
A CITIZEN'S GUIDE TO PLANNING AND ZONING IN BALTIMORE COUNTY



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Baltimore County Office of Planning



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INTRODUCTION

The Baltimore County Office of Planning has prepared *A Citizens Guide to Zoning in Baltimore County* to assist in developing a basic understanding of the various processes and documents related to zoning. The intent is to provide a brief summary of the various zoning components. A more detailed description of zoning related matters can be found in the *Baltimore County Code* and the *Baltimore County Zoning Regulations (BCZR)*, which are available on the Internet at www.baltimorecountymd.gov/Agencies/law/countycode.html. Also, the planning office staff is available to provide additional information.

Zoning is a legal mechanism by which county government is able, for the sake of protecting the public health, safety, morals, and/or general welfare, to limit an owner's right to use privately-owned land. Zoning consists of maps and written regulations.

Since 2004, Baltimore County's official zoning map is in the form of an electronic geodatabase. The county is divided among the 37 different kinds of "zones." In certain areas, one of the eight kinds of "districts" may be superimposed onto part of a zone to provide additional detailed regulation.

ZONING REGULATIONS

The written standards are contained in a loose-leaf volume of more than 300 pages, entitled *Baltimore County Zoning Regulations (BCZR)*. Although there are similarities among related zones and districts, each one is governed by a different set of regulations. Typically, the regulations specify, usually in great detail, the kinds of uses allowed (residences, businesses, manufacturing, etc.); the maximum intensity of use (number of dwellings per acre, maximum floor area per business, etc.); height limits for structures; minimum setbacks from roads and other property lines; minimum number of off-street parking spaces; etc.

The zoning regulations are enacted by the Baltimore County Council and can be amended at any time. Before doing so, however, the Council must first request recommendations from the Planning Board and must hold a public hearing.

CHANGING THE ZONING MAP

The official zoning map is also enacted by the Baltimore County Council but there are several ways by which it can be changed. Every fourth year, on an exact schedule specified in county law, the county engages in a process called “comprehensive” zoning. The participants in the process include individual landowners, contract purchasers, community organizations, county staff, the Planning Board, and the County Council.

The comprehensive zoning map process covers a period of approximately 12 months and results in zoning decisions that are reflected in a “log of issues.” Ultimately, the County Council decides, on each “issue,” whether to retain the existing zoning already on the official map or to enact a different zone(s) or district(s). Generally, each issue is a single property, but an issue may cover many adjoining properties and might even cover many hundreds of acres. The zoning on all other properties (which were not issues) is re-enacted without change.

During the years between the quadrennial “comprehensive” processes, the zoning maps might also be changed through the “cycle” process. This opportunity arises twice a year, on a specified schedule, with the ultimate decision made by the Baltimore County Board of Appeals instead of the County Council. Only the property owner is entitled to petition in the cycle process whereas any of the possible participants in the comprehensive process can raise an “issue” on any property.

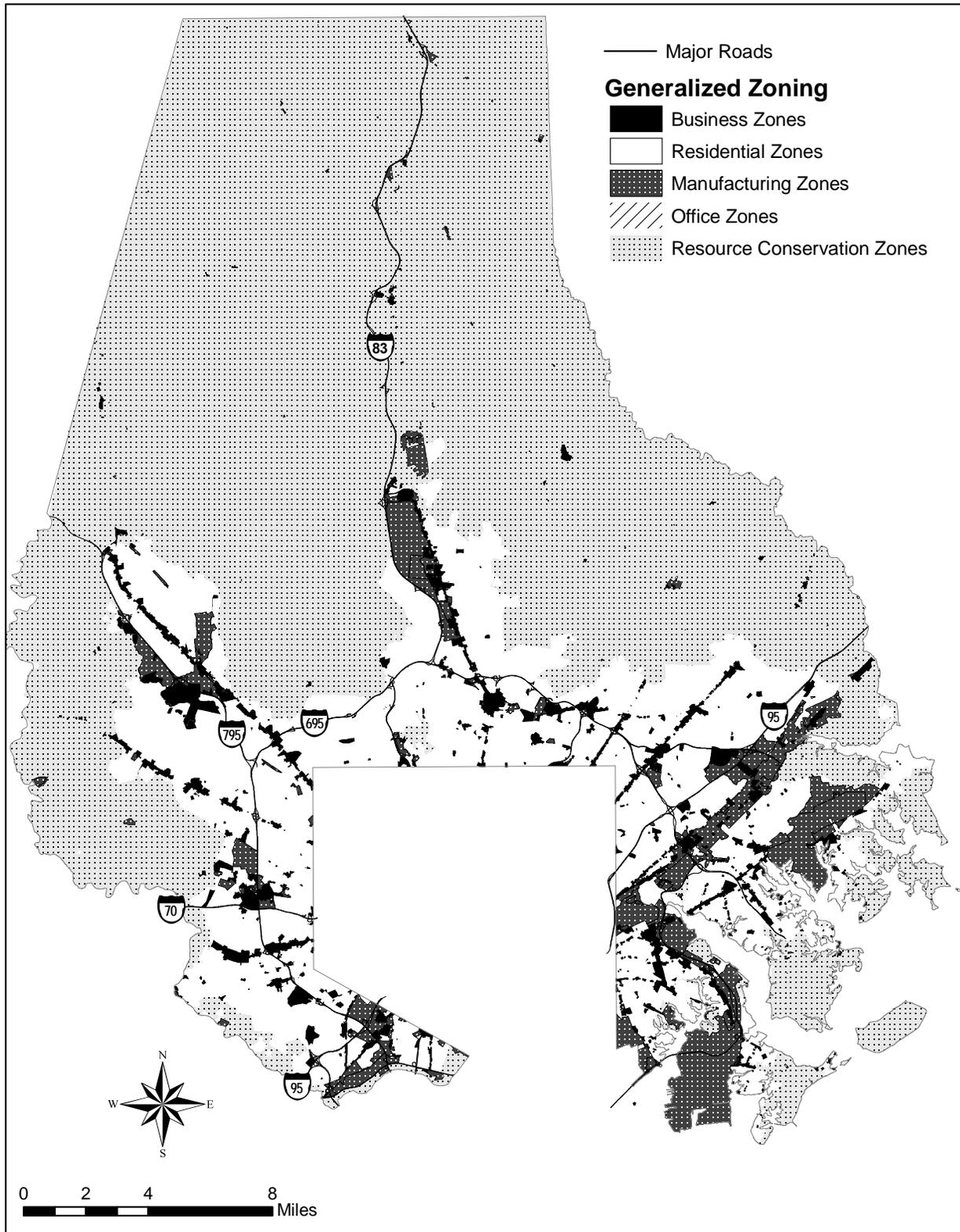
There are two additional major differences between comprehensive and cycle zoning. The County Council has essentially an unlimited legislative authority to place whatever zone it deems to be appropriate on a particular piece of land. The Board of Appeals, however, is exercising delegated authority and is much more limited in the scope of its decision-making discretion. In particular, the Board of Appeals cannot grant a change in zoning unless the record shows that there has been either a “substantial change in the character of the neighborhood” since the last comprehensive process, or an “error” in the mapping; as a legal matter, either of these conditions is usually very difficult to prove.

