

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

§165-22 PURPOSE

This Section establishes zoning districts and the Transition Overlay Districts within the incorporated boundary of Bel Air, Maryland and outlines the associated standards and regulations that govern each district. The intent of this Section is to identify the appropriate locations for various uses; to protect and enhance the Town's quality of life; control congestion; secure public safety; promote health and the general welfare; provide adequate light and air; promote conservation of natural resources; prevent environmental pollution; avoid undue concentration of population and to facilitate the adequate provision of transportation, water, sewerage, schools, recreation, parks and other public requirements through the established criteria and standards to ensure compatibility between more intensive uses and lower intensity uses in adjacent districts, to implement the land use, housing and economic development goals of the Town of Bel Air Comprehensive Plan, to implement the Visions noted in Article 66B of the Annotated Code of Maryland, and to support the goals of the Maryland Smart Growth Act of 1997.

The Town is hereby divided into the following Zoning Districts:

- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-3 High Density Residential
- R-O Residential-Office District
- B-1 Limited Business District
- B-2 Central Business District
- B-2A Central Business Gateway District
- B-3 General Business District
- B-3A General Business Gateway District
- M-1 Industrial District
- Transition Overlay District

§165-23 BOUNDARIES

The Boundaries of these districts are hereby established as shown on the current "Official Town Zoning Map" (hereinafter called the "Zoning Map") of the incorporated area of Bel Air, Maryland, hereby made a part of this Article. The "Zoning Map" and all notations, references and other matters shown thereon shall be and are hereby made part of this Article. The "Zoning Map," properly attested, shall be on file in the office of the Zoning Administrator and at the Bel Air Town Hall.

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

§165-24 GENERAL REGULATIONS

- A. Delineation of zoning district boundaries shall be in accordance with the following rules:
1. Boundaries shown as following or approximately following the Town corporate limits shall be construed as following such limits.
  2. Boundaries shown as following or approximately following streets shall be construed to follow the center lines of such streets.
  3. Boundaries shown as following or approximately following platted lot lines or other property lines as shown on the current tax maps shall be construed as following such lines.
  4. Boundaries shown as separated from, and parallel or approximately parallel to, any of the above listed features shall be construed to be parallel to such features and at such distances therefrom as scaled from the zoning map.
  5. Whenever any road, alley or other public way is abandoned by official action as provided by law, the zoning districts adjoining the side of such rights-of-way shall be automatically extended, depending on the side or sides to which such lands revert, to include the rights- of-way of the public way thus abandoned, which shall thenceforth be subject to all regulations of the extended district.
  6. In all cases where property has not been specifically included within a district, such property shall automatically be classified as R-1 District until otherwise classified.
  7. In cases of annexation of territory where the annexation proceeding provides a zoning classification for the territory to be annexed, such territory shall be so classified upon incorporation into the Town of Bel Air.
- B. Junk Yards, as defined in Section 14, are prohibited in all districts.
- C. Sustainable building methodology shall be incorporated in new construction, renovation and restoration projects to the maximum extent possible. Sustainable

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

building methodology may include, but is not limited to, such items as green roofs, capture and reuse of rain water, high efficiency lighting, recycled building components, the use of environmentally friendly building materials, reuse of historic buildings and building components, infill development and pedestrian oriented design. Emphasis shall be placed on reducing the carbon footprint for new and existing development.

- D. Proposed commercial/institutional/industrial development projects in excess of 7,500 square feet shall be subject to the architectural review process specified in Section 11, Permits and Procedures.
- E. Infill development shall be designed to assure sensitive integration of new development with historic structures and the architectural context in the neighborhood.

§165-25 R-1 LOW DENSITY RESIDENTIAL DISTRICT

A. Purpose

Low Density Residential District is designed primarily to accommodate single-family detached housing, assure preservation of existing neighborhoods and retain the Town's small town character as identified in the Town of Bel Air Comprehensive Plan. Some community service uses, institutional uses, and home occupations may be permitted as provided for by this Article.

B. General Regulations

- 1. Accessory buildings and uses customarily incidental to property's principal use are permitted by right or as a special exception.
- 2. The conversion of an existing (as of November, 1959) single-family dwelling into a two-family dwelling is permitted provided such dwelling has a total finished floor area of at least 1800 square feet prior to conversion and is located on a lot having an area of at least 10,000 square feet at the time of application.
- 3. Cottage housing, as defined in Section 14, shall be permitted as a special exception. This use is subject to Performance Standards as specified in Section 7 of this Article.

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

4. A density bonus of ten percent (10%) or less may be approved by the Planning Commission in order to encourage excellence of design in development, sustainable development practices, historic preservation of an inventoried historic site, associated open space or a site eligible for state or local historic designation and provision of opportunities for affordable housing and life care facilities.
5. Family Child Day Care Centers shall be permitted in accordance with all State and local requirements.
6. Home Occupations as defined in Section 14, are permitted provided that not more than three hundred (300) square feet of area shall be used for such purpose and that only persons residing in the home shall be engaged in this activity. Home occupations or professional offices within the home may be permitted in accordance with the performance standards as set forth in Section 7. A Home Occupation Certificate shall be required.
7. Conversion of dwellings or construction of buildings for business, personal and professional uses may be permitted as a special exception in the Transition Overlay District subject to performance standards as specified in Section 7 of this Article. Buildings shall be compatible in size and scale with properties located in the Transition Overlay District that are situated within 300' of the property in question.
8. Electric, communication antennae (in accordance with Performance Standards set forth in Section 7), water, sewer, gas and fuel lines, but not including transmission lines carrying 50,000 volts or more are permitted. Transmission lines in excess of 50,000 volts require special exception approval.
9. Satellite receiving dishes may be permitted subject to General Provisions of Section 7 and 10.
10. Cemeteries may be permitted when accessory to a House of Worship, provided that no graves or burial lots shall be located in a required front yard.
11. Temporary structures for uses incidental to construction work shall be removed upon the completion or abandonment of the construction work.

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

---

C. Specific Regulations

Permitted uses are listed in the Use Classification Charts located at the end of Section 3. The applicable regulations contained in other Articles shall apply in the "R-1" Low Density Residential District. Certain uses are subject to Performance Standards specified in Section 7 of this Article. Professional service uses and Bed and Breakfast establishments are permitted in the R-1 Transition Overlay District as special exceptions. Construction/Sales Trailers are permitted for no more than eighteen (18) months. If a longer duration is necessary, Board of Appeals Special Exception approval is required.

