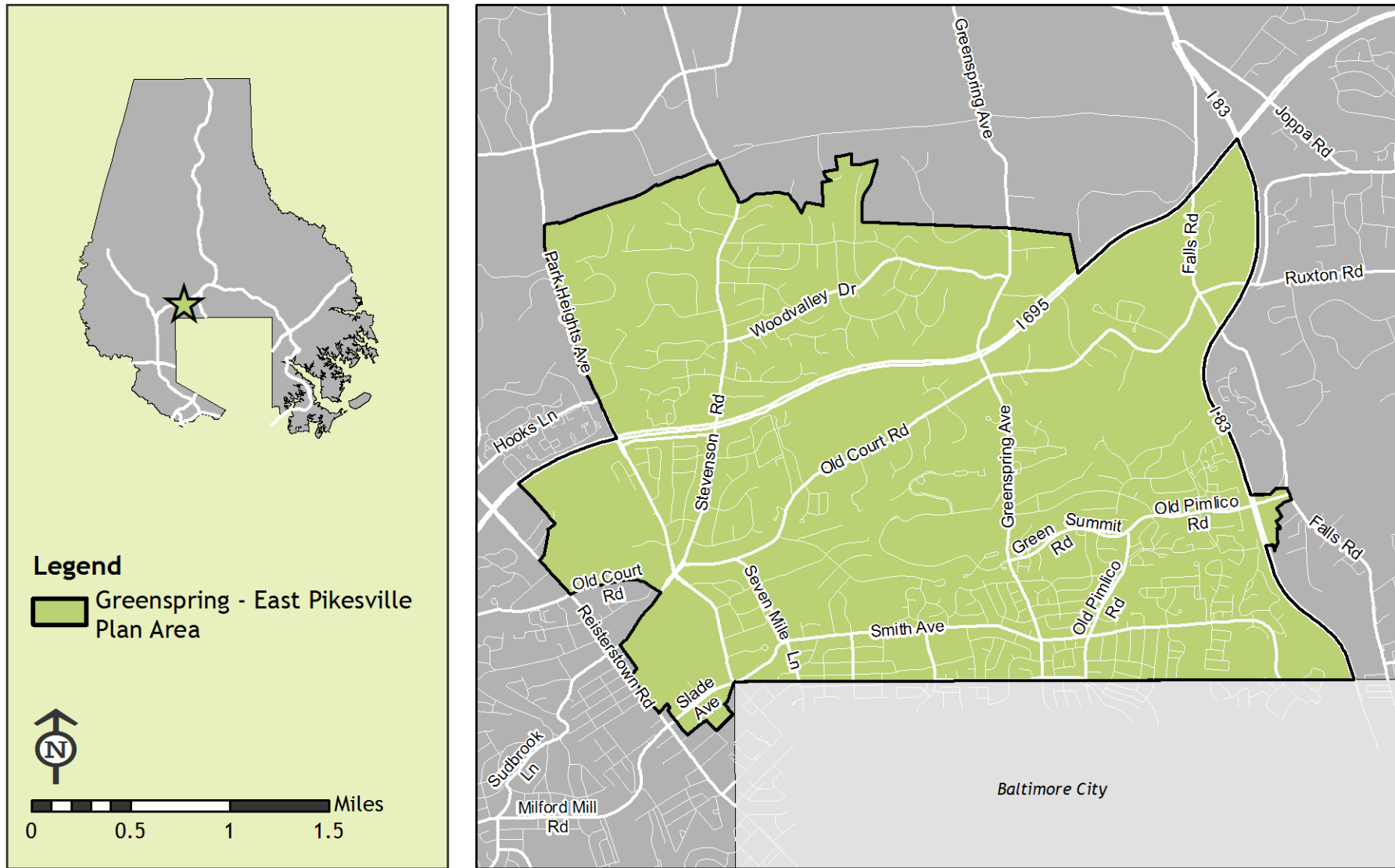


Appendix E Carney-Cub Hill-Parkville Plan Area