The other principal difference is that, when the Council grants a map change on a zoning “issue,” it is not allowed to impose any accompanying limitations on the use of the property; the owner is allowed to use the land in any of the ways already permitted by the regulations pertaining to that kind of zone. In the cycle process, the owner can simply request the same unrestrained type of decision (called an “open” filing). Alternatively, the owner has the option to submit a “documented site plan” specifying in great detail the manner in which the property is to be developed and used. If the zoning map change is approved by the Board of Appeals, compliance with the documented site plan is mandatory even if the property subsequently changes ownership; if the planned use is not developed within three years, the zoning automatically reverts to its prior classification. By improving the predictability about the actual results of a zoning map change, the documented site plan alternative makes it easier for the petitioner to garner support for the request, but this alternative cannot legally be used in the “comprehensive” process.

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

Finally, under a procedure enacted in 1990, it is possible to correct technical drafting errors on the official zoning map. This process is contingent upon a certification by the Director of Planning that the map “does not accurately reflect the final zoning classification imposed by the Council...during the last or prior comprehensive zoning process.”

Baltimore County Zoning





RESOURCE CONSERVATION ZONES

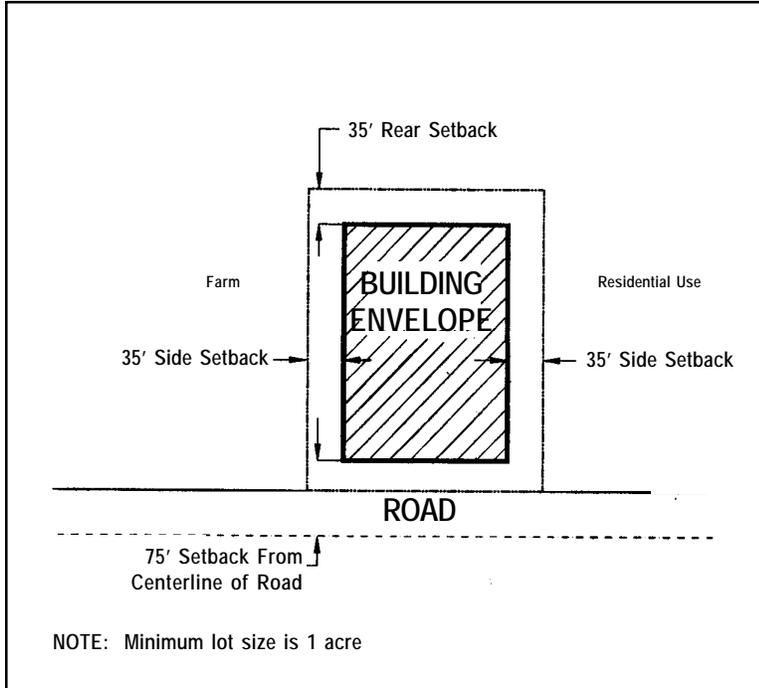
Resource Conservation Zones

	RC 2 Agricultural Protection	RC 3 Deferral of Planning	RC 4 Watershed Protection	RC 5 Rural Residential	RC 6 Rural Conservation and Residential	RC 7 Resource Preservation	RC 8 Environmental Enhancement	RC 20 Critical Area	RC 50 Critical Area Agricultural	RCC Resource Conservation-Commercial
Purpose	To foster and protect agriculture	To defer substantial development pending future planning and utilities	To protect the watersheds of the three regional reservoirs	To provide for residential development in appropriate rural areas	Greater protection for resource areas	To protect cultural, historical, recreational and environmental resources	To protect forests, reservoir watersheds and extensive natural areas	To protect the natural resources of the Chesapeake Bay Critical Area	To foster and protect water quality consistent with the Chesapeake Bay Critical Area	To provide small areas of commercial development for rural needs
Land Area of Zones ¹	140,000 acres 36% of County	800 acres <1% of County	17,500 acres 5% of County	37,000 acres 10% of County	12,800 acres 3% of County	32,100 acres 8% of County	11,000 acres 3% of County	7,100 acres 2% of County	4,100 acres 1% of County	Very limited
Permitted Uses, Generally	Preferred use agriculture; limited residential development	Agriculture; low density residential	Agriculture; low density residential	Low density residential; agriculture uses	Agriculture; low density residential	Agriculture; low density residential	Agriculture; low density residential	Agriculture Aquaculture; low density residential; fish & wildlife preservation	Agriculture Aquaculture; low density residential; fish & wildlife preservation	Agricultural - related retail, general retail, office, and service use.
Special Exceptions, Generally	Antique shop, animal boarding, church, farm market	Animal boarding, camp, farm market, golf course	Antique shop, church, golf course	Antique shop, golf course	Antique shop, bed and breakfast, camp, golf course	Antique shop, bed and breakfast, winery	Antique shop, bed and breakfast, winery	Agricultural support services, specific recreational uses	Agricultural support services, specific recreational uses	Agricultural machine repair, landscape service operations
Minimum Lot Area, Maximum Number of Lots and/or Maximum Density	Minimum lot size: 1 acre For a lot of record between 2 and 100 acres: 2 lots max. Lot of record over 100 acres: one lot for each 50 acres of gross area	Minimum lot size: 1 acre Maximum tract density: 0.3 dwelling units per acre; clustering encouraged Minimum diametral dimension ² : 150 feet	Minimum lot size: 3 acres, or 1 acre for clustered subdivisions Maximum tract density: 0.2 dwelling units per acre Any lots created from tracts with a gross area of more than 10 acres shall be in accordance with standards for rural cluster development	Minimum lot size: 1.5 acres Maximum tract density 0.5 dwellings per acre	Minimum lot size: 1 acre Maximum lot size: 1.5 acres Maximum tract density: 0.2 lot per acre Note: There are primary and secondary conservancy areas required in this zone.	Minimum lot size: 1 acre Maximum density: 0.04 lot per acre for tracts ≥50 acres Tracts <50 acres cannot be subdivided	Minimum lot size: 3 acres Maximum density: 0.02 lot per acre for tracts ≥51 acres Maximum number of lots for tracts ≤10 acres is one; 10 to 30 acres is two; 30 to 50 acres is three	Lot size determined by DEPRM to encourage clustering Maximum number: A lot of record with a gross area of 20 or more acres may be subdivided at a rate of 1 lot for each 20 acres	Lot size determined by DEPRM to encourage clustering A lot of record with gross area between 20 and 100 acres may be subdivided once, provided that average density is not less than 1 unit per 20 acres A lot of record over 100 acres may be subdivided at a rate of 1 lot per 50 acres	Max. lot size: 2 acres Gross floor area of all proposed buildings on the lot shall not exceed 3000 sq. ft.