D. Lot Area, Width, Height And Yard Requirements

Table 165-25.I outlines the minimum requirements that shall apply for uses in the R-1 District, subject to the modifications provided under Section 9 of this Article:

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

Table 165-25.I: Lot Requirements for Specific Uses: R-1 Low Density Residential District

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Minimum Area Per Unit (sq. ft.)	Minimum Building or Use Setback from adjacent Residential Lot (feet)	Minimum Lot Width at building Line (feet)	Minimum Front yard Depth (feet)	Minimum side yard Width (each) feet	Minimum rear yard Depth (feet)	Maximum Height (feet)
Residential Uses Single Family Detached	10,000	10,000		70	35	10 (total of 25)	40	30 (2 1/2 stories)
Service Uses	10,000	10,000		70	35	10 (total of 25)	40	30 (2 1/2 stories)
Parks and Recreation Areas					35	10 (total of 25)	40	30 (2 1/2 stories)
Accessory Uses			3				3 (lot line) 6 (alley)	20 (2 1/2 stories)
Other Permitted Uses	15,000			100	35	25	40	30 (2 1/2 stories)

Notes: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in Sections 6 through 10 of this Article. Structures shall not exceed two and one half (2 1/2) stories. Additionally, in no instance shall height exceed maximum number of feet cited in chart.

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

§165-26 R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

A. Purpose

Medium Density Residential District is designed primarily to accommodate single family housing and attached units with appropriate design and buffering. This district is also intended to assure preservation of existing neighborhoods and to retain the Town's small town character as identified in the Town of Bel Air Comprehensive Plan. The district's maximum density ranges between four (4) and fourteen (14) units per acre for residential uses.

B. General Regulations

1. Accessory buildings and uses customarily incidental to the property's principal use are permitted by right or as a special exception.
2. The conversion of an existing (as of November, 1959) single family dwelling into a two-family dwelling, is permitted provided such dwelling has a total finished floor area of at least 1800 square feet prior to conversion and is located on a lot having an area of at least 10,000 square feet at the time of application.
3. Cottage housing, as defined in Section 14, shall be permitted subject to Performance Standards as specified in Section 7 of this Article.
4. Townhouses and semi-detached dwellings are permitted at a density of no more than ten (10) dwelling units per acre.
5. A density bonus of ten percent (10%) or less may be approved by the Planning Commission in order to encourage excellence of design in development, sustainable development practices, historic preservation of an inventoried historic site, associated open space or a site eligible for state or local historic designation and provision of opportunities for affordable housing and life care facilities.
6. Family Child Day Care Centers shall be permitted in accordance with all State and Local requirements.
7. Home Occupations, as defined in Section 14, are permitted provided that not more than three hundred (300) square feet of area shall be used for such

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

purpose and that only persons residing in the home shall be engaged in this activity. Home Occupations or professional offices within the home may be permitted in accordance with the Performance Standards as set forth in Section 7. A Home Occupation certificate shall be required.

8. Conversion of dwellings or construction of buildings for business, personal and professional uses may be permitted as a special exception in the Transition Overlay District subject to Performance Standards as specified in Section 7 of this Ordinance. Buildings shall be compatible in size and scale with properties located in the Transition Overlay District that are situated within 300' of the property in question.
9. Electric, communication antennae (in accordance with Performance Standards set forth in Section 7), water, sewer, gas and fuel lines, but not including transmission lines carrying 50,000 volts or more are permitted. Transmission lines in excess of 50,000 volts require special exception approval.
10. Satellite receiving dishes may be permitted subject to General Provisions of Sections 7 and 10.
11. Cemeteries may be permitted when accessory to a House of Worship, provided that no graves or burial lots shall be located in a required front yard.
12. Temporary structures for uses incidental to construction work shall be removed upon the completion or abandonment of the construction work.

C. Specific Regulations

Permitted Uses are listed in the Use Classification Charts located at the end of Section 3. Applicable regulations contained in other Articles shall apply in the "R-2" Medium Density Residential District. Certain uses are subject to Performance Standards specified in Section 7 of this Article. Professional Service Uses and Bed & Breakfast establishments are permitted in the R-2 Transition Overlay District as Special Exceptions. Construction/Sales Trailers are permitted for no more than eighteen (18) months. If a longer duration is necessary, Board of Appeals Special Exception approval is required.

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

D. Lot Area, Width, Height And Yard Requirements

Table 165-26.II outlines the following minimum requirements that shall apply for uses in the R-2 District, subject to the modifications provided under Section 9 of this Article:

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

Table 165-26.II: Lot Requirements for Specific Uses: R-2 Medium Density Residential District

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Minimum Area Per Unit (sq. ft.)	Minimum Building or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Building Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
Residential Uses Single Family Detached	8,750	8,750		70	30	10 (total of 25)	35	30 (2 1/2 stories)
Townhouse	15,000	3,100		18	30*	20 (total of 40)	40	30 (2 1/2 stories)
Semi Detached Dwelling	15,000			100	30	20 (total of 40)	40	30 (2 1/2 stories)
Two Family Dwelling	12,000			70	30	10 (total of 25)	35	30 (2 1/2 stories)
Group Day Care	8,750			70	30	10 (total of 25)	35	30 (2 1/2 stories)
Cluster/Neo Traditional Development	10 acres				20	10 (total of 20)	30	30 (2 1/2 stories)
Parks & Recreation Areas					35	10 (total of 25)	40	30 (2 1/2 stories)
Service Uses	8,750	8,750		70	30	10 (total of 25)	35	30 (2 1/2 stories)
Accessory Uses			3				3 (lot line) 6 (alley)	20 (2 1/2 stories)
Other Permitted Uses	15,000			70	30	20 (total of 40)	40	30 (2 1/2 stories)

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

Notes: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in Sections 6 through 10 of this Article.

\*Staggered townhouse units permitted with a minimum 25' front yard depth.

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

§165-27 R-3 HIGH DENSITY RESIDENTIAL DISTRICT

A. Purpose

High Density Residential District is designed primarily to accommodate high density housing, including apartments and condominiums with appropriate design, open space provisions and buffering. The intent of this section is to assure that diverse housing opportunities are available to meet the community's needs.

B. General Regulations

1. Accessory buildings and uses customarily incidental to the property's principal use are permitted by right or as a special exception.
2. The conversion of an existing (as of November, 1959) single-family dwelling into a two-family dwelling is permitted provided such dwelling has a total finished floor area of at least 1800 square feet and is located on a lot having an area of at least 10,000 square feet at the time of application.
3. Cottage housing, as defined in Section 14, shall be permitted subject to Performance Standards as specified in Section 7 of this Ordinance.
4. Townhouses and Semi-detached dwellings are permitted at a density of no more than fourteen (14) units per acre. Multi-family garden or mid rise apartment or condominium units are permitted at a maximum density of twenty (20) dwelling units per acre. Housing for the elderly, when comprised of multi-level apartment or condominium units, may be permitted at a maximum density of thirty (30) dwelling units per acre.
5. A density bonus of ten percent (10%) or less may be approved by the Planning Commission in order to encourage excellence of design in development, sustainable development practices, historic preservation of an inventoried historic site, associated open space or site eligible for state or local historic designation and provisions of opportunities for affordable housing, elderly housing and life care facilities.
6. Family Child Day Care Centers shall be permitted in accordance with all State and local requirements.

