



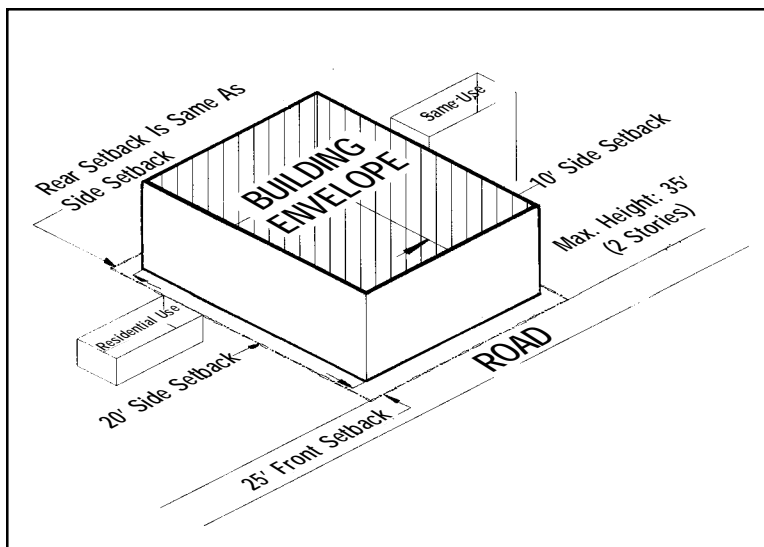
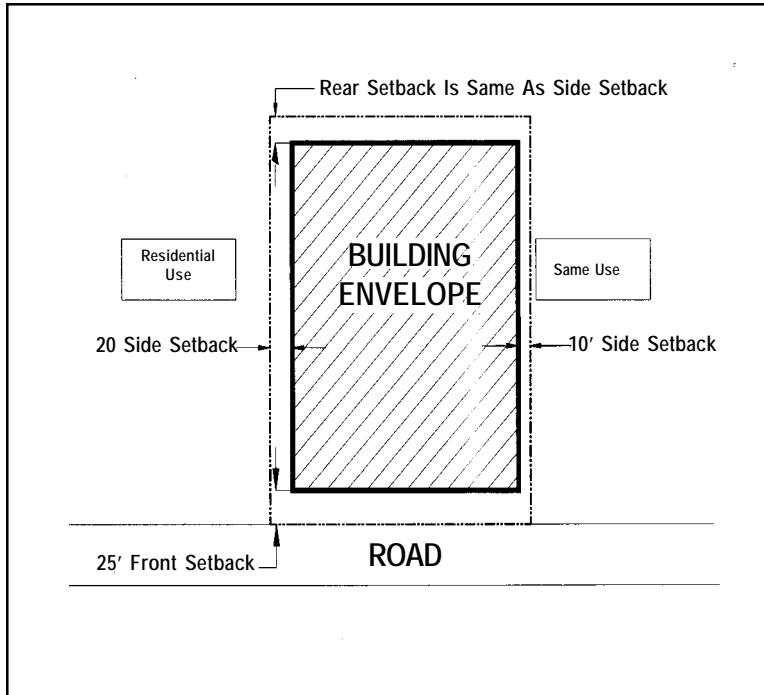
# BUSINESS ZONES

# Business Zones

	BL	BM	BR	CB	BLR	BMM	BMB	BMYC
Permitted Uses	Retail sales, personal service, bank, tavern, food store, medical clinic	Uses permitted in BL zone plus service garage, theater, warehouse	Uses permitted in BM zone plus kennel, greenhouse, printing co.	Retail stores, service establishments (except fast food restaurants and taverns)	Permitted uses in the CB zone except that retail stores, service estab., restaurants, fast food restaurants and taverns, athletic club	Marinas and water-oriented land uses at a scale in keeping with the surrounding community	Uses permitted in the BMM zone, boatyards, water-oriented uses	Yacht club community bldg., out of water storage facility-Class A, accessory uses for yacht club operation
Minimum Front Setback	10 feet from front property line and 40 feet from center line of street. *	15 feet from front property line and 40 feet from center line of street. *	50 feet from front property line if on dual highway. Elsewhere: 25 feet from front property line and 50 feet from center line of street. *	25 feet	Same as CB zone	Same as BM zone	Same as BMM zone	Same as BMM zone
Minimum Side Setbacks	Interior lots: None generally. Corner lots: 10 feet on street side. *	Same as BL zone	30 feet *	20 feet from property line of residentially zoned property and 10 feet from property line of a non-residentially zoned property	Same as CB zone	Same as BM zone	Same as BMM zone	Same as BMM zone
Minimum Rear Setbacks	None, except when abuts a residential zone there must be a rear yard not less than 20 feet deep. *	Same as BL zone	30 feet *	Same as for side setbacks	Same as CB zone	Same as BM zone	Same as BMM zone	Same as BMM zone
Maximum Floor Area Ratio	3.0	4.0	2.0	0.33	0.33	0.33	0.33	0.33
Maximum Building Height	Subject to height tent regulations	Same as BL zone	Same as BL zone	2 stories and not more than 35 feet.	Same as CB zone	Same as BM zone except height may not exceed 40 ft.	Same as BMM zone	Same as BMM zone.