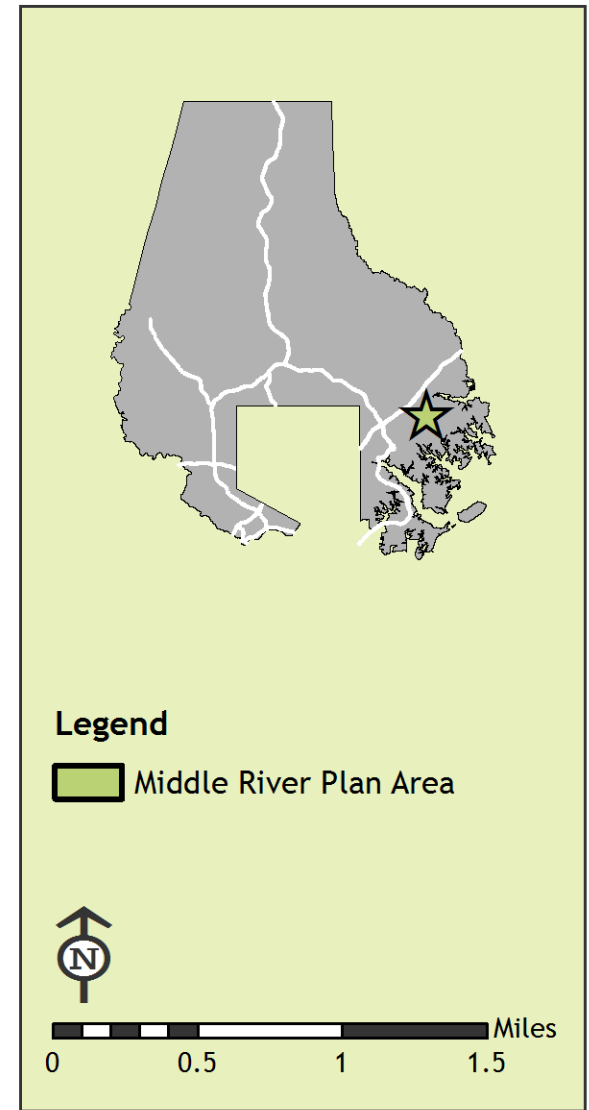
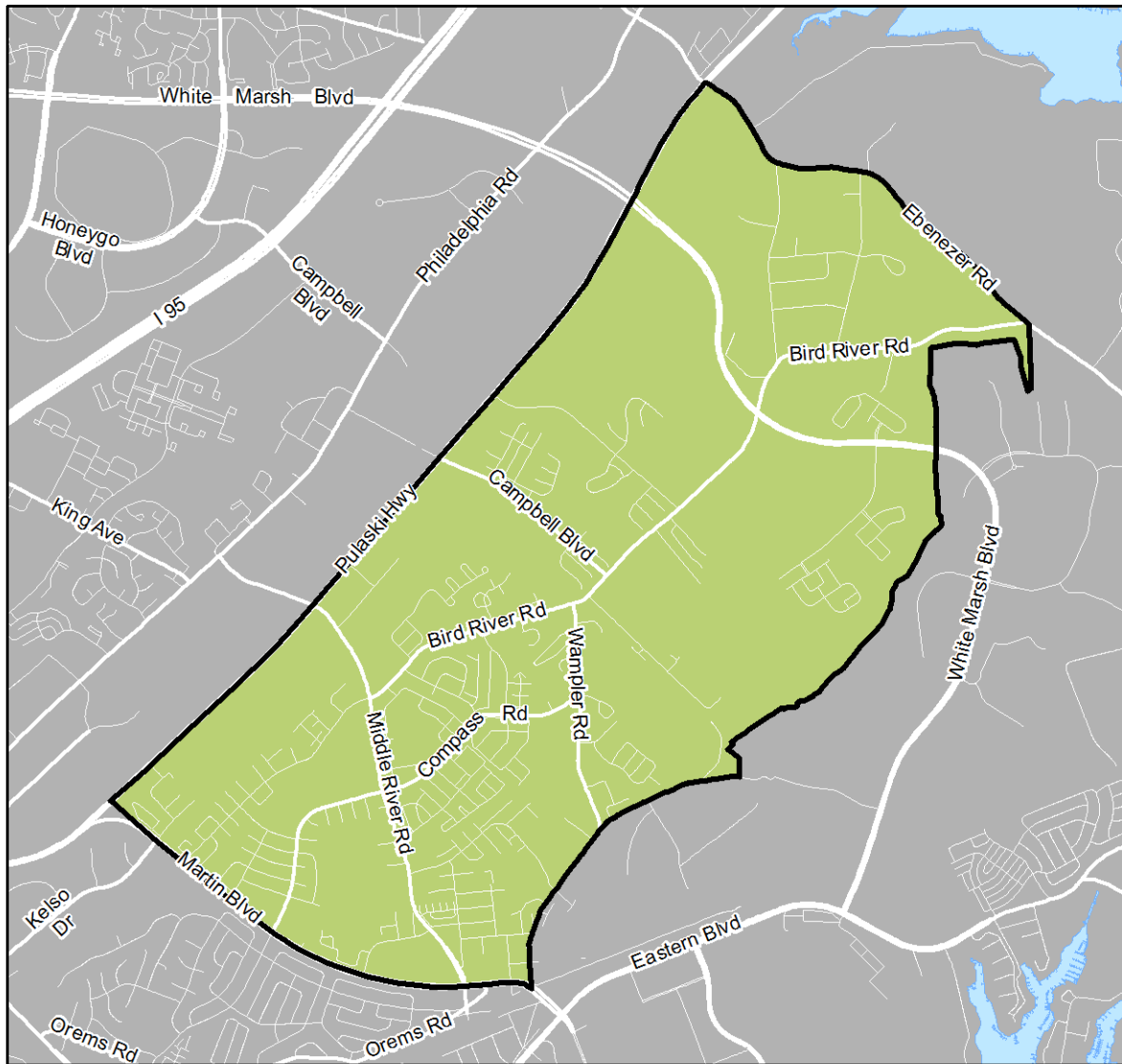