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

---

7. Home Occupations, as defined in Section 14, are permitted provided that not more than three hundred (300) square feet of area shall be used for such purpose and that only persons residing in the home shall be engaged in this activity. Home Occupations or professional offices within the home may be permitted in accordance with the Performance Standards as set forth in Section 7. A Home Occupation certificate shall be required.
8. Conversion of dwellings or construction of buildings for business, personal and professional uses may be permitted as a special exception in the Transition Overlay District subject to Performance Standards as specified in Section 7 of this Article. Buildings shall be compatible in size and scale with properties located in the Transition Overlay District that are situated within 300' of the property in question.
9. Electric, communication antennae in accordance with Performance Standards set forth in Section 7, water, sewer, gas and fuel lines, but not including transmission lines carrying 50,000 volts or more are permitted. Transmission lines in excess of 50,000 volts require special exception approval.
10. Satellite receiving dishes may be permitted subject to General Provisions of Sections 7 and 10.
11. Cemeteries may be permitted when accessory to a church, provided that no graves or burial lots shall be located in a required front yard.
12. Temporary structures for uses incidental to construction work shall be removed upon the completion or abandonment of the construction work.

C. Specific Regulations

Permitted uses are listed in the Use Classification Charts located at the end of Section 3. Applicable regulations contained in other Sections shall apply in the "R-3" High Density Residential District. Certain uses are subject to Performance Standards specified in Section 7 of this Article. Professional Service uses are permitted in the R-3 Transition Overlay District as special exceptions. Construction/Sales Trailers are permitted for no more than eighteen (18) months. If a longer duration is necessary, Board of Appeals Special Exception approval is required.

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

D. Lot Area, Width, Height And Yard Requirements

Table 165-27.III outlines the minimum requirements that shall apply for uses in the R-3 District, subject to the modifications provided under Section 9 of this Article:

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

Table 165-27.III: Lot Requirements for Specific Uses: R-3 High Density Residential District

USE CLASSIFICATION	Minimum Lot Area  (sq. ft.)	Minimum Area Per Unit  (sq. ft.)	Minimum Building or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Building Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width  (each) (feet)	Minimum Rear Yard Depth  (feet)	Maximum Height  (feet)
Residential Uses Single Family Detached	8,750			70	30	10 (total of 25)	35	40
Townhouse	15,000	3,100		18	30*	20 (total of 40)	40	40
Semi Detached Dwelling	10,000			100	30	20 (total of 40)	40	40
Two Family Dwelling	10,000			70	30	10 (total of 25)	40	40
Multi Family Dwelling 1 1/2 Stories	12,000		20	100	30	16 (total of 32)	42	30
2 1/2 Stories	12,000		25	100	33	20 (total of 40)	42	40
3 Stories	12,000		25	100	36	24 (total of 48)	42	40
Group Home	8,750			70	30	10 (total of 25)	35	40
Cluster/Neo Traditional Development	10 acres				20	10 (total of 20)	30	40
Group Day Care	8,750			70	30	10 (total of 25)	35	40
Parks & Recreation Areas					35	10 (total of 25)	40	30 (2 1/2 stories)
Service Uses	8,750			70	30	10 (total of 25)	35	40

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

Accessory Uses			3				3 (lot line) 6 (alley)	20 (1 1/2 stories)
Other Permitted Uses	15,000			100	30	20 (total of 40)	40	40

Notes: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in Sections 6 through 10 of this Article.  
 \*Staggered townhouse units permitted with a minimum 25' front yard depth.  
 \*\*Unit defined as each individual apartment or condominium.

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

§165-28 R-O RESIDENTIAL-OFFICE DISTRICT

A. Purpose

The Residential-Office District is designed primarily for areas which are no longer viable as single-family residential areas due to high traffic volumes or other factors but which may be viable for high density residential uses or offices. Office and service uses may be approved as provided for by this Article. These areas are generally gateways to the town center and should be developed to assure compatibility with existing residential uses while providing an attractive public frontage and a sense of arrival to the Town's historic core.

B. General Regulations

1. Accessory buildings and uses customarily incidental to the property's principal use are permitted by right or as a special exception.
2. Townhouses and Semi Detached Dwellings are permitted at a density of no more than fourteen (14) units per acre. Multi-family garden or mid rise apartment or condominium units are permitted at a maximum density of twenty (20) dwelling units per acre. Housing for the elderly, when comprised of multi-level apartment or condominium units, may be permitted at a maximum density of thirty (30) dwelling units per acre.
3. A density bonus of ten percent (10%) or less may be approved by the Planning Commission in order to encourage excellence of design in development, sustainable development practices, historic preservation of an inventoried historic site, associated open space or a site eligible for state or local historic designation and provision of opportunities for affordable housing, elderly housing and life care facilities.
4. Family Child Day Care Centers shall be permitted in accordance with all State and local requirements.
5. Customary Home Occupations and professional services may be permitted in accordance with the Performance Standards as set forth in Section 7. A Home Occupation Certificate is required.
6. Electric, communication antennae in accordance with Performance Standards set forth in Section 7, water, sewer, gas and fuel lines, but not including transmission lines carrying 50,000 volts or more are permitted. Transmission

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

lines in excess of 50,000 volts require special exception approval.

7. Satellite receiving dishes may be permitted subject to General Provisions of Sections 7 and 10.
8. Cemeteries may be permitted when accessory to a church, provided that no graves or burial lots shall be located in a required front yard.
9. Temporary structures for uses incidental to construction work shall be removed upon the completion or abandonment of the construction work.
10. Parking areas for commercial uses shall be located in the side or rear yard only. An access permit shall be required for all parking area curb cuts. In residential districts, curb cut for new residential uses shall not exceed 30' and the driveway shall not exceed 24' in width. The curb cut sidewalk pattern should be carried across the driveway in all districts. Buildings, low walls and attractive plantings shall be used to screen commercial parking areas.
11. Development shall be compatible with neighboring development and provide a cohesive and rational pattern. All development shall consider design features that will create an attractive and visual continuity between proposed development and Adjacent neighborhoods. Buildings shall be constructed to assure visual privacy and sunlight for adjacent structures, as well as protection from the new or renovated developments; site illumination, noise and odors, as applicable.
12. Building and site design should preserve and enhance special street views, in particular, views of "landmark" buildings and natural features, focal points at T-intersections and views along curving roadways. Traditional building materials such as brick or high-quality, masonry finish are encouraged.
13. Building, Design, Height and Massing
  - a. Building materials shall be compatible in quality, color, texture, finish and dimension with other buildings in the District, architecturally harmonious material, color, texture and treatment shall be used for all exterior walls.
  - b. Rear facades shall be of finished quality and shall be consistent in color and material with the rest of the building.