\* Setbacks are for non-residential buildings

# CB Community Business



**Height and Area Requirements**

**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.

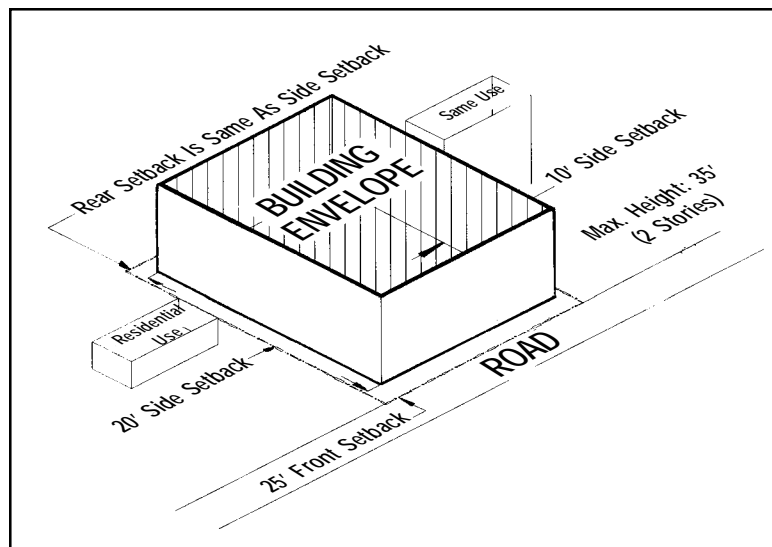
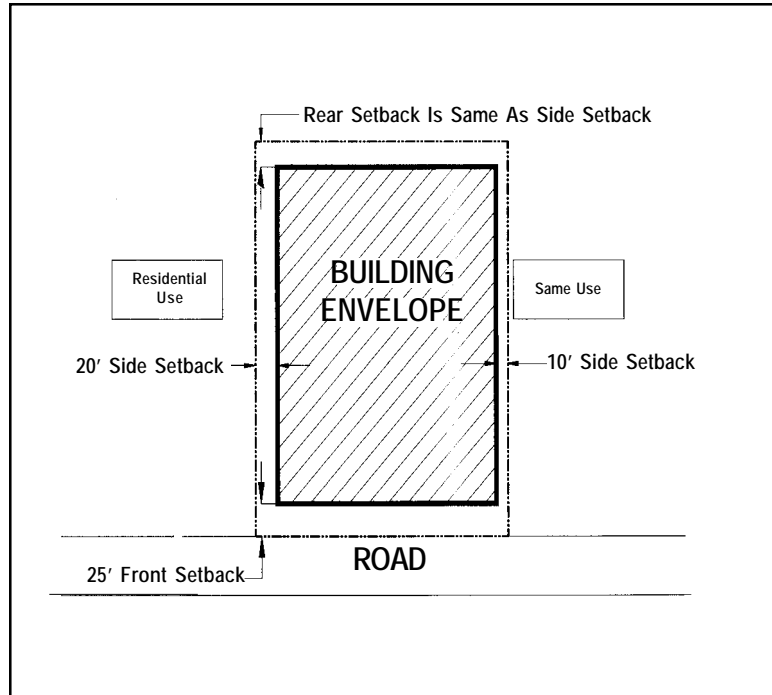
**Typical Uses Permitted by Right:** Uses permitted in CB, bank, fast food restaurant, tavern, health and athletic club.

**Typical Uses Permitted by Special Exception:** Arcade, bowling alley, miniature golf, batting range.

**Notes:**

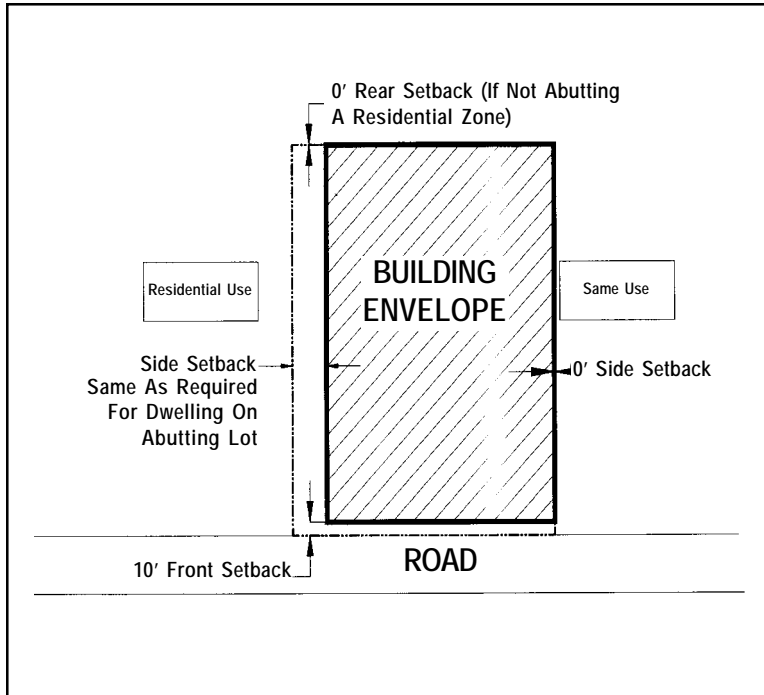
The BLR zone is more restrictive than BL, BM, and BR zones and is anticipated to be used on larger parcels of land than the CB zone.

The performance standards are the same as for the CB zone.