Appendix E

Greenspring-East Pikesville Plan Area

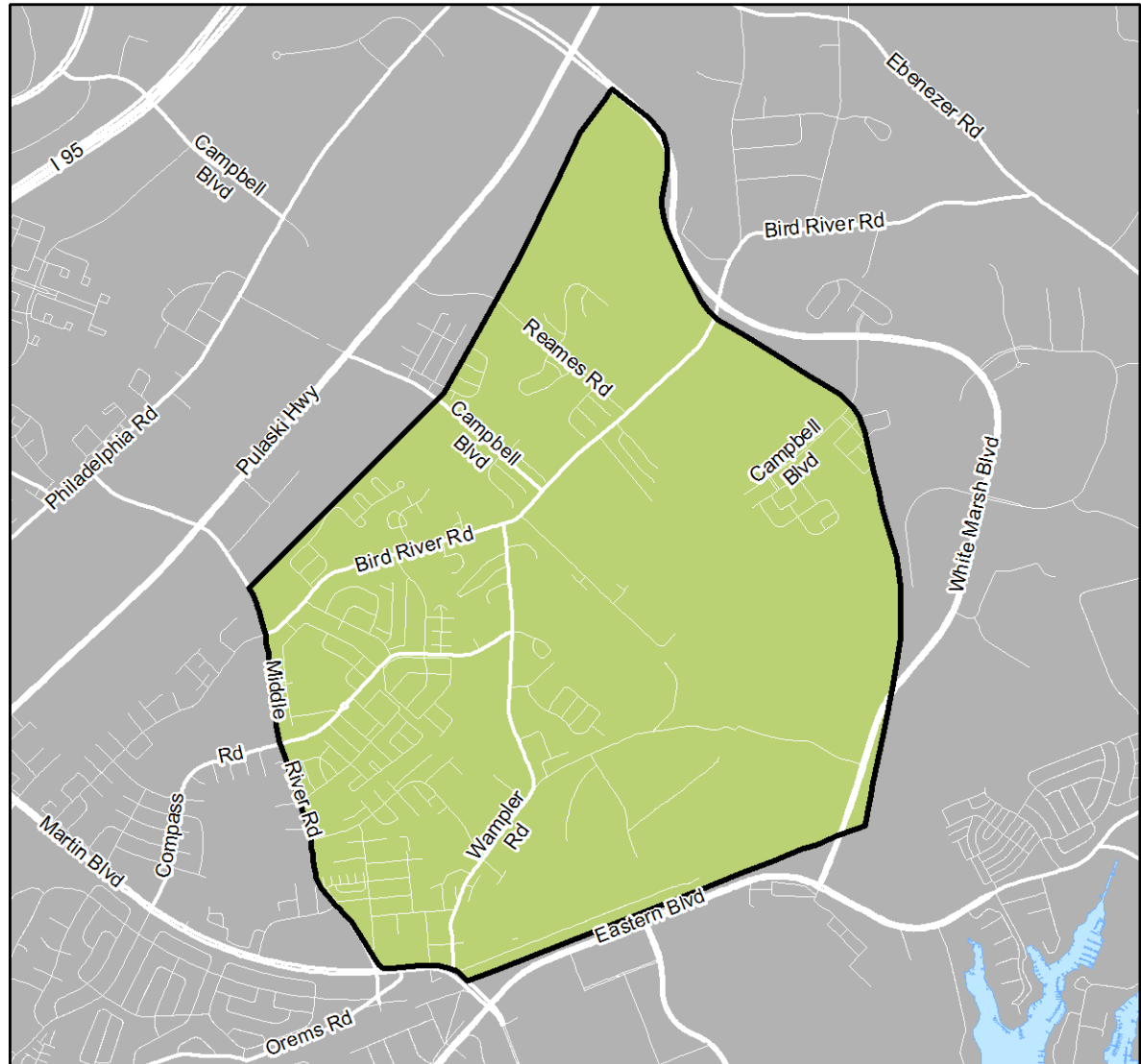
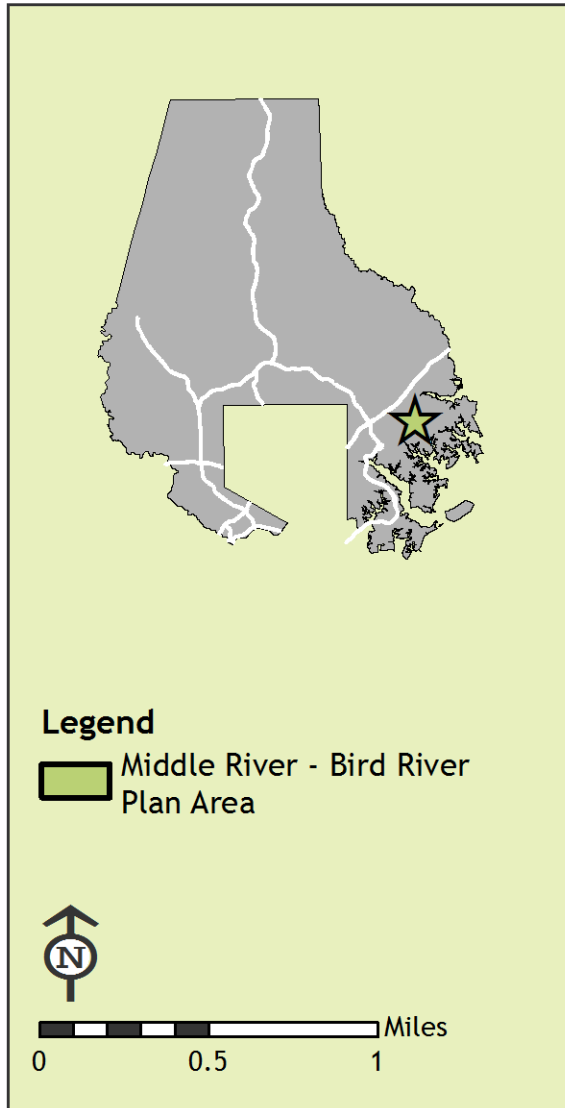