¹ As shown on 2004 Comprehensive Zoning Map

² Diametral dimension is the diameter of the largest circle that may be inscribed within a lot

RC-2 Agriculture



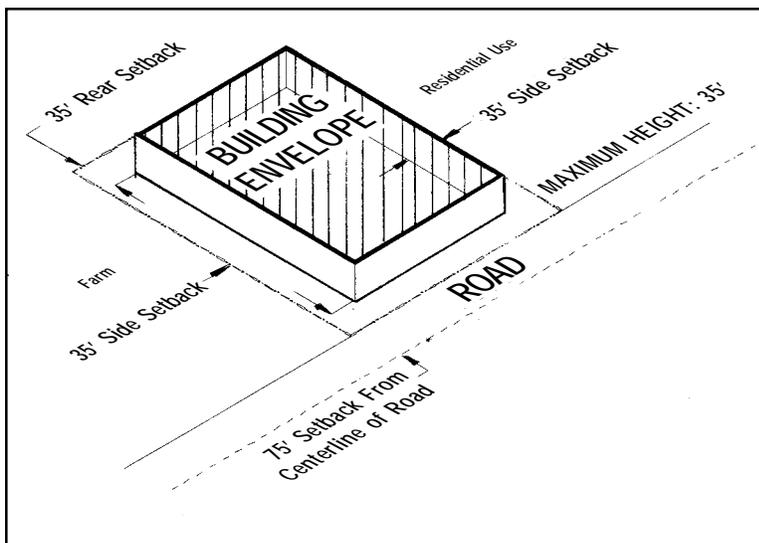
Intent: To foster conditions favorable to a continued agricultural use of the productive agricultural areas of Baltimore County by preventing incompatible forms and degrees of urban uses.

Typical Uses Permitted by Right:

Farm, farmette, single-family detached dwelling, farmer's roadside stand, tenant house.

Typical Uses Permitted by Special Exception:

Antique shop, animal boarding place, church, farm market, landscape operation, agricultural support uses.



Height and Area Requirements



RC-3 Deferral of Planning and Development

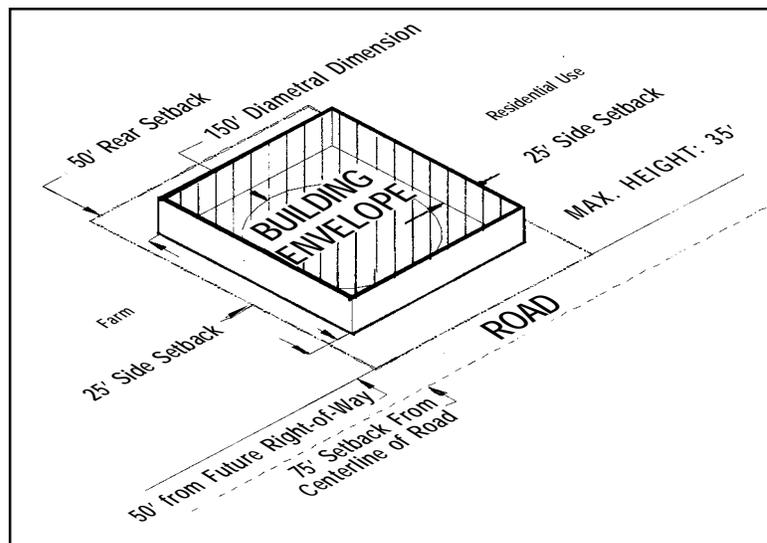
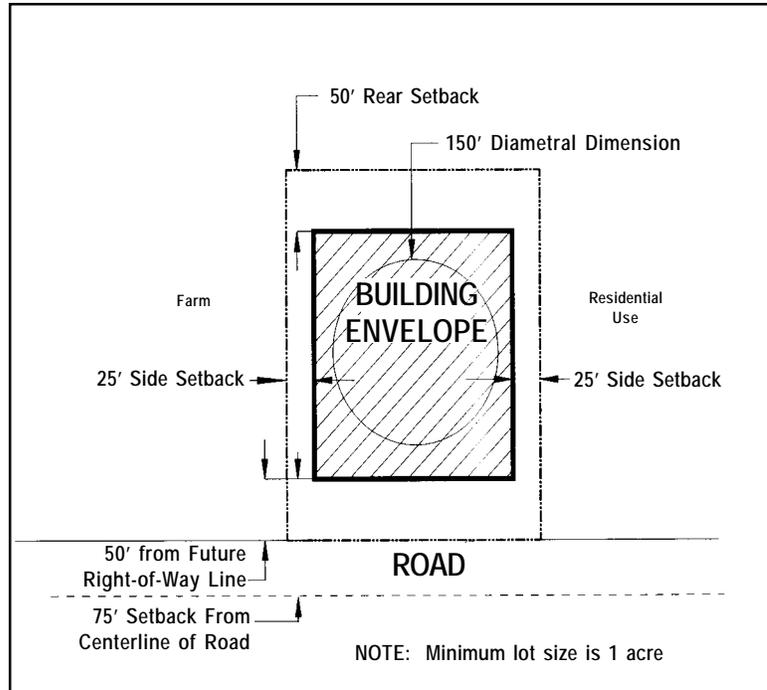
Intent: To prevent inappropriate, sprawling development in areas which are presently rural, but where urban development may be appropriate in the future. Detailed planning for future development must be deferred.

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

Typical Uses Permitted by Special Exception: Farm market, golf course/country club, professional office, camp, animal boarding place.

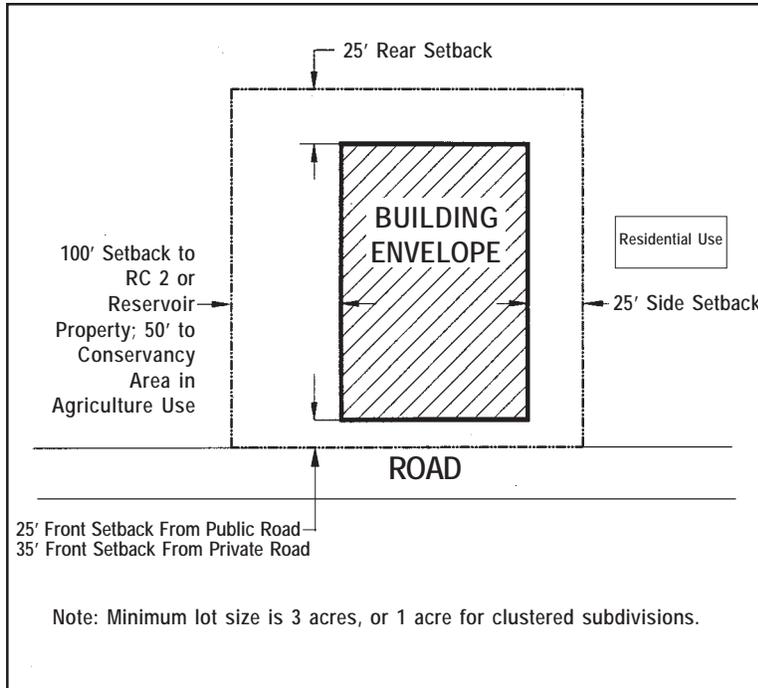
Notes:

The RC-3 classification may be applied only to land that lies beyond the Urban-Rural Demarcation Line (URDL).



Height and Area Requirements

RC-4 Watershed Protection



Intent: To provide for the protection of the water supplies of metropolitan Baltimore by preventing contamination through unsuitable types or levels of development in the watersheds.