**Height and Area Requirements**

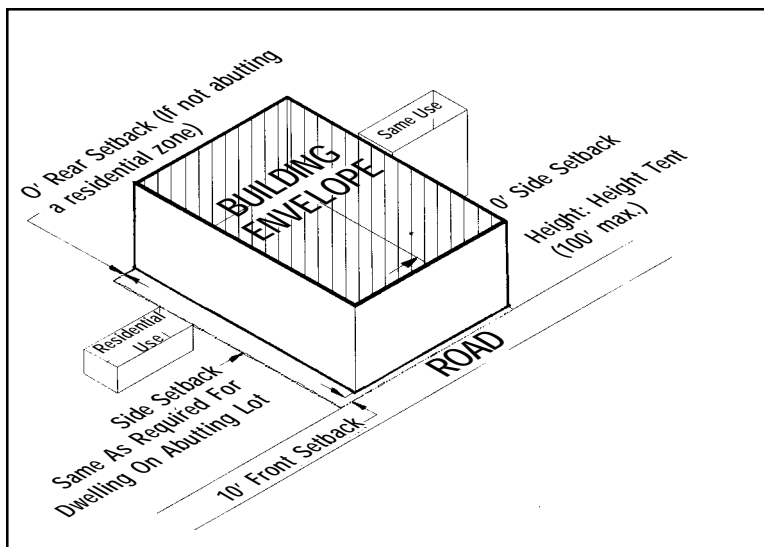
# BL Business Local



**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, theatre.



**Height and Area Requirements**

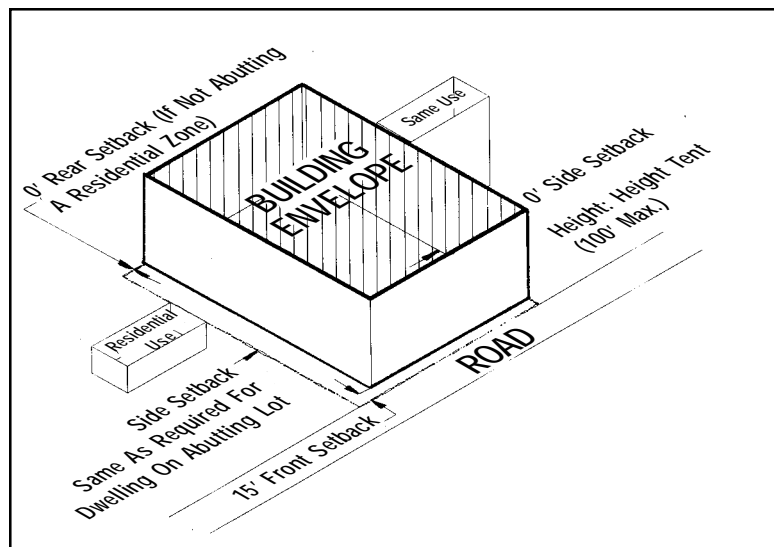
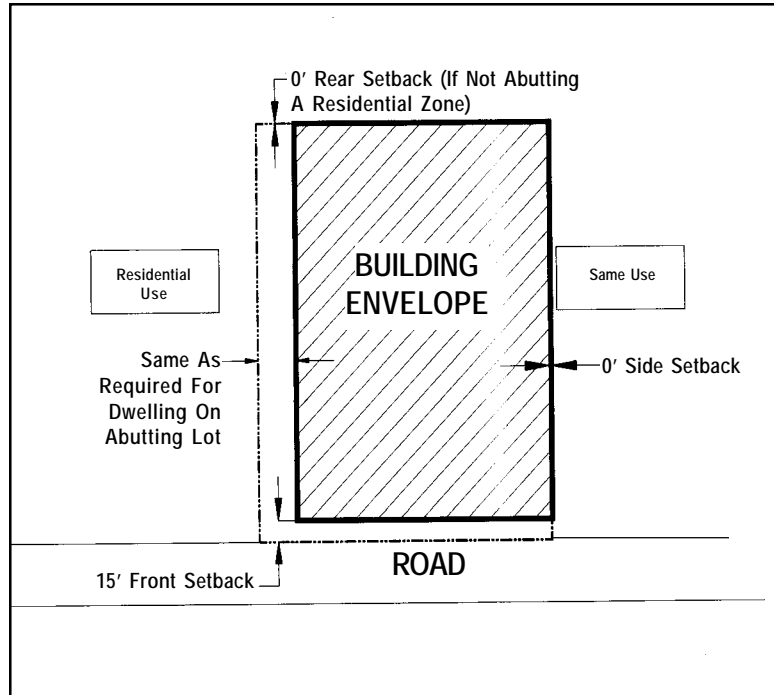


# BM Business Major

**Intent:** No intent statement in the regulations.

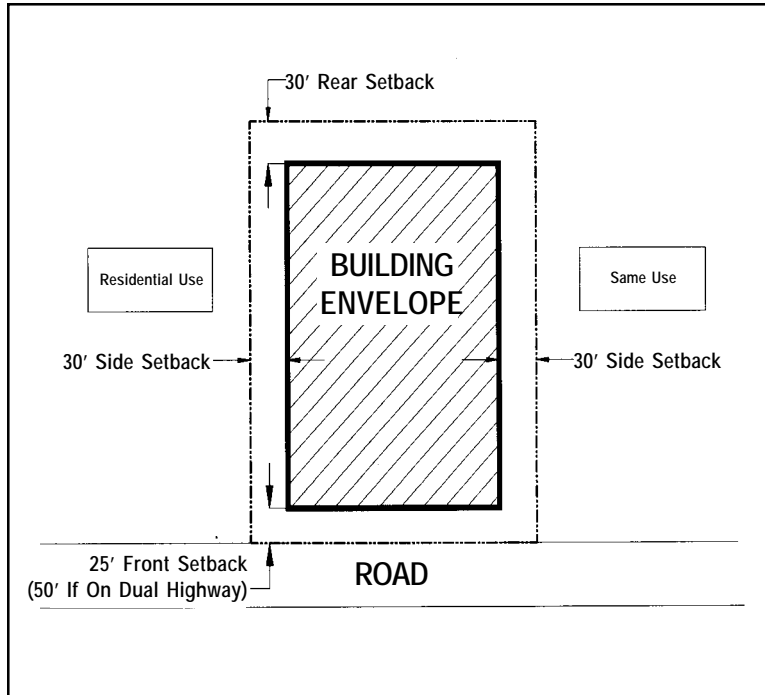
**Typical Uses Permitted by Right:** Uses permitted in BL, service garage, hotel/motel, theatre, warehouse, automobile sales, night club.