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

---

- c. The style and scale of the proposed building shall respect design elements prevalent in the community. Examples of such elements are the width, roof line pattern, size, shape, height, facing windows and building materials found throughout the town.
  - d. The use of fenestration, patterns and traditional design elements is encouraged. Examples of such design elements are façade offsets, covered porticos, recessed or projected entries and other appropriate architectural features. Building walls shall be a maximum of forty (40) feet in length without modulation.
  - e. Roof forms shall be considered based on their compatibility with the existing architectural context and the character of adjoining buildings.
  - f. Glass should not be reflecting, as in mirrored windows. Tinted glass to prevent inner glare, may be allowed subject to review by the Zoning Administrator. Justification for tinted glass shall be submitted to the Zoning Administrator.
  - g. Simplicity of design and a limited range of colors and materials is encouraged. Contrasting colors which accent architectural details and entrances are encouraged as well as the use of graffiti resistant materials.
  - h. A building height transition or step down is required for projects that are adjacent to residential districts.
  - i. The area covered by impervious surfaces shall be minimized to the greatest extent practicable.
14. Fencing & Screening
- a. Walls and fences shall be uniform and compatible with architectural style, color and building material. Appropriate materials include iron grating, wood, stone or brick. No chain link fencing will be permitted. Walls greater than forty (40) feet in length shall incorporate some form of visual relief, including, but not limited to pattern breaks, barrier wall construction, vertical features such as columns, differing construction materials or a combination of the above.

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

- b. All service areas including, but not limited to shipping, loading areas, dumpsters, refuse bins and similar accessory uses shall be placed in the side or rear yard and screened from public view.
- c. Rooftop mechanical equipment and vents, utility facilities and other such equipment shall be located away from public view or screened with a treatment that is complimentary to the building architecture. If service areas are exposed to view due to site conditions, such areas shall be screened with landscaping and appropriate fencing.

15. Lighting and Security

- a. The use of decorative lighting and supporting structures consistent with building design, style and color is encouraged.
- b. Exterior lighting shall be contained on site and designed to provide adequate security for employees and patrons.
- c. Lighting provided for parking areas shall not glare onto adjacent properties, shall be compatible with the scale of the adjacent buildings and addresses pedestrian and vehicular needs.
- d. The use of security alarm systems is encouraged.

16. Vehicular and Pedestrian Access

- a. Vehicular Access points shall be kept to a minimum. Shared or linked parking areas that provide cross access to adjacent properties are encouraged.
- b. Access points for corner sites shall be located in accordance with requirements noted in Section 7 of this Article.
- c. Curb cuts should be eliminated or minimized to the greatest extent possible through shared driveways with adjacent properties.
- d. Street connectivity and access management shall be assured through driveway consolidation, relocation and enclosure of curb cuts and driveways, creation of medians and shared driveways to help improve the function of commercial streets.

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

---

e. Walkways shall be designed to meet the following requirements:

- [i] Provide safe, convenient, well illuminated entrance to the building.
- [ii] Protect pedestrians from vehicular intrusion with landscaping and curbs that are integrated into the overall Streetscape design.
- [iii] Provide safe, community access for the handicapped to all major building entrances by means of minimum grade changes, curb cuts, ramps and railings as required by the Americans with Disabilities Act (ADA).
- [iv] Provide ADA compliant sidewalks at least five (5) feet in width along all sides of the lot that abut a public street. A continuous internal pedestrian walkway shall be provided from the perimeter public sidewalk to the principal customer entrance(s). ADA compliant sidewalks extending the full length of the building or center must be provided along any façade featuring a customer entrance and along any façade abutting public parking areas. Modifications may be authorized by the Building Official on a case by case basis when site conditions warrant.
- [v] The internal pedestrian walkways, including those crossing vehicular lanes, must be distinguished from driving surfaces through the use of special pavers or scored concrete to enhance pedestrian safety and the attractiveness of the walkways.

17. Landscaping and Amenities

Landscaping shall be designed to add visual interest to open spaces, parking areas and facades, as well as to soften the transition between buildings of different heights and styles. Landscaping plans shall be submitted as required in Sections 6 and 8 of this Article. The landscape plan shall be designed to meet the following minimum requirements:

- a. Preserve the maximum number of existing healthy trees when developing the site.
- b. Add visual interest to open spaces and blank facades by utilization of landscaping to enhance the Streetscape.
- c. Provide definition of public walkways and open areas.

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

- d. Provide a consistent visual image between adjacent properties along the Streetscape.
- e. Screen unsightly areas.
- f. Provide protection from excessive wind and sun.
- g. Stabilize steep embankments.
- h. Provide appropriate curbs, tree guards and grates to insure the continued health of the plant material located in pedestrian areas.
- i. Provide plants species for year round appearance, maintenance and compatibility with adjacent properties.
- j. Provide plants in proper size and quantities to allow their healthiest establishment and to compliment the development and the Streetscape.

18. Signage

Signs shall be designed to project the image of the business or service while complimenting the design of the subject property and other buildings in the district. All signs, including banners, require permits. Signs permitted in the district shall conform to regulations as specified in Section 15 of the Town of Bel Air Development Regulations.

C. Special Regulations

Permitted Uses are listed in the Use and Classification Charts located at the end of Section 3. Applicable regulations contained in other Articles shall apply in the "R-O" Residential-Office District. Certain uses are subject to Performance Standards specified in Section 7 of this Article. Construction/Sales Trailers are permitted for no more than eighteen (18) months. If a longer duration is necessary, Board of Appeals Special Exception approval is required.

D. Lot Area, Width, Height And yard Requirements

Table 165-28.IV outlines the minimum requirements that shall apply for uses in the R-O District, subject to the modifications provided under Section 9 of this Article:



Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

Table 165-28.IV: Lot Requirements for Specific Uses: R-O Residential Office District

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Minimum Area Per Unit (sq. ft.)	Minimum Building or Use Setback from Adjacent Residential Lot(feet)	Minimum Lot Width at Building Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
Residential Uses Single Family Detached	8,750			70	30	10 (total of 25)	35	40
Townhouse	15,000	3,100		18	30*	20 (total of 40)	40	40
Semi Detached Dwelling	10,000			100	30	20 (total of 40)	40	40
Two Family Dwelling	10,000			70	30	10 (total of 25)	40	40
Multi Family Dwelling 1 1/2 Stories	12,000		20	100	30	16 (total of 32)	42	30
2 1/2 Stories	12,000		25	100	33	20 (total of 40)	42	40
3 Stories	12,000		25	100	36	24 (total of 48)	42	40
Group Day Care	8,750			70	30	10 (total of 25)	35	40
Group Home	8,750			70	30	10 (total of 25)	35	40
Parks & Recreation Areas					35	10 (total of 25)	40	30 (2 1/2 stories)
Service Uses	8,750			70	30	10 (total of 25)	35	40
Accessory Uses			3				3 (lot line) 6 (alley)	20 (1 1/2 stories)

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

Other Permitted Uses	15,000			100	30	20 (total of 40)	40	40
----------------------	--------	--	--	-----	----	------------------	----	----

Notes: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in Section 6 through 10 of this Article.

\*Staggered townhouse units permitted with a minimum 25' front yard depth.

\*\*Unit defined as each individual apartment or condominium.

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

§165-29 B-1 LIMITED BUSINESS DISTRICT

A. Purpose

The Limited Business District is designed to accommodate small scale local business, institutional or service establishments. Some more intense business, institutional, or service establishments may be permitted as provided for by this Article. Uses in this district should be developed to assure compatibility with existing residential uses while providing an attractive public frontage and linkage to the town center.