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

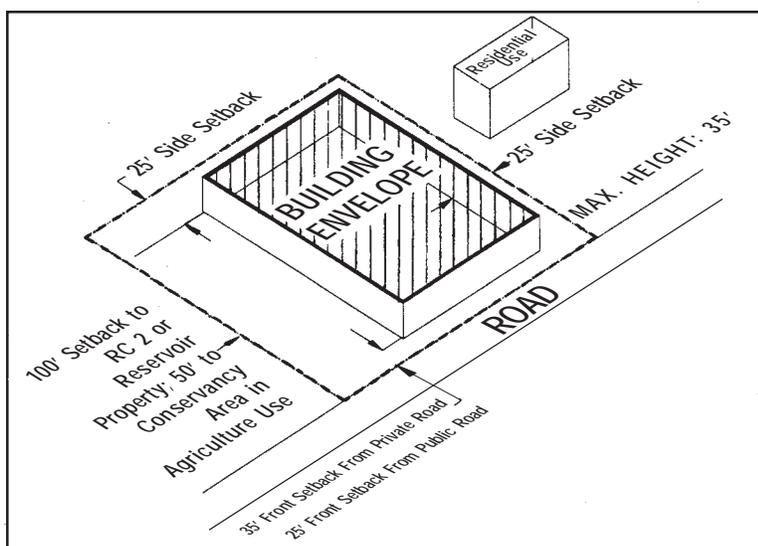
Typical Uses Permitted by Special Exception: Antique shop, church, golf course/country club, landscape operation.

Notes:

The RC-4 zone has explicit criteria that must be met in order to apply for a reclassification of RC-4 zoned land. See the Baltimore County Zoning Regulations (1A03.2).

Residential development in the RC-4 zone requires the allocation of an unbuildable area (conservancy area) of 70% of the tract acreage. The 70% shall include forest stands, farm fields, steep slopes, and/or wetlands. Two alternative development densities are offered in the RC-4 zone:

- 1) 0.2 of gross acreage (cluster option)
- 2) 0.1 of gross acreage (non-cluster option)



Height and Area Requirements



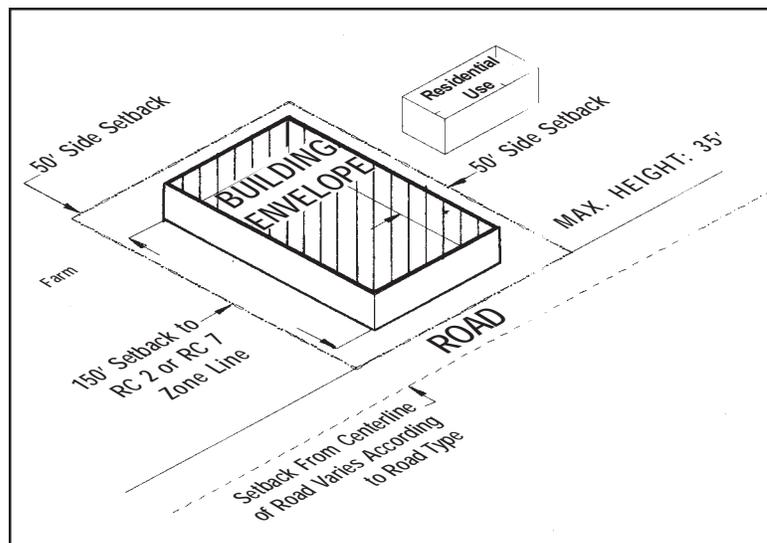
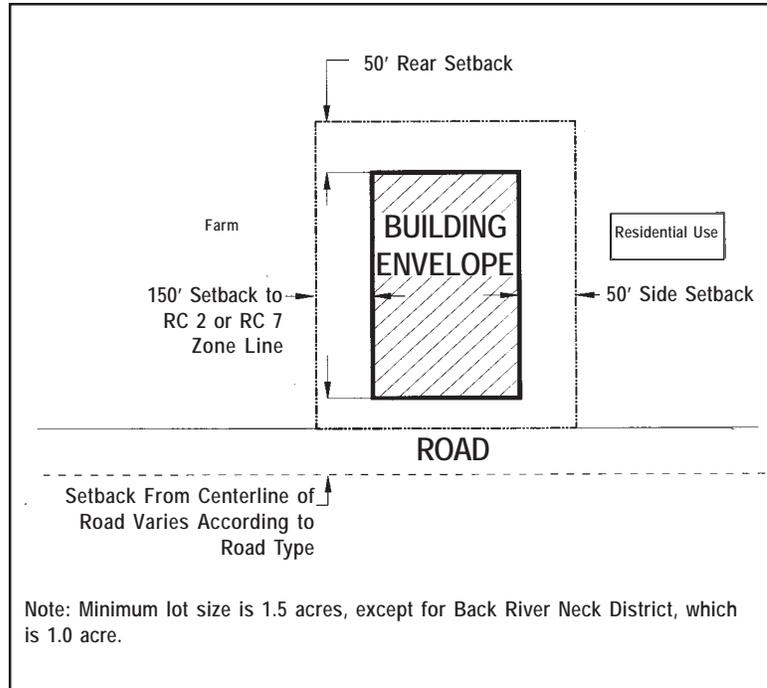
RC-5 Rural Residential

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

Typical Uses Permitted by Right: Single-family dwelling, farm, school, assisted living 'Class A.'

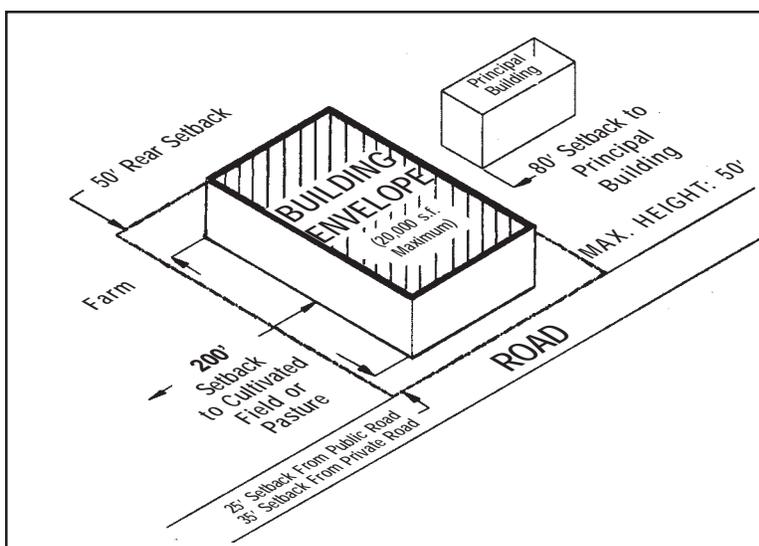
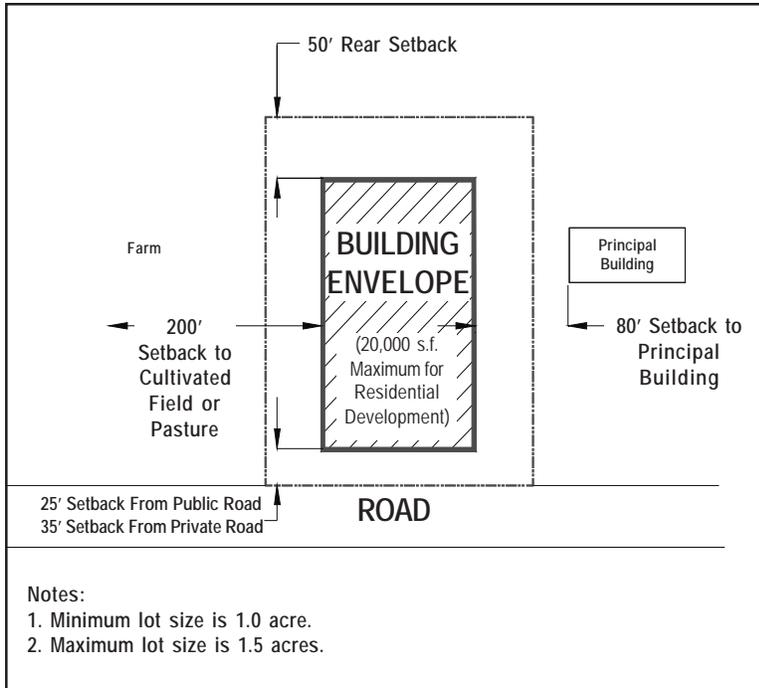
Typical Uses Permitted by Special Exception: Antique shop, golf course/country club.