Appendix E Middle River Plan Area



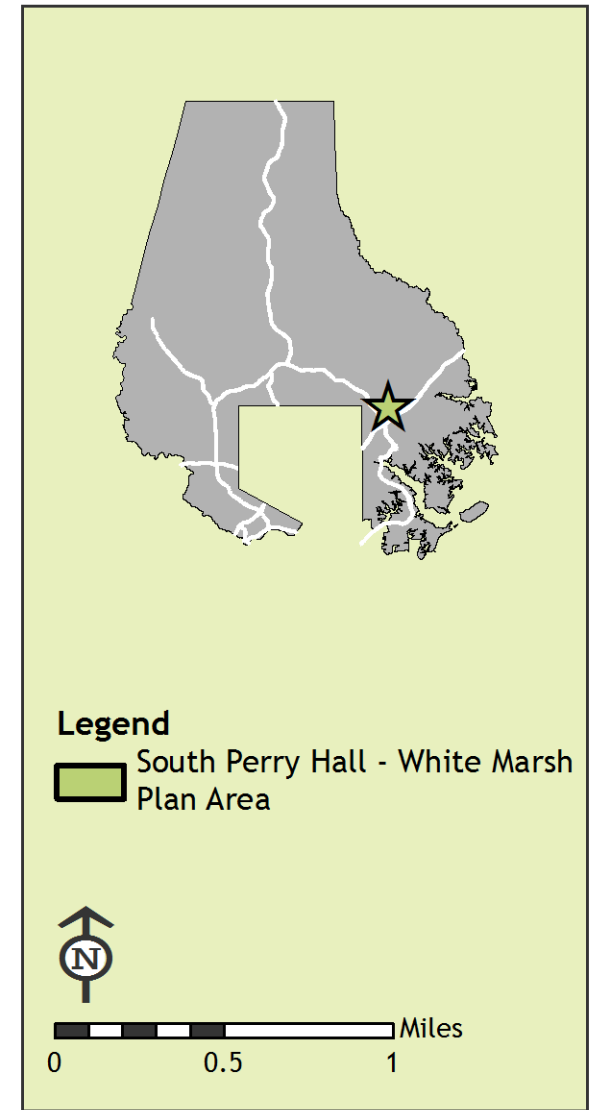
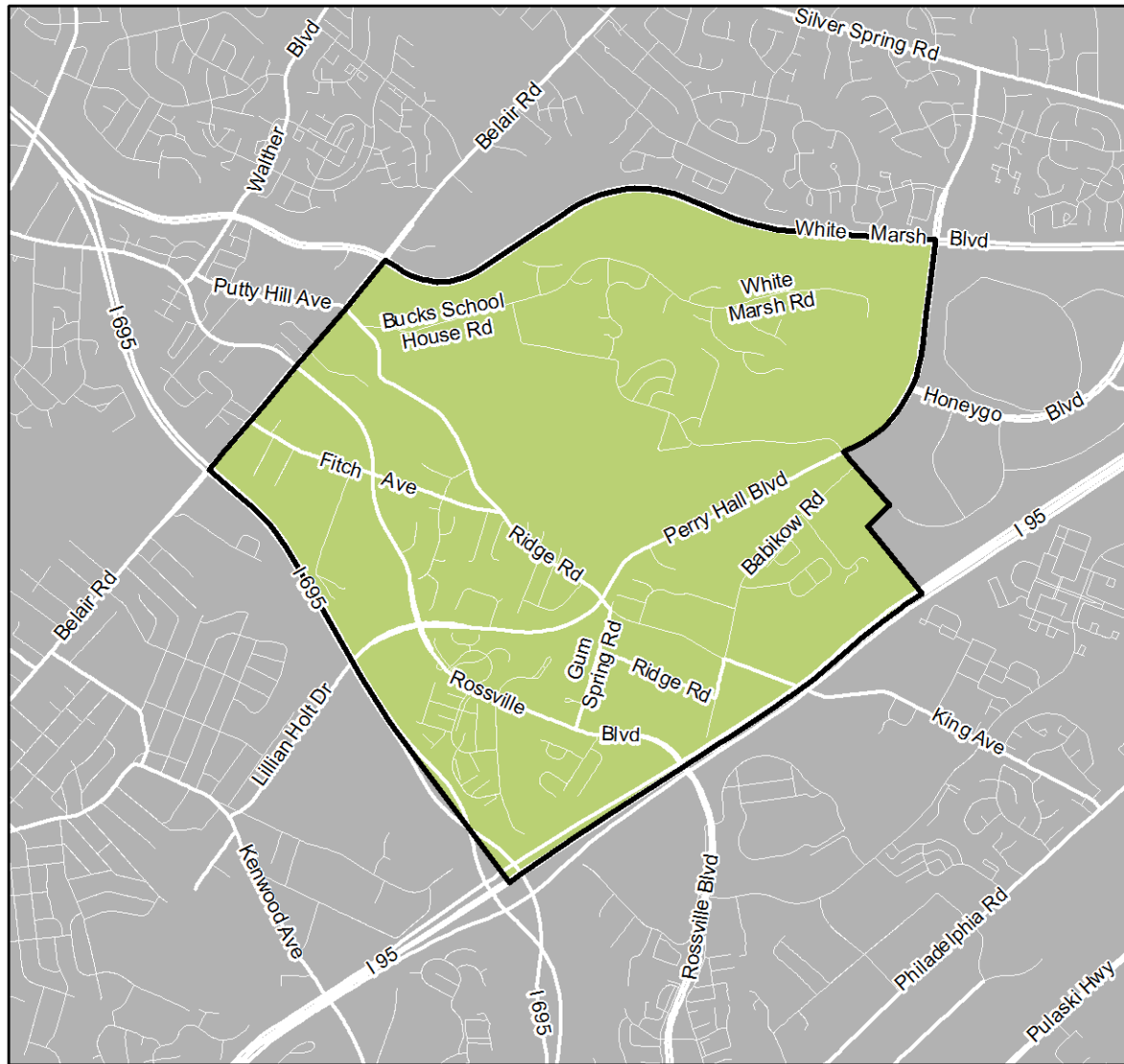
Appendix E

Middle River - Bird River Plan Area



Appendix E

South Perry Hall - White Marsh Plan Area





Baltimore County Department of Planning
105 West Chesapeake Avenue
Towson, MD 21204

www.baltimorecountymd.gov/planning