**Typical Uses Permitted by Special Exception:** Arcade, car wash, bus terminal, striptease business.



**Height and Area Requirements**

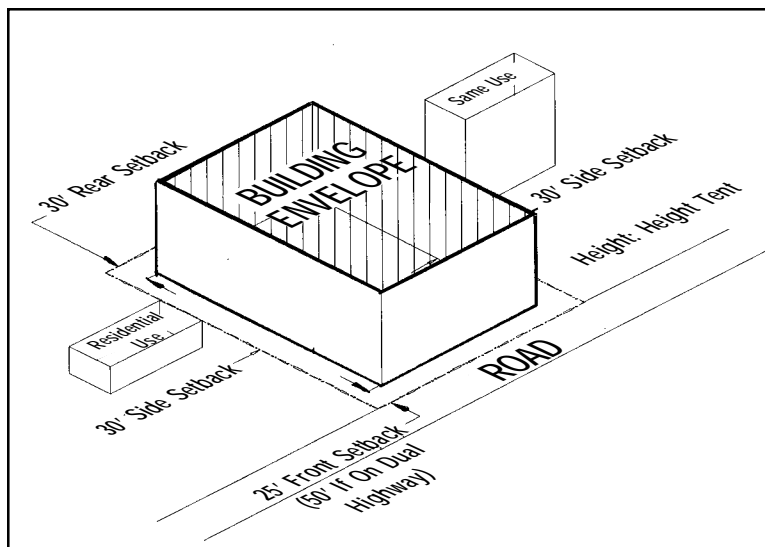
# BR Business Roadside



**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 sales agency building.



**Height and Area Requirements**



# 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.

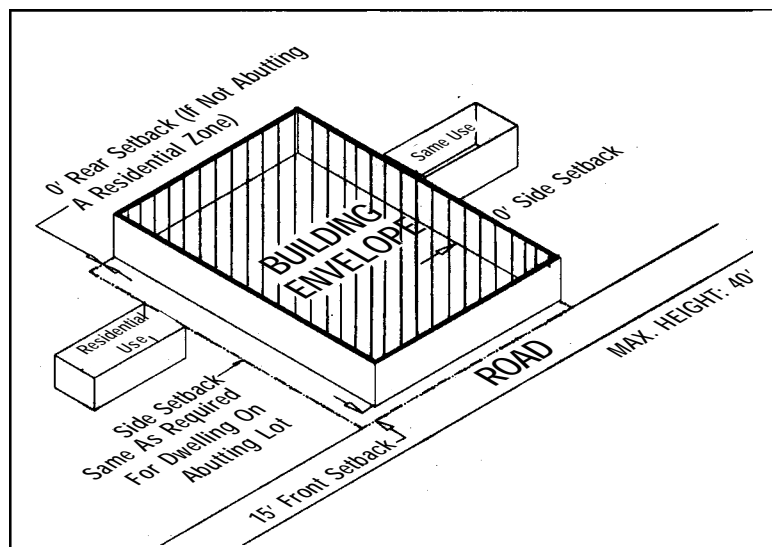
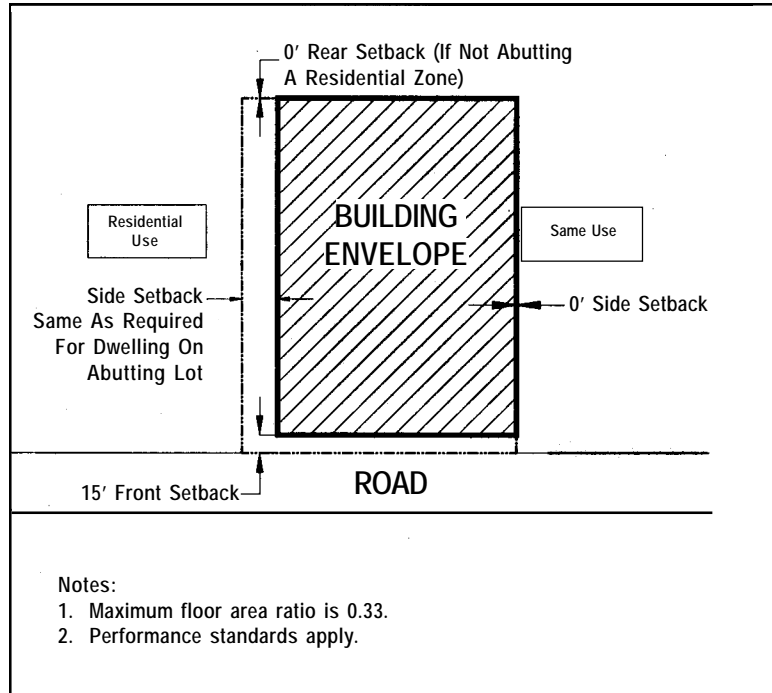
**Typical Uses Permitted by Right:** Marina, retail sales or rental of marine-related goods, out-of-water storage facility Class A, commercial fisheries facilities, restaurant (less than 5,000 sq. ft.).

**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).

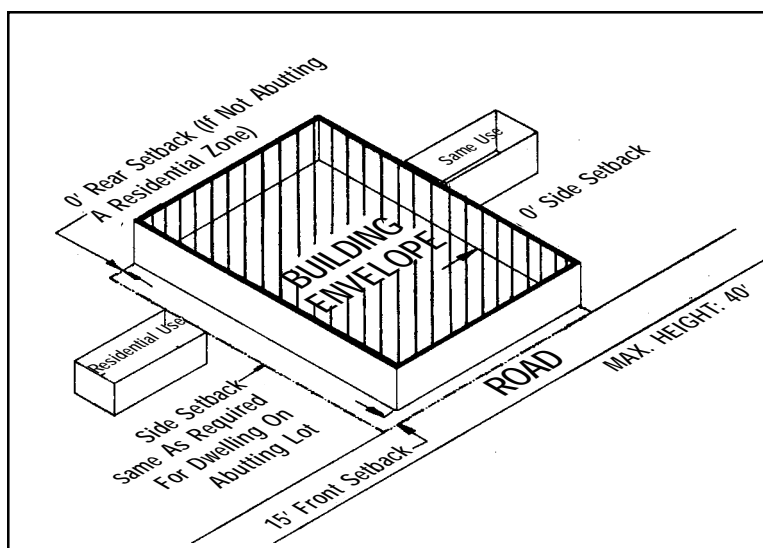
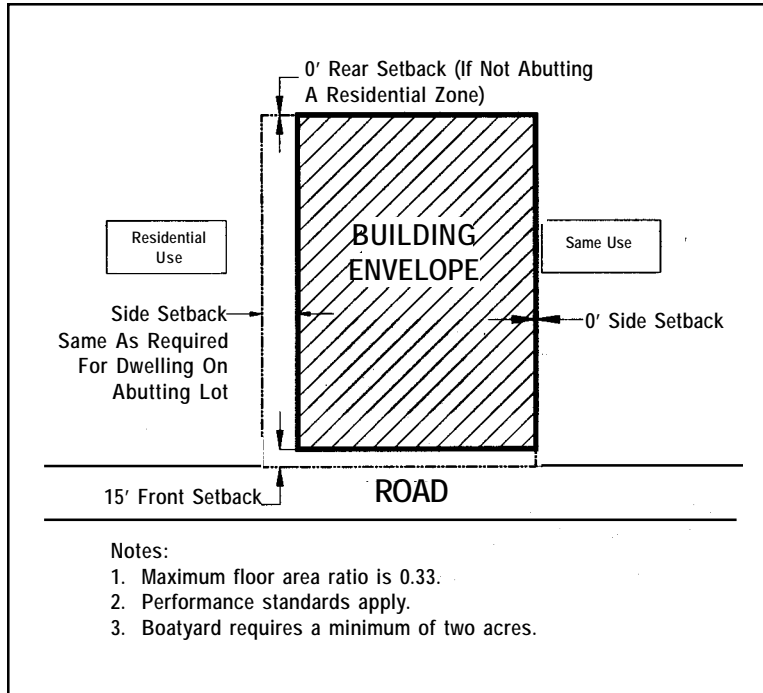
Subject to Chesapeake Bay Critical Area regulations, residential and institutional uses (permitted and as limited in the adjacent residential zone) are permitted by right.