Note: Subject to performance standards that include architectural review.



Height and Area Requirements

RC-6 Rural Conservation and Residential



Height and Area Requirements

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

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

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

Notes:

This zoning classification requires primary and secondary conservancy areas. Development has a maximum density of 0.2 lot per acre of the “density calculation area.” There are also conditions addressing visual impacts and performance standards.

In addition, the *Baltimore County Code* provides specific requirements for the zone (Section 32-4-251).

Subject to performance standards that include architectural review.



RC-7 Resource Preservation

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

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

Typical Uses Permitted by Special Exception: Antique shop, bed and breakfast, winery, church.*

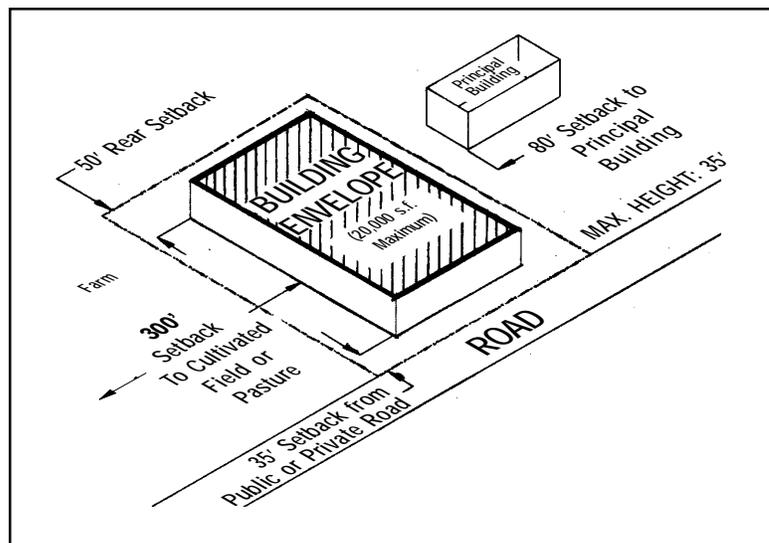
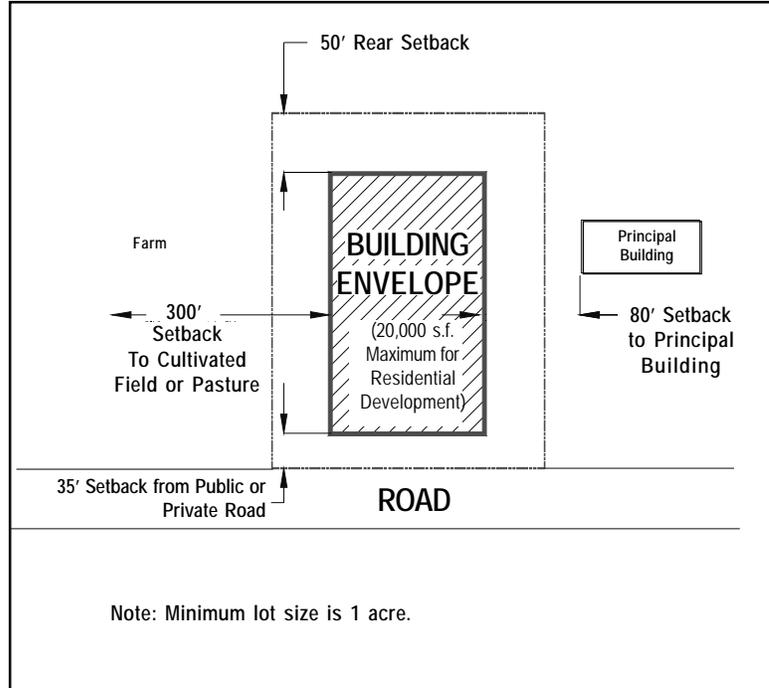
Notes:

*Churches are permitted on property that was appropriately zoned before being zoned RC-7.

This zone may not be applied to current RC-2 zoned land.

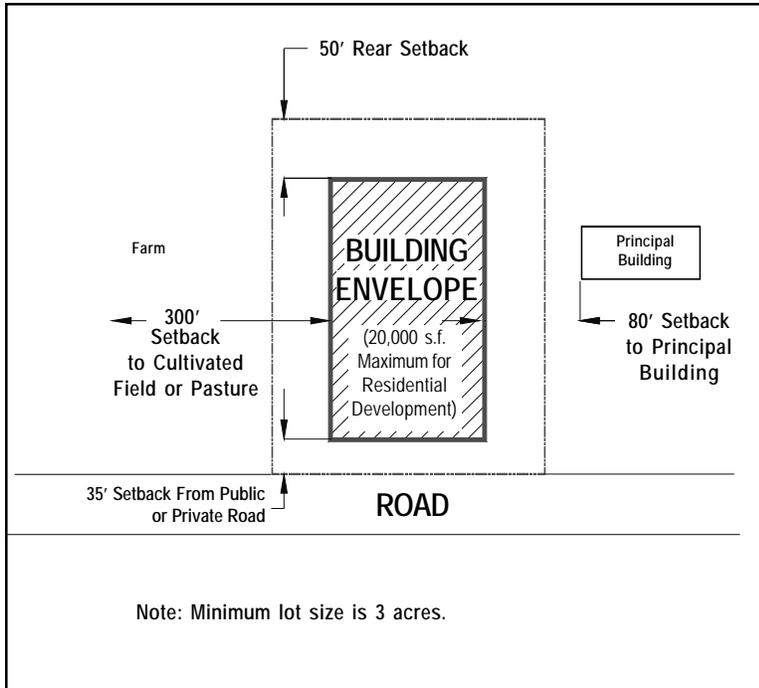
Maximum tract density is 0.04 lots per acre (one lot/25 acres). Tracts less than 50 acres cannot be subdivided.

Subject to performance standards that include architectural review.