B. General Regulations

1. Accessory buildings and uses customarily incidental to the property's principal use are permitted by right or as a special exception.
2. Townhouses and Semi Detached Dwellings are permitted at a density of no more than fourteen (14) units per acre. Multi-family garden or mid rise apartment or condominium units are permitted at a maximum density of twenty (20) dwelling units per acre. Housing for the elderly, when comprised of multi-level apartment or condominium units, may be permitted at a maximum density of thirty (30) dwelling units per acre.
3. A density bonus of ten percent (10%) or less may be approved by the Planning Commission in order to encourage excellence of design in development, sustainable development practices, historic preservation of an inventoried historic site, associated open space or a site eligible for state or local historic designation and provision of opportunities for affordable housing, elderly housing, mixed use development, hotels, inns, bed & breakfast facilities and life care facilities.
4. Family Child Day Care Centers shall be permitted in accordance with all State and local requirements.
5. Customary Home Occupations and professional services may be permitted in accordance with the Performance Standards as set forth in Section 7. A Home Occupation Certificate is required.
6. Electric, communication antennae in accordance with Performance Standards set forth in Section 7, water, sewer, gas and fuel lines, but not including transmission lines carrying 50,000 volts or more, are permitted.

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

Transmission lines in excess of 50,000 volts require special exception approval.

7. Satellite receiving dishes may be permitted subject to General Provisions of Sections 7 and 10.
8. Cemeteries may be permitted when accessory to a House of Worship, provided that no graves or burial lots shall be located in a required front yard.
9. Temporary structures for uses incidental to construction work shall be removed upon the completion or abandonment of the construction work.
10. The sidewalk pattern should be carried across the driveway. Buildings, low walls and/or attractive plantings shall be used to screen parking.
11. General regulations as shown in Section 3, Subsection 165-28.B shall apply to all developments in this district.

C. Special Regulations

Permitted Uses are listed in the Use Classification Charts located at the end of Section 3. Applicable regulations contained in other Sections shall apply in the "B-1" Limited Business District. Certain uses are subject to Performance Standards specified in Section 7 of this Article. Construction and Sales Trailers are permitted for not more than eighteen (18) months. If a longer duration is necessary, Board of Appeals Special Exception approval is required.

D. Lot Area, Width, Height And Yard Requirements

Table 165-29.V outlines the minimum requirements that shall apply for uses in the B-1 District, subject to the modifications provided under Section 9 of this Article:

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

Table 165-29.V: Lot Requirements for Specific Uses: B-1 Limited Business District

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Minimum Area Per Unit (sq. ft.)	Minimum Building or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Building Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
Residential Uses Single Family Detached	8,750			70	30	10 (total of 25)	35	40
Townhouse	15,000	3,100		18	30*	20 (total of 40)	40	40
Semi Detached Dwelling	10,000	5,000		100	30	20 (total of 40)	40	40
Two Family Dwelling	10,000			70	30	10 (total of 25)	40	40
Multi Family Dwelling								
1 1/2 Stories	12,000		20	100	30	16 (total of 32)	42	30
2 1/2 Stories	12,000		25	100	33	20 (total of 40)	42	40
3 Stories	12,000		25	100	36	24 (total of 48)	42	40
Group Day Care	8,750			70	30	10 (total of 25)	35	40
Group Home	8,750			70	30	10 (total of 25)	35	40
Parks & Recreation Areas					35	10 (total of 25)	40	30 (2 1/2 stories)
Others Institutional Uses	5,000			50	35	10 (total of 25)	40	40 (3 stories)
Accessory Uses						10	10	20 (1 1/2 stories)

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

Other Permitted Uses	8,750				25	10 (total of 20)	25" unless adjoining R District, then 40	40 (3 stories)
----------------------	-------	--	--	--	----	------------------	--	----------------

Notes: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in Sections 6 through 10 of this Article.  
 \*Staggered townhouse units permitted with a minimum 25' front yard depth.  
 \*\*United defined as each individual apartment or condominium.

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

§165-30 B-2 CENTRAL BUSINESS DISTRICT

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

---

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

---



Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

---

§165-31 B-2A CENTRAL BUSINESS GATEWAY DISTRICT

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

---

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

---

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

§165-32 B-3 GENERAL BUSINESS DISTRICT

A. Purpose

The General Business District is designed to accommodate a wide range of commercial establishments. Uses in this district serve a wide area and tend to generate high volumes of vehicular traffic. This district is intended to accommodate more intense commercial and mixed use development and to implement the goals of the Economic Development Element of the Town of Bel Air Comprehensive Plan.

These areas are located along major transportation corridors and should be developed in a sensitive manner to assure compatible architecture and site design consistent with a major gateway. Campus style development patterns with multi level buildings, service, retail and institutional uses in a park like setting are encouraged. The district should satisfy regional needs for large scale institutional and commercial development.

B. General Regulations

1. Accessory buildings and uses customarily incidental to property's principal use are permitted by right or as a special exception.
2. Townhouses and semi detached dwellings are permitted at a density of no more than fourteen (14) units per acre. Multi-family garden or mid rise apartment or condominium units are permitted at a maximum density of twenty (20) dwelling units per acre. Housing for the elderly, when comprised of multi-level apartment or condominium units, may be permitted at a maximum density of thirty (30) dwelling units per acre.
3. A density bonus of ten percent (10%) or less may be approved by the Planning Commission in order to encourage excellence of design in development, sustainable development practices, historic preservation of an inventoried historic site, associated open space or a site eligible for state or local historic designation and provision of opportunities for affordable housing, mixed use and infill development, hotels, inns and bed and breakfast facilities.
4. Family Child Day Care Centers shall be permitted in accordance with all State and local requirements.

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

5. Customary Home Occupations and professional services may be permitted in accordance with the Performance Standards set forth in Section 7. A Home Occupation Certificate is required.
6. Electric, communication antennae in accordance with Performance Standards set forth in Section 7, water, sewer, gas and fuel lines, but not including transmission lines carrying 50,000 volts or more, are permitted. Transmission lines in excess of 50,000 volts require special exception approval.
7. Satellite receiving dishes may be permitted subject to General Provisions of Section 7 and 10.
8. Cemeteries may be permitted when accessory to a church, provided that no graves or burial lots shall be located in a required front yard.
9. Temporary structures for uses incidental to construction work shall be removed upon the completion or abandonment of the construction work.
10. General Regulations as shown in Section 3, Subsection 165-28-B, 11 through 18 shall apply to all developments in this district.
11. Development shall enhance the visual approach to the Town by providing an attractive gateway to the Town.
12. Street trees shall be required along the street edge of the primary access road with clustering of smaller trees encouraged throughout the developed areas.
13. A comprehensive coordinated sign plan shall be submitted at the time of site plan review. This shall include one or a combination of the following signage styles; freestanding, directory, projecting, wall and/or window. All signs including banners require a permit. Signs shall conform to the regulations as specified in Section 15 of the Town of Bel Air Development Regulations.