**Height and Area Requirements**



# BMB Business Maritime Boatyard



**Height and Area Requirements**

**Intent:** To accommodate those water-dependent facilities and associated uses that are of an intense nature, residential and institutional uses as limited in DR 5.5.

**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 same area constraints applicable to the BMM zone apply to the BMB zone.

The BMB zone accommodates more intense uses and should not be mapped close to residential uses.

Subject to Chesapeake Bay Critical Area regulations, residential and institutional uses (permitted and as limited in the adjacent residential zone) are permitted by right.



# BMYC

## Business Maritime Yacht Club

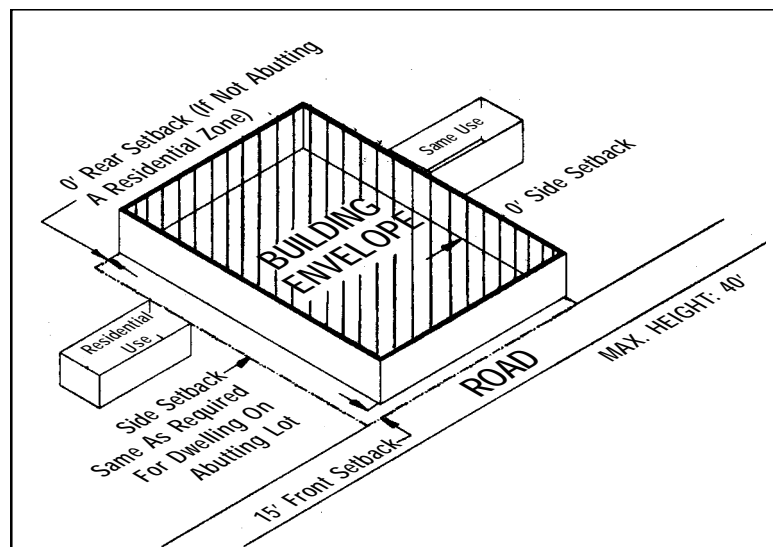
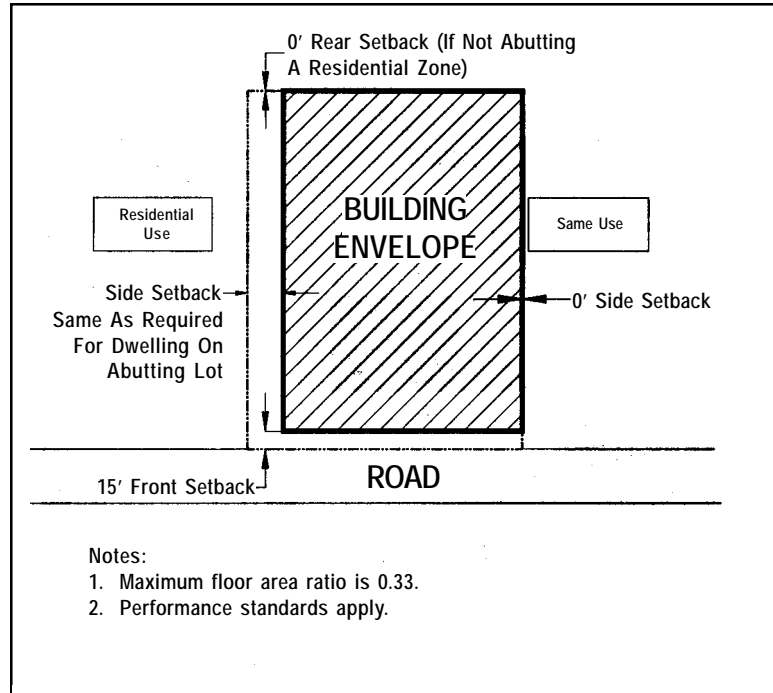
**Intent:** To accommodate yacht club facilities and associated uses.