Height and Area Requirements

RC-8 Environmental Enhancement



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

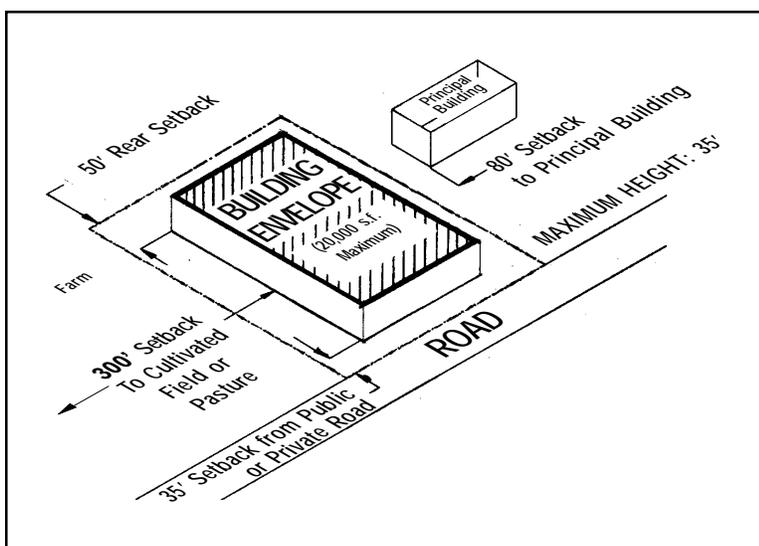
Typical Uses Permitted by Right: Farm, single family detached dwelling, school.

Typical Uses Permitted by Special Exception: Antique shop, bed and breakfast, winery, church*.

Notes:

*Churches are permitted on property that was appropriately zoned before being zoned RC-8.

This zone may not be applied to current RC-2 or RC-7 zoned land.



Maximum tract density is 0.02 lots per acre (one lot/50 acres) for tracts of 51 or more acres. The maximum number of lots for tracts less than 51 acres is as follows: one lot for tracts 10 acres or less; two lots for tracts between 10 and 30 acres, and three lots for tracts 30 to 50 acres.

Subject to performance standards that include architectural review.

Height and Area Requirements

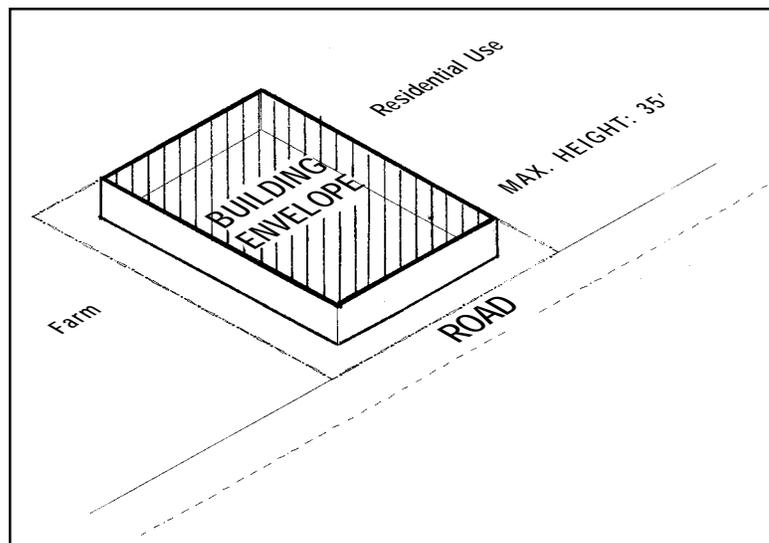
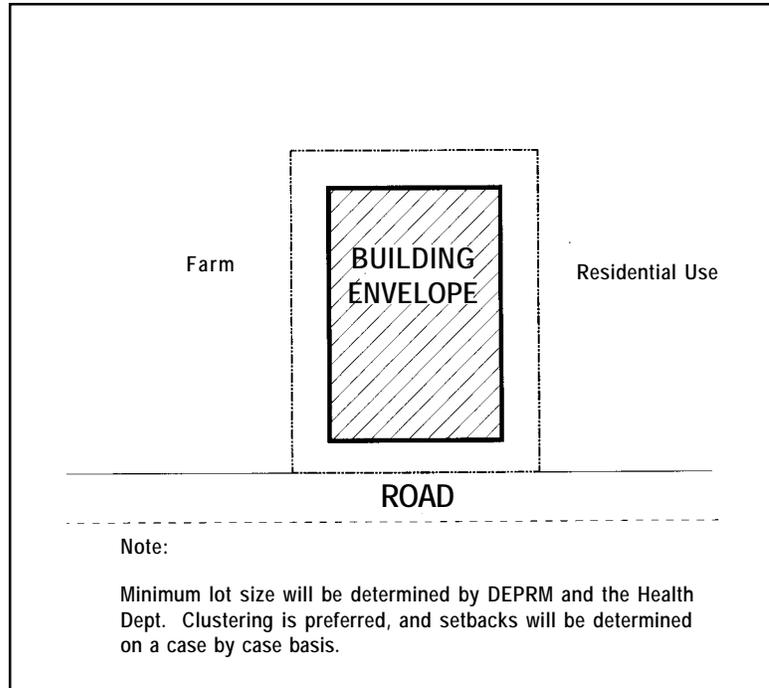


RC-20 Critical Area

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

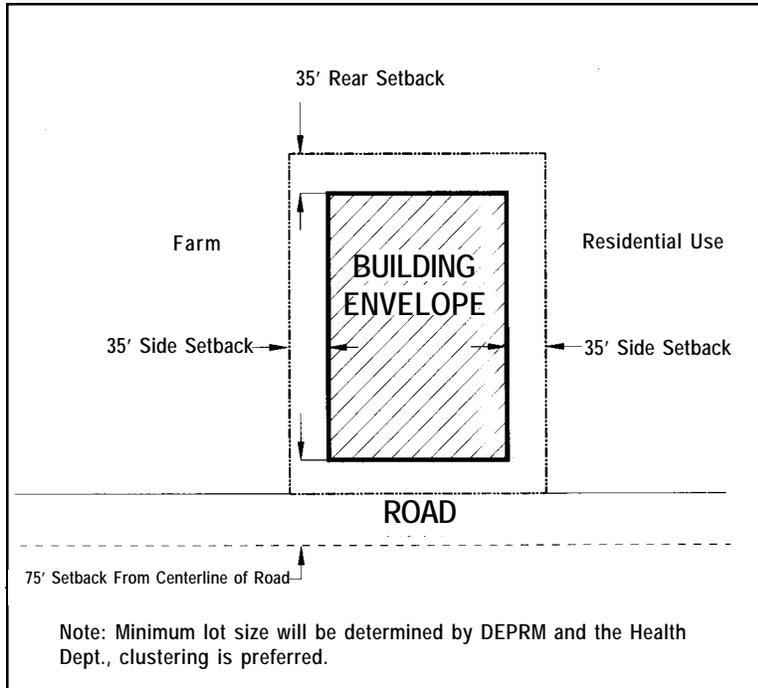
Typical Uses Permitted by Right: Single-family dwelling, fish and wildlife preserve, agriculture, aquaculture.