C. Special Regulations

In addition to the General Regulations noted above, the following regulations and the applicable regulations contained in other Sections shall apply in the "B-3" General Business District. Certain uses are subject to Performance Standards specified in

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

Section 7 of this Article. Construction and sales trailers are permitted for not more than eighteen (18) months. If a longer duration is necessary, Board of Appeals Special Exception approval is required.

1. Optional Development/Height and Density Bonus

Additional stories may be permitted by the Planning Commission, provided that the permitted height is suitable for the applicable site and the proposed use; the proposal achieves desirable benefits for the district; and further provisions are met as follows:

- a. Approval of Site Development Plan as set forth in Article 13. A preliminary conference is required.
- b. A maximum of five (5) stories, not more than seventy (70) feet in height, may be permitted.

D. Lot Area, Width, Height And Yard Requirements

Table 165-32.VII outlines the minimum requirements that shall apply for uses in the B-3 District, subject to the modifications provided under Section 9 of this Article:

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

Table 165-32.VII: Lot Requirements for Specific Uses: B-3 General Business District

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Minimum Area Per Unit (sq. ft.)	Minimum Building or Use Setback from Adjacent Residential Lot (ft)	Minimum Lot Width at Building Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
Residential Uses Single Family Detached	8,750			70	30	10 (total of 25)	35	40
Townhouse	15,000	3,000		18	30*	20 (total of 40)	40	40
Semi Detached Dwelling	10,000	5,000		100	30	20 (total of 40)	40	40
Two Family Dwelling	8,750			70	30	10 (total of 25)	40	40
Multi Family Dwelling 1 1/2 Stories	12,000		20	100	30	16 (total of 32)	42	30
2 1/2 Stories	12,000		25	100	33	20 (total of 40)	42	40
3 Stories	12,000		25	100	36	24 (total of 48)	42	40
Group Day Care	8,750			70	30	10 (total of 25)	35	40
Group Home	8,750			70	30	10 (total of 25)	35	40
Parks & Recreation Areas					35	10 (total of 25)	40	30 (2 1/2 stories)
Other Institutional Uses	5,000			50	35	10 (total of 25)	40	40 (3 stories)
Accessory Uses						10	10	20 (1 1/2 stories)

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

Other Permitted Uses					22	0 unless adjoining a R District, then 10'	10 unless adjoining a R District, then 30	40 (3 stories)
----------------------	--	--	--	--	----	---	---	----------------

Notes: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in Sections 6 through 10 of this Ordinance.

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

---

§165-33 B-3A GENERAL BUSINESS GATEWAY DSITRICT

Chart will be 165-33.VII(a)

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

---

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

---

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

§165-34 M-1 INDUSTRIAL DISTRICT

A. Purpose

The Industrial District is designed to accommodate enterprises engaging in the manufacturing, processing, designing, repairing, renovating, cleaning, or assembling of goods, merchandise or equipment. In some instances, the traditional industrial areas are immediately adjacent to residential uses, the regulations and standards in this district are intended to assure compatibility between these divergent land uses while assuring implementation of the Economic Development Element goals of the Town of Bel Air Comprehensive Plan.

B. General Regulations

1. Accessory buildings and uses customarily incidental to property's principal use are permitted by right or as a special exception.
2. Electric, communication antennae in accordance with Performance Standards set forth in Section 7, water, sewer, gas and fuel lines, but not including transmission lines carrying 50,000 volts or more, are permitted. Transmission lines in excess of 50,000 volts require special exception approval.
3. Satellite receiving dishes may be permitted subject to General Provisions of Section 7 and 10.
4. Cemeteries may be permitted when accessory to a church, provided that no graves or burial lots shall be located in a required front yard.
5. Temporary structures for uses incidental to construction work shall be removed upon the completion or abandonment of the construction work.
6. Development shall be compatible with neighboring development and provide a cohesive and rational pattern. All development shall consider design features that will create an attractive and visual continuity between proposed development and adjacent neighborhoods. Buildings shall be constructed to assure visual privacy and sunlight for adjacent structures, as well as protection from the new or renovated developments; site illumination, noise and odors, as applicable.

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

7. The use of fenestration, patterns and traditional design elements is encouraged. Examples of such design elements are façade offsets, covered porticos, recessed or projected entries and other appropriate architectural features. Building walls shall be a maximum forty (40) feet in length without modulation.
8. A building height transition or step down is required for projects that are adjacent to residential districts.
9. The area covered by impervious surfaces shall be minimized to the greatest extent practicable.
10. Fencing & Screening
  - a. Walls and fences shall be uniform and compatible with architectural style, color and building material.
  - b. All service areas including, but not limited to shipping, loading areas, dumpsters, refuse bins and similar accessory uses shall be placed in the side or rear yard and screened from public view.
  - c. Rooftop mechanical equipment and vents, utility facilities and other such equipment shall be located away from public view or screened with a treatment that is complimentary to the building architecture. If service areas are exposed to view due to site conditions, such areas shall be screened with landscaping and appropriate fencing.
11. Lighting and Security
  - a. Exterior lighting shall be contained on site and designed to provide adequate security for employees and patrons.
  - b. Lighting provided for parking areas shall not glare onto adjacent properties, shall be compatible with the scale of the adjacent buildings and addresses pedestrian and vehicular needs.
  - c. The use of security alarm systems is encouraged.

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

12. Vehicular and Pedestrian Access

- a. Vehicular Access points shall be kept to a minimum. Shared or linked parking areas that provide cross access to adjacent properties are encouraged.
- b. Access points for corner sites shall be located in accordance with requirements noted in Section 7 of this Article.
- c. Walkways shall be designed to meet the following requirements:
  - [i] Provide safe, convenient, well illuminated entrance to the building.
  - [ii] Protect pedestrians from vehicular intrusion with landscaping and curbs that are integrated into the overall Streetscape design.
  - [iii] Provide safe, community access for the handicapped to all major building entrances by means of minimum grade changes, curb cuts, ramps and railings as required by the Americans with Disabilities Act (ADA).
  - [iv] Provide ADA compliant sidewalks at least five (5) feet in width along all sides of the lot that abut a public street. A continuous internal pedestrian walkway shall be provided from the perimeter public sidewalk to the principal customer entrance(s). ADA compliant sidewalks extending the full length of the building or center must be provided along any façade featuring a customer entrance and along any façade abutting public parking areas. Modifications may be authorized by the Building Official on a case by case basis when site conditions warrant.
  - [v] The internal pedestrian walkways, including those crossing vehicular lanes, must be distinguished from driving surfaces through the use of special pavers or scored concrete to enhance pedestrian safety and the attractiveness of the walkways.

13. Landscaping and Amenities

Landscaping shall be designed to add visual interest to open spaces, parking areas and facades, as well as to soften the transition between buildings of different heights and styles. Forest stand delineation, forest conservation and landscaping plans shall be submitted as required in Sections 6 and 8 of this Article.