**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.



**Height and Area Requirements**



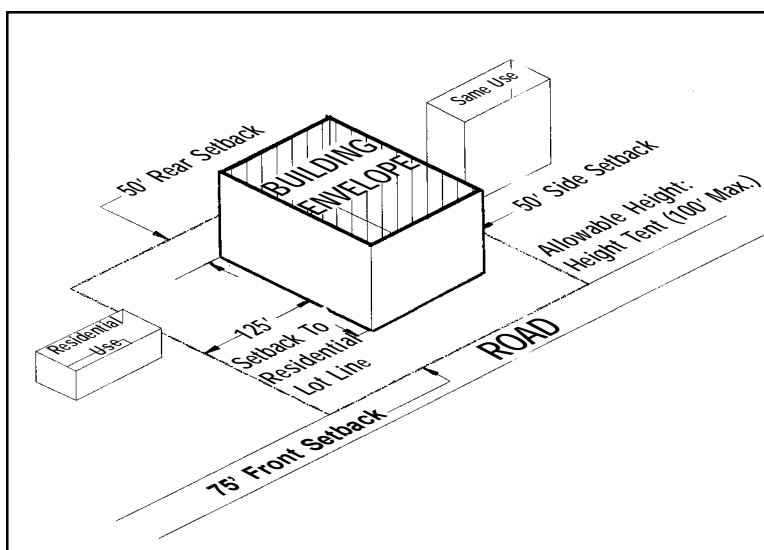
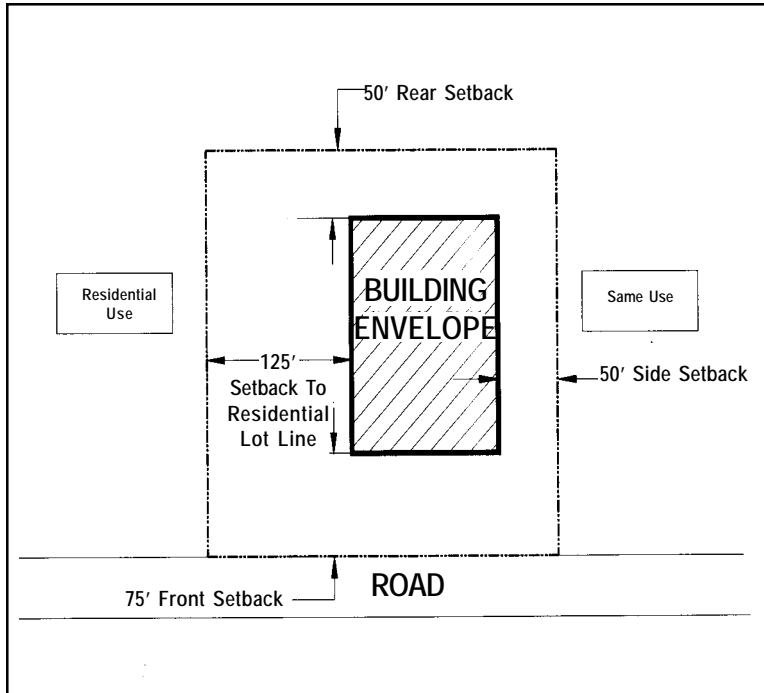
# MANUFACTURING ZONES

## Manufacturing Zones

	MR	MLR	ML	MH
<b>Permitted Uses</b>	Bank, warehouses, laboratory, limited manufacturing, office/medical clinics, printing, research institute.	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.	Uses permitted in the MR Zone, animal boarding, place, commercial beach, community buildings and pools, outdoor recreation clubs, veterinarian's offices and with conditions any other manufacturing use.
<b>Minimum Front Setback</b>	75'	50' from a dual highway, 40' from any other street	50' from front property line if on dual highway, 25' elsewhere; 50' from center line of street other than a dual highway*	Same as ML
<b>Minimum Side Setback</b>	50'	30' with the sum of both sides shall not be less than 80'	30'*	Same as ML
<b>Minimum Rear Setback</b>	50'	40'	30'*	Same as ML
<b>Floor Area Ratio</b>	0.4	0.6	2.0	Same as ML
<b>Height</b>	Subject to height tent regulations	60'	Unlimited except if within 100' of a business or residential zone then 3 stories or 40'	Same as ML

\* Setbacks are for non-residential buildings

# MR Manufacturing, Restricted



**Height and Area Requirements**

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

**Typical Uses Permitted by Right:** Warehouse, bank, laboratory, limited manufacturing, office/medical clinic, printing, research institute.

**Typical Uses Permitted by Special Exception:** None.

**Notes:**

There is a special petition process to create and develop MR zoned land.

Development plan proposal 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.

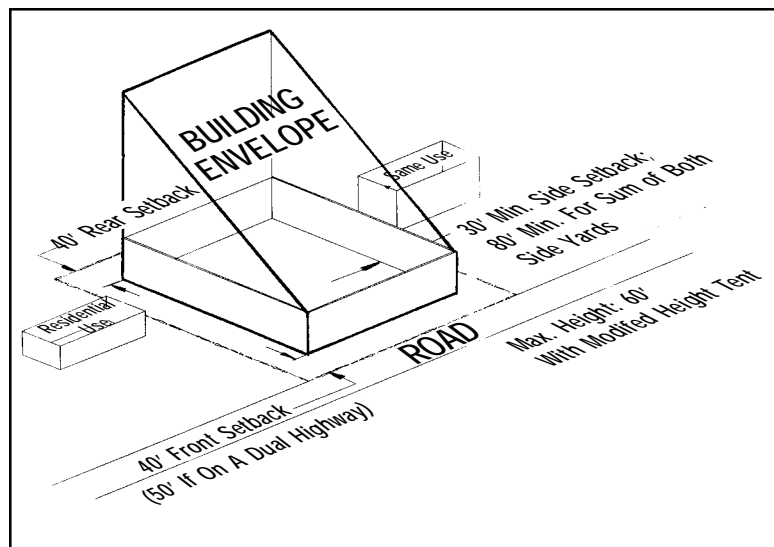
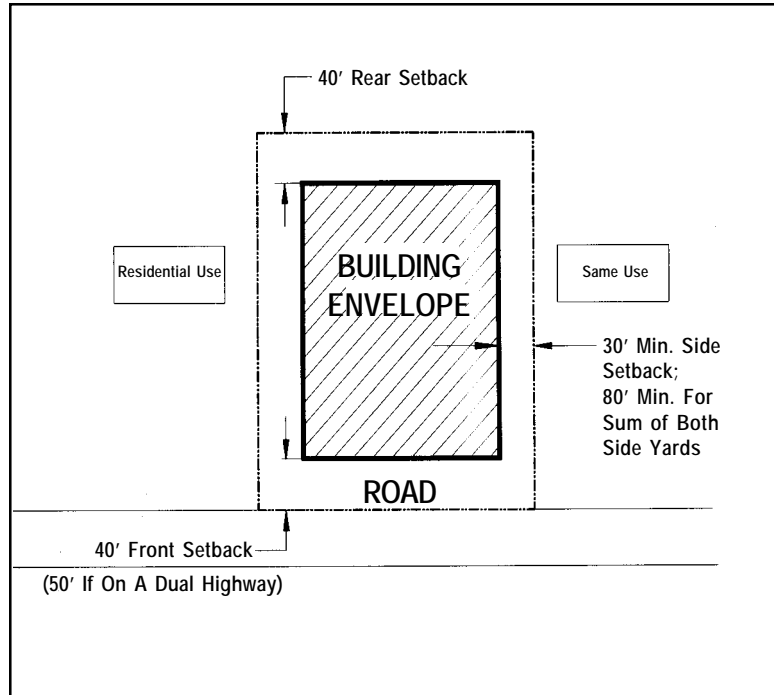
**Typical Uses Permitted by Right:** Uses permitted in MR (except heliport type II), uses permitted and as limited in DR-1 (except kennel and animal boarding).