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



Height and Area Requirements

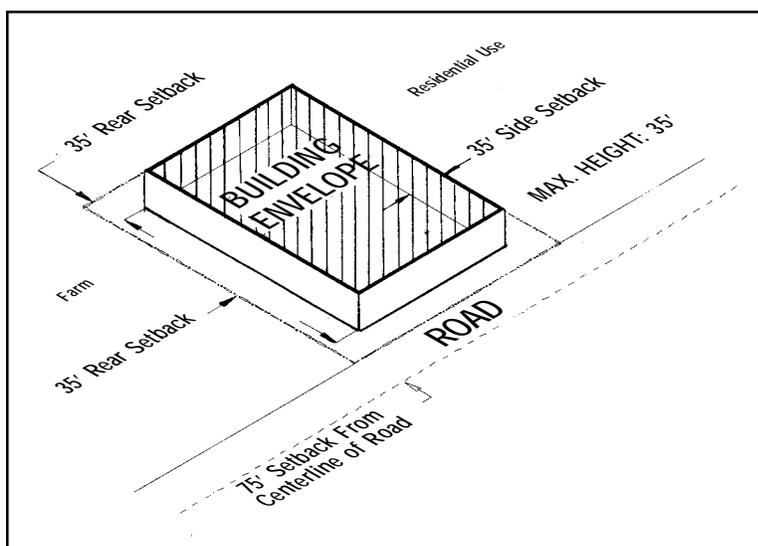
RC-50 Critical Area, Agriculture



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

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

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



Height and Area Requirements



RCC

Rural Commercial

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

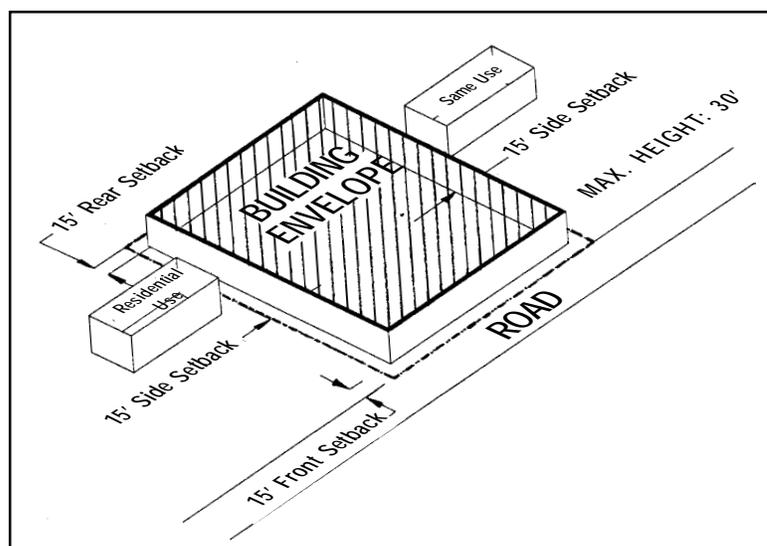
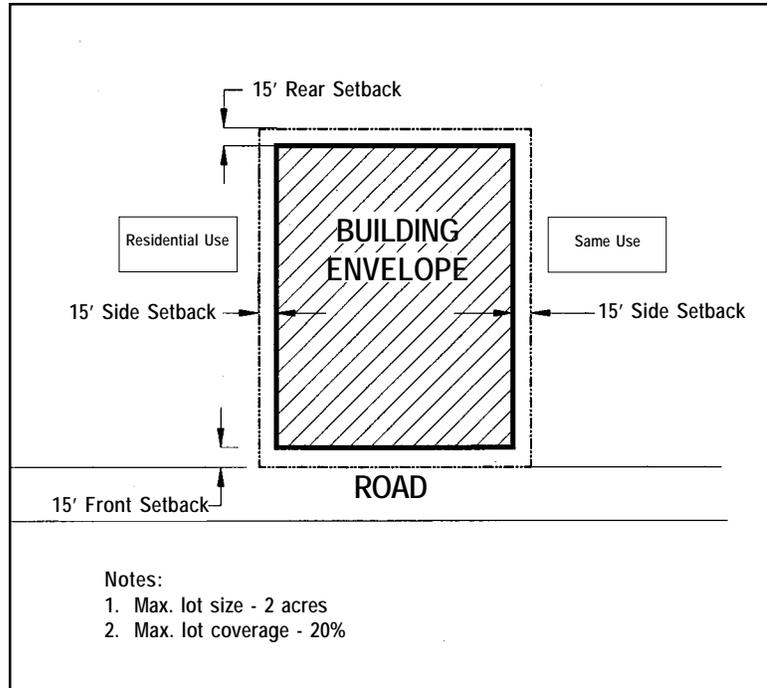
Typical Uses Permitted by Right: Agriculturally related retail, office and service use, farm market, bank, garden center, restaurant/tavern, retail establishments, barber and beauty shop, bed and breakfast.

Typical Uses Permitted by Special Exception: Agricultural machinery repair, limited accessory uses, landscape service operation.

Notes:

The RCC zone has special requirements related to outside storage, signs, display of goods, and the relationship of new buildings to the surrounding neighborhoods.

Floor area of all buildings is restricted to 3,000 square feet.



Height and Area Requirements



RESIDENTIAL ZONES

Density Residential

	DR 1	DR 2	DR 3.5	DR 5.5	DR 10.5	DR 16
Primary Uses	Single family, semi-detached, duplex	Single family, semi-detached, duplex	Single family, semi-detached, duplex	Single family, semi-detached, duplex, multi-family with compatibility	Single family, semi-detached, duplex, multi-family	Single family, semi-detached, duplex, multi-family
Density	1 dwelling unit/acre	2 dwelling units/acre	3.5 dwelling units/acre	5.5 dwelling units/acre	10.5 dwelling units/acre	16 density units/acre
Purpose	To foster a greater variety of housing types within residential developments	Same	Same	Same	Same	Same
Other Uses Permitted by Right	Churches, Hospitals, Family child care, Asst. living-Class A	Same	Same	Same	Same	Same
Uses Permitted by Special Exception	Convalescent homes, Community buildings, Class A&B group child care, Asst. living-Class B Professional office in the home	Same	Same	Same	Same	Same
Height and Area Requirements	No minimum lot width and lot area required for subdivisions greater than 6 lots. For less than 6 lots, see BCZR	Same	Same	Same	Same	Same

Residential, Apartment, Elevator

	RAE-1	RAE-2
Density	40 density units per acre	80 density units per acre
Purpose	To provide for development of elevator apartments situated near adequate community or town center commercial facilities.	To provide for development of elevator apartments at relatively high density situated close to the major commercial and cultural centers where ample utilities and public facilities are available.
Locational Requirements	Within 1,000 feet of a CCC District or within a town center	Within a town center
Uses Permitted by Right	<ul style="list-style-type: none"> • Apartment buildings • Offices in an apartment building of 25 units or more • Retail/service uses (not to exceed 5% of the gross floor area of the building) 	<ul style="list-style-type: none"> • Apartment buildings • Offices in an apartment building of 25 units or more • Retail/service uses (not to exceed 5% of the gross floor area of the building) • Elderly housing
Uses Permitted by Special Exception	None	<ul style="list-style-type: none"> • Offices in buildings containing less than 25 dwellings • Offices totaling more than 25% of the floor area in an apartment building
Amenity Open Space Ratio	0.7	0.2
Height and Area Requirements	<ul style="list-style-type: none"> • 85 feet maximum height, 52 feet minimum height • Average width of any elevation of a building 7 or more stories may not exceed 3 times the average height • 90 feet from the centerline of any street, 45 feet from any lot line • 75 feet between facing apartment windows 	<ul style="list-style-type: none"> • 1 ½ times the maximum height allowed in BL • Average width of any elevation of a building shall not exceed 2 ½ times the average height • 60 feet from the centerline of any street, 15 feet from the street line • A building, 40 feet or more in height for buildings should be 30 feet from a property line, other than a street • 75 feet between facing apartment windows

DR

Density Residential



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

Typical Uses Permitted by Right:

DR-1: 1 unit/acre
DR-2: 2 units/acre
DR-3.5: 3.5 units/acre

Single family, semi-detached, duplex allowed in each zone.