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

---

14. Signage

Signs shall be designed to project the image of the business or service while complimenting the design of the subject property and other buildings in the district. All signs, including banners, require permits. Signs permitted in the district shall conform to regulations as specified in Section 15 of the Town of Bel Air Development Regulations.

C. Special Regulations

The following regulations and the applicable regulations contained in other Articles shall apply in the M-1 Industrial District. Construction and sales trailers are permitted for not more than eighteen (18) months. If a longer duration is necessary, Board of Appeals Special Exception approval is required.

D. Lot Area, Width, Height And Yard Requirements

Table 165-34.VIII outlines the minimum requirements that shall apply for uses in the M-1 District, subject to the modifications provided under Section 9 of this Article:

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

Table 165-34.VIII: Lot Requirements for Specific Uses: M-1 Industrial District

USE CLASSIFICATION	Minimum Lot Area  (sq. ft.)	Minimum Area Per Unit  (sq. ft.)	Minimum Building or Use Setback from adjacent Residential Lot (feet)	Minimum Lot Width at Building Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
All Permitted Uses 1 Story 2 Story 3 Story			50 50 50		25	30/50' from R District 40/50' from R District 50	30/50'from R District 40/50'from R District 50	30 35 40
Accessory Uses						10/25' from R District	10/25'from R District	20 (1 1/2 stories)

Notes: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in Sections 6 through 10 of this Ordinance.

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

**TABLE 3-1** **AMUSEMENT/ENTERTAINMENT**  
Principal Permitted Uses for Specific Zoning Districts

USE CLASSIFICATION	ZONING DISTRICTS							
	R1	R2	R3	RO	B1	B2/B2A	B3/B3A	M1
Adult Bookstores and/or Adult Entertainment Centers							SE	
Arenas/Stadiums							P	P
Bowling Alleys						P	P	P
Amusement Center						SD	SD	SD
Country Clubs, Golf, Tennis, Swim Clubs	SE	SE	SE	SE	SE	SE	SE	SE
Ice/Roller Rinks						P	P	P
Night Clubs, Lounges, Bar, Tavern						SE	SE	SE
Recreation, Indoor						SD	SD	SD
Recreation, Outdoor	P	P	P	P	P	P	P	P
Theater					P	P	P	P

**KEY:** "P" indicates permitted subject to applicable code requirements  
 "SD" indicates permitted subject to special-development regulations, pursuant to Section 12  
 "SE" indicates permitted subject to special-exception regulations, pursuant to Section 12  
 A blank cell indicates that the use is not permitted

**NOTE:** These tables are provided for easy reference. However, the text of this Article should be consulted for further definition and all applicable requirements. In the case of any inconsistencies between the text and the tables, the text shall control.

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

**TABLE 3-2**  
Principal Permitted Uses for Specific Zoning Districts

**INDUSTRIAL**

USE CLASSIFICATIONS	ZONING DISTRICTS							
	R1	R2	R3	RO	B1	B2/B2A	B3/B3A	M1
Electric & Electronics Equipment							SE	P
Electric Substations	P	P	P	P	P	P	P	P
Fuel Storage Facilities							SE	SE
Local & Interurban Passenger Transit							P	P
Manufacturing, Primary								P
Manufacturing, Secondary							P	P
Medical, Dental and Hospital Equipment and Supplies						P	P	P
Printing & Publishing						P	P	P
Trucking & Warehousing							SE	P

**KEY:** "P" indicates permitted subject to applicable code requirements  
 "SD" indicates permitted subject to special-development regulations, pursuant to Section 12  
 "SE" indicates permitted subject to special-exception regulations, pursuant to Section 12  
 A blank cell indicates that the use is not permitted

**NOTE:** These tables are provided for easy reference. However, the text of this Article should be consulted for further definition and all applicable requirements. In the case of any inconsistencies between the text and the tables, the text shall control.

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

**TABLE 3-3**  
Principal Permitted Uses for Specific Zoning Districts

**INSTITUTIONAL**

USE CLASSIFICATION	ZONING DISTRICTS							
	R1	R2	R3	RO	B1	B2/B2A	B3/B3A	M1
Cemeteries	SE	SE	SE	SE	SE	SE	SE	SE
Civic, Service Clubs, Fraternal Organizations	SE	SE	SE	SE	SE	SE	SE	SE
Cluster Mailboxes*	P	P	P	P	P	P	P	P
Community Centers	SE	SE	SE	SE	P	P	P	P
Convent	P	P	P	P	P	P	P	P
Day Care, Group		SE	SE	SE	SE	SE	SE	SE
Fire Stations	SE	SE	SE	SE	SE	SE	SE	SE
Hospitals	SD	SD	SD	SD	SD	SD	SD	SD
House of Worship	P	P	P	P	P	P	P	P
Libraries			P	P	P	P	P	P
Non Profit Drop Off Center							SE	SE
Nursing Homes, Assisted Living, Life Care	SE	SE	SE	SE	SE	SE	SE	SE
Parks & Recreation Areas	P	P	P	P	P	P	P	P
Post Office						P	P	P
Prisons							SD	SD
Schools, Colleges, Universities**	SE	SE	SE	SE	SE	SE	SE	SE

\* Cluster Mailbox location in “R” districts requires Zoning Administrator’s approval

\*\* Minor school expansions of less than 5,000 square feet permitted by right, special exception approval not required.

**KEY:** "P" indicates permitted subject to applicable code requirements  
 "SD" indicates permitted subject to special-development regulations, pursuant to Section 12  
 "SE" indicates permitted subject to special-exception regulations, pursuant to Section 12  
 A blank cell indicates that the use is not permitted

**NOTE:** These tables are provided for easy reference. However, the text of this Article should be consulted for further definition and all applicable requirements. In the case of any inconsistencies between the text and the tables, the text shall control.

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

---

**TABLE 3-4**  
Principal Permitted Uses for Specific Zoning Districts

**NATURAL RESOURCES**

USE CLASSIFICATION	ZONING DISTRICTS							
	R1	R2	R3	RO	B1	B2/B2A	B3/B3A	M1
Agricultural Products – Processing								P
Greenhouse & Nurseries – Commercial						P	P	P
Mining/Mineral Extraction						P	P	P

**KEY:** "P" indicates permitted subject to applicable code requirements  
 "SD" indicates permitted subject to special-development regulations, pursuant to Section 12  
 "SE" indicates permitted subject to special-exception regulations, pursuant to Section 12  
 A blank cell indicates that the use is not permitted

**NOTE:** These tables are provided for easy reference. However, the text of this Article should be consulted for further definition and all applicable requirements. In the case of any inconsistencies between the text and the tables, the text shall control.