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

**Notes:**

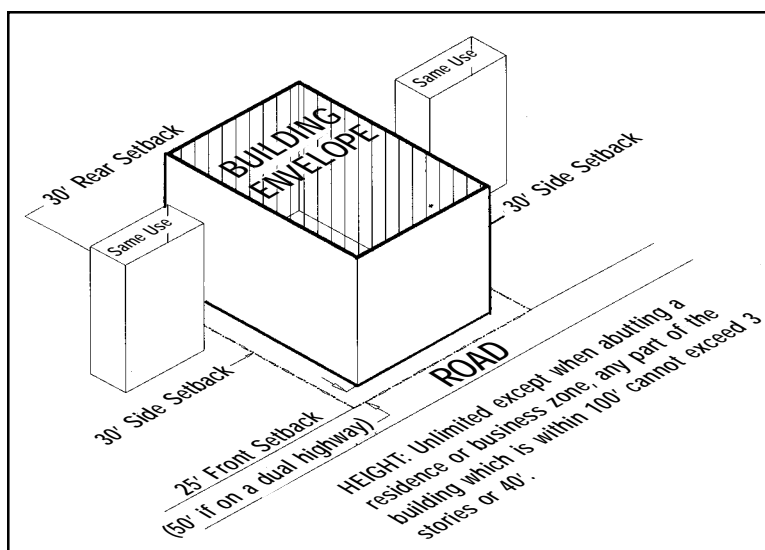
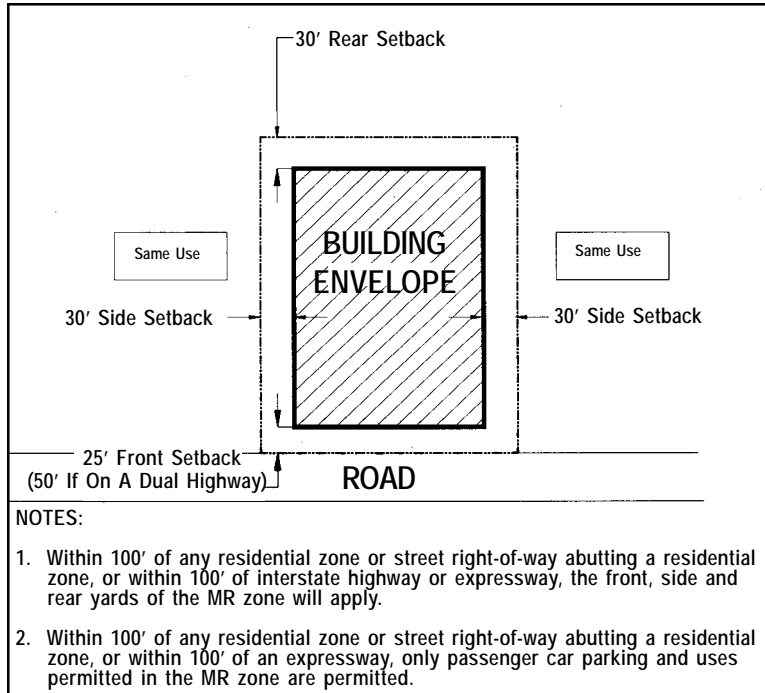
Hotels/motels may be permitted by right when the MLR zone is part of a contiguous area of 25 acres or more of industrial zoning.