DR-5.5: 5.5 units/acre
DR-10.5: 10.5 units/acre
DR-16: 16 units/acre

Single family, semi-detached, duplex, single family attached* and multifamily* allowed in each zone.

*Must meet finding of compatibility standards in DR 5.5.

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

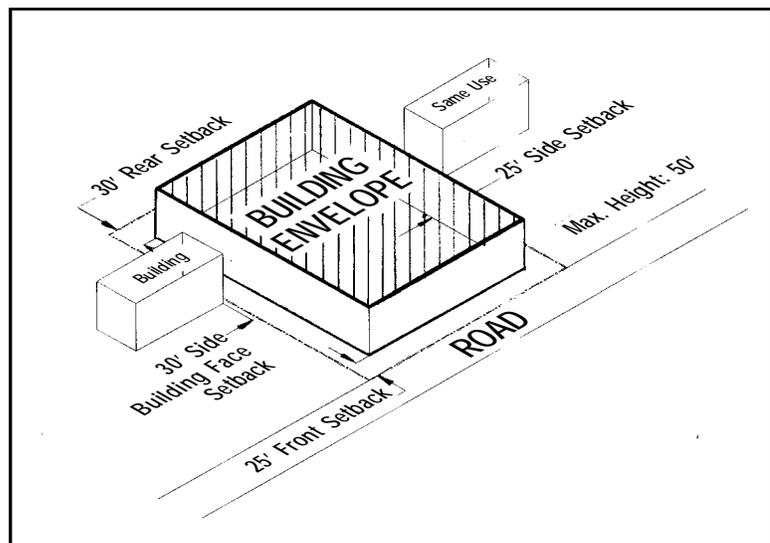
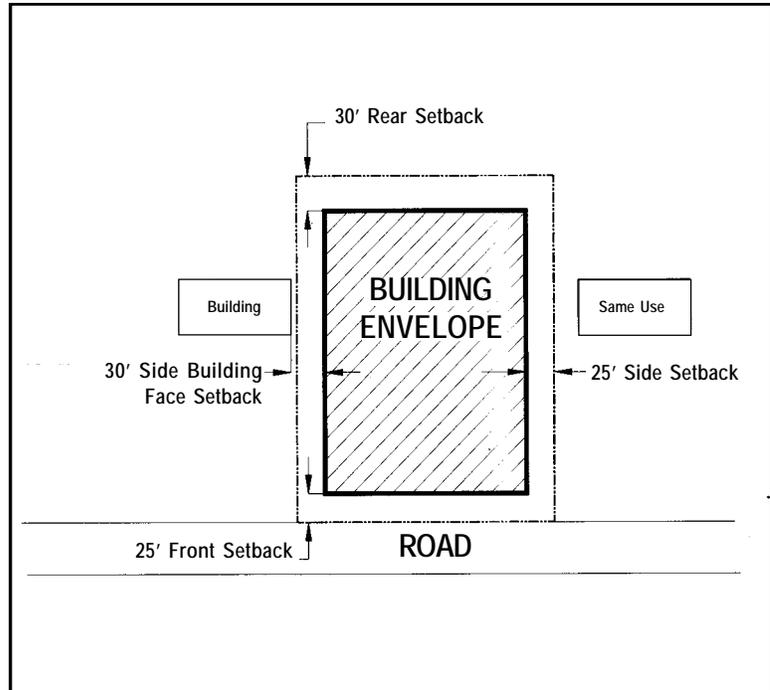
Typical Uses Permitted by Special Exception: Convalescent homes, community buildings, Class B (up to 40 children) group child care, assisted living facilities (Class B, new or modified building), professional offices in the home (max. 25% of floor area).

Notes:

No minimum lot width and lot area required for subdivisions greater than six lots. See *Comprehensive Manual of Development Policies* for standards. See 1B02.3.C.1 for standards applied if development is less than six lots.

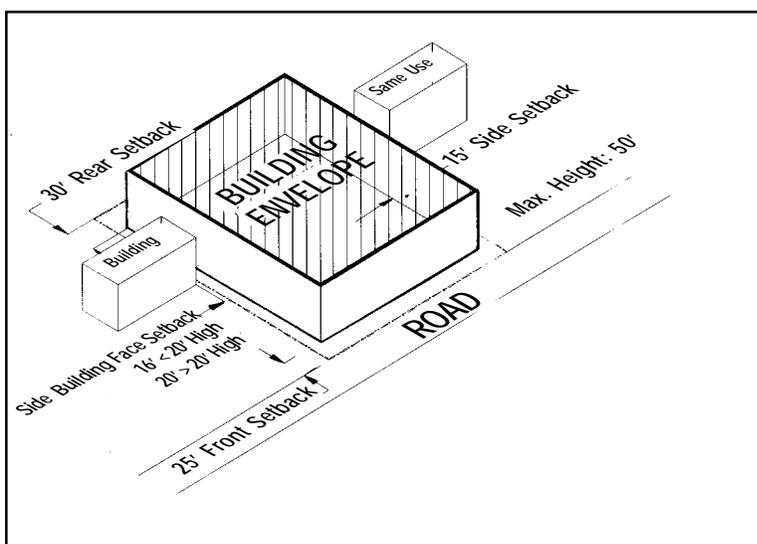
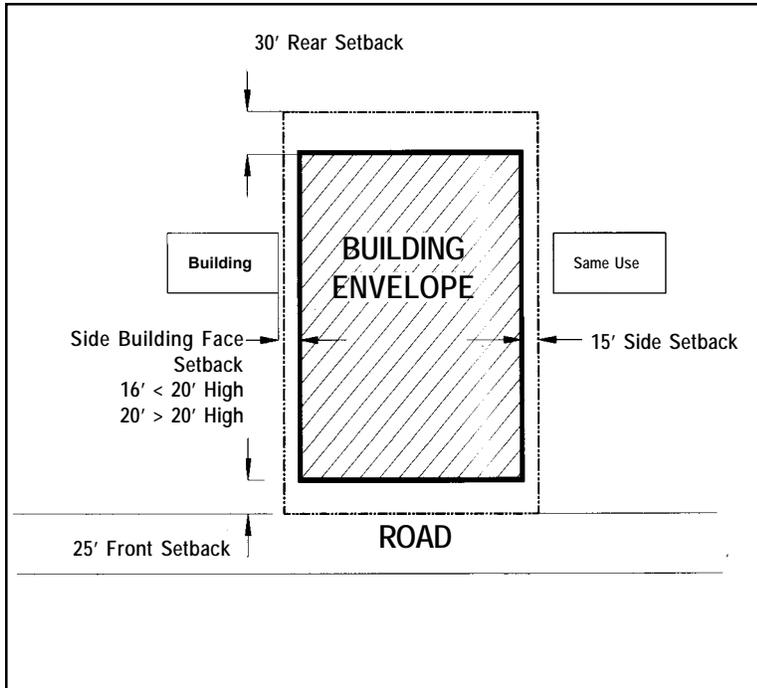


DR-1 and DR-2 Density Residential



Height and Area Requirements