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

**TABLE 3-5**  
Principal Permitted Uses for Specific Zoning Districts

**RESIDENTIAL**

USE CLASSIFICATION	ZONING DISTRICTS							
	R1	R2	R3	RO	B1	B2/B2A	B3/B3A	M1
Dwellings								
Cottage Housing	SE	P	P	P	P	P	P	
Multi Family (Apts/Condos)			P	P	P	P	P	
Semi Detached		P	P	P	P	P	P	
Single Family Detached	P	P	P	P	P	P	P	
Townhouse		P	P	P	P	P	P	
Two Family/Duplex		P	P	P	P	P	P	
Bed & Breakfast	SE**	SE**	SE	SE	P	P	P	
Boarding House			SE	SE	SE	SE	SE	
Community Shelter			SE	SE	SE	SE	SE	
Day Care, Family	P	P	P	P	P	P	P	
Group Homes			SE	SE	SE	SE	SE	
Halfway Houses				SE	SE	SE	SE	
Home Occupations*	SE	SE	SE	P	P	P	P	
Housing for Elderly			SE	SE	SE	SE	SE	
Mixed Use Center				SD	SD	SD	SD	

\*Home Occupations occupying not more than 300 square feet and employing only persons residing within the home are permitted as right. Home Occupations occupying in excess of 300 square feet and/or employing persons residing outside of the home, require special exception approval.

\*\* Permitted in R-1 and R-2 Transition Overlay District ~~only~~ as special exception. Not permitted elsewhere in these districts.

**KEY:** "P" indicates permitted subject to applicable code requirements  
 "SD" indicates permitted subject to special-development regulations, pursuant to Section 12  
 "SE" indicates permitted subject to special-exception regulations, pursuant to Section 12  
 A blank cell indicates that the use is not permitted

**NOTE:** These tables are provided for easy reference. However, the text of this Article should be consulted for further definition and all applicable requirements. In the case of any inconsistencies between the text and the tables, the text shall control.

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

---

**TABLE 3-6**  
Principal Permitted Uses for Specific Zoning Districts

**RETAIL USES**

USE CLASSIFICATION	ZONING DISTRICTS							
	R1	R2	R3	RO	B1	B2/B2A	B3/B3A	M1
Antique Shops/Art Galleries/Museum				SE	P	P	P	P
Auction Houses							P	P
Catalog Showrooms						P	P	P
Convenience Goods						P	P	P
Department Stores						P	P	P
Discount Stores						P	P	P
Drive Thru Facilities						SD	SD	SD
Farmers Market						P	P	P
Feed & Grain Mill								P
General Merchandise					SE	P	P	P
Medical Equipment Sales & Leasing							P	P
Mixed Use Centers				SD	SD	SD	SD	
Restaurant					P	P	P	P
Shoppers Merchandise					SE*	P	P	P
Shopping Centers						SD	SD	SD
Specialty Food Stores					P	P	P	P
Specialty Shops					P	P	P	P
Supermarkets						P	P	P

\*See Section 7, Performance Standards, establishment shall not exceed 5,000 square feet

**KEY:** "P" indicates permitted subject to applicable code requirements  
 "SD" indicates permitted subject to special-development regulations, pursuant to Section 12  
 "SE" indicates permitted subject to special-exception regulations, pursuant to Section 12  
 A blank cell indicates that the use is not permitted

**NOTE:** These tables are provided for easy reference. However, the text of this Article should be consulted for further definition and all applicable requirements. In the case of any inconsistencies between the text and the tables, the text shall control.

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

**TABLE 3-7** **SERVICE USES**  
Principal Permitted Uses for Specific Zoning Districts  
**USE CLASSIFICATION** **ZONING DISTRICTS**

	R1	R2	R3	RO	B1	B2/B2A	B3/B3A	M1
Banks					P	P	P	P
Beauty Shop/Barber Shop				SE	SE	P	P	P
Body Piercing Service							SE	
Bulk Mail Service			SE	SE	SE	SE	P	P
Business Incubator				SE	SE	P	P	P
Business Services (Group)		SE	SE	SE	SE	P	P	P
Business Services (Individual)	SE	SE	SE	P	P	P	P	P
Business Support Services		SE	SE	P	P	P	P	P
Car Wash/Auto Detailing Service							SD	P
Cleaners/Laundromat						P	P	P
Communication Towers & Platforms						SE	SE	SE
Construction Supply/Services						P	P	P
Crematorium							SE	SE
Diaper Service						P	P	P
Disinfecting & Exterminating Service						P	P	P
Drive Thru Facilities						SD	SD	SD
Fitness Centers						SD	SD	SD
Hotel/Motel						SD	SD	SD
Instructional Services					SE	P	P	P
Kennel							SE	SE
Linen Supply						P	P	P
Medical Laboratory				SE	SE	P	P	P
Medical Services	SE	SE	SE	P	P	P	P	P
Motion Picture Distribution					P	P	P	P
Motor Vehicle Sales, Service & Storage							SD	P
Office or Business Equipment Rental or Leasing				P	P	P	P	P
Office Services	SE	SE	SE	P	P	P	P	P
Personal Services	SE	SE	SE	P	P	P	P	P
Professional Service	SE	SE	SE	P	P	P	P	P
Professional Service (Group)		SE	SE	P	P	P	P	P
School Bus Storage								P
Spa				SE	SE	P	P	P
Tattoo Service							SE	
Telecommunications				P	P	P	P	P
Veterinarian				SE	SE	P	P	P
Veterinarian Clinic/Hospital					SE	P	P	P

**KEY:** "P" indicates permitted subject to applicable code requirements  
"SD" indicates permitted subject to special-development regulations, pursuant to Section 12  
"SE" indicates permitted subject to special-exception regulations, pursuant to Section 12

Article II  
Chapter 165. Zoning

**Section 3: Zoning Districts – Establishment and Regulations**

---

A blank cell indicates that the use is not permitted

NOTE: These tables are provided for easy reference. However, the text of this Article should be consulted for further definition and all applicable requirements. In the case of any inconsistencies between the text and the tables, the text shall control.

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

---

**TABLE 3-8**  
Principal Permitted Uses for Specific Zoning Districts

**TEMPORARY USES**

USE CLASSIFICATIONS	ZONING DISTRICTS							
	R1	R2	R3	RO	B1	B2/B2A	B3/B3A	M1
Christmas Tree Sales	P	P	P	P	P	P	P	P
Hawkers & Peddlers						P	P	P
Modular Classroom	P	P	P	P	P	P	P	P
Outdoor Promotional Events	P	P	P	P	P	P	P	P
Outdoor Sales Events	P	P	P	P	P	P	P	P
Outdoor Sidewalk Café					P	P	P	P
Sales/Construction Trailers*	P	P	P	P	P	P	P	P
Snowball Stands					P	P	P	P
Yard Sales	P	P	P	P	P	P	P	P

**KEY:** "P" indicates permitted subject to applicable code requirements  
 "SD" indicates permitted subject to special-development regulations, pursuant to Section 12  
 "SE" indicates permitted subject to special-exception regulations, pursuant to Section 12  
 A blank cell indicates that the use is not permitted

**NOTE:** These tables are provided for easy reference. However, the text of this Article should be consulted for further definition and all applicable requirements. In the case of any inconsistencies between the text and the tables, the text shall control.

Article II  
Chapter 165. Zoning

Section 3: Zoning Districts – Establishment and Regulations

---

This page intentionally left Blank