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**

# ML Manufacturing, Light



**Height and Area Requirements**

**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.

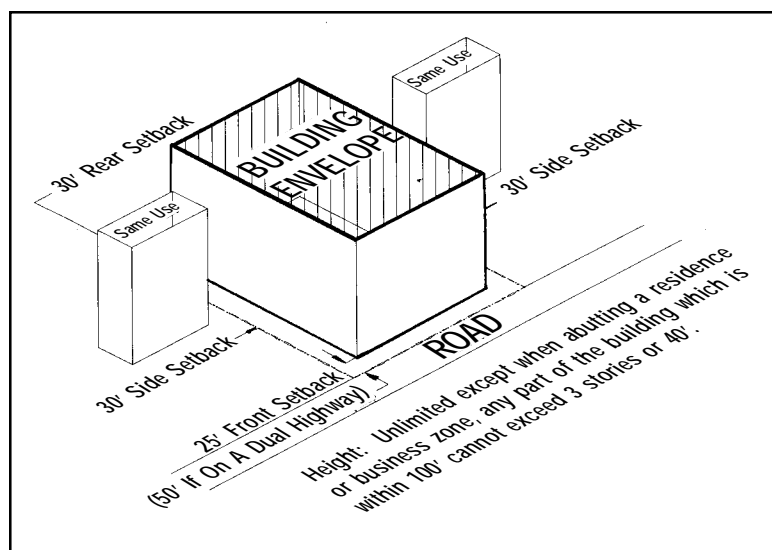
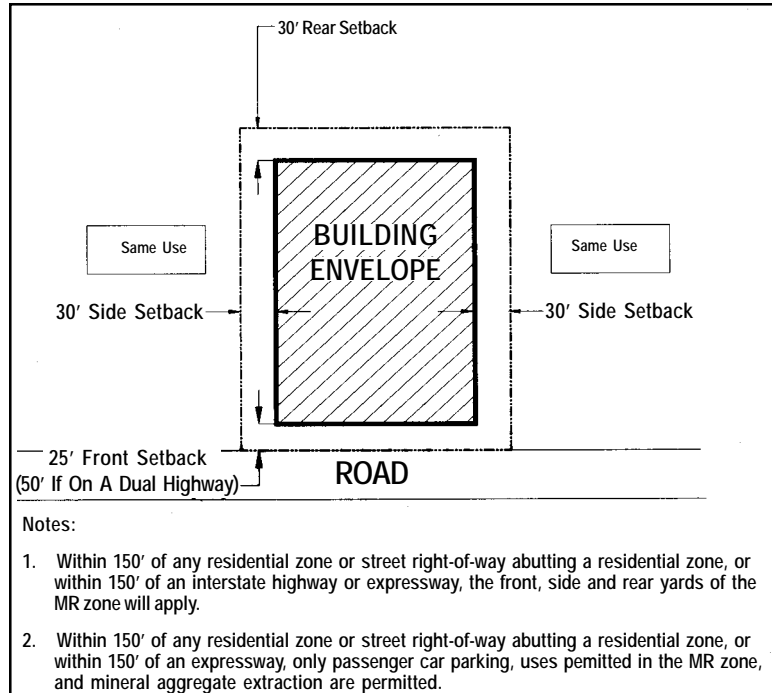
**Typical Uses Permitted by Right:** Industrial uses requiring assembly, production, processing, packaging, or treatment of various elements, boat yard, laboratory, office, medical clinic, equipment and material storage yard, brewery, adult entertainment subject to locational criteria.

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

**Notes:**

Heavy manufacturing operations provided they are located 300 feet from any residential zone and 200 feet from any business zone.

Any industrial use not previously listed, provided they are 1,000 feet from any residential zone and 500 feet from any BL, BM, or MR zone.



**Height and Area Requirements**





# DISTRICTS



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## 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 automobiles 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.

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# 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.



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## H and H1 Honeygo Area Districts

**Intent:** To implement the Honeygo Area Plan by 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.

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# 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.



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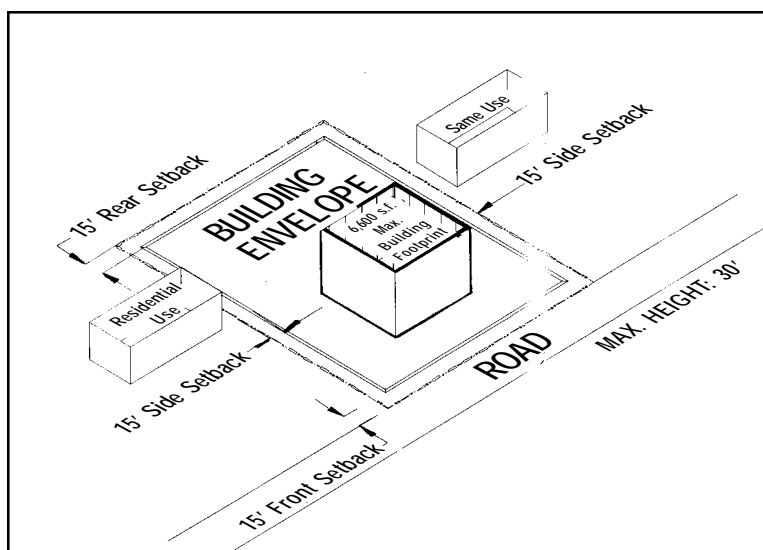
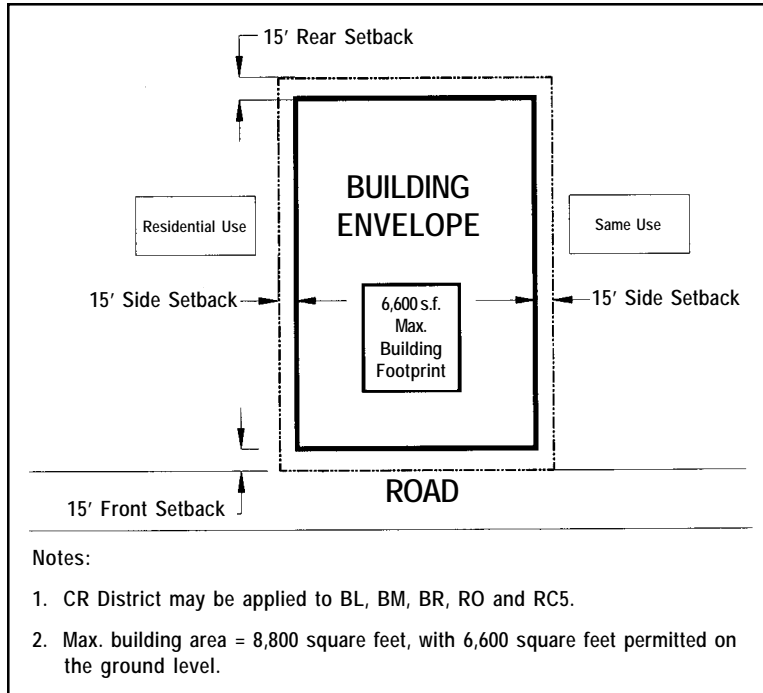
## CT Commercial, Town Center Core District

**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.

# CR Commercial, Rural District



**Height and Area Requirements**

**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.



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## M43

# Middle River Employment Center District

**Intent:** Encourage the development of industrial zoned land with export type businesses that generate family supporting wages applied to industrial zoned land within the Middle River Employment Center Area. All development shall be in conformance with Division III of the Comprehensive Manual of Development Policies (CMDP) 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.

**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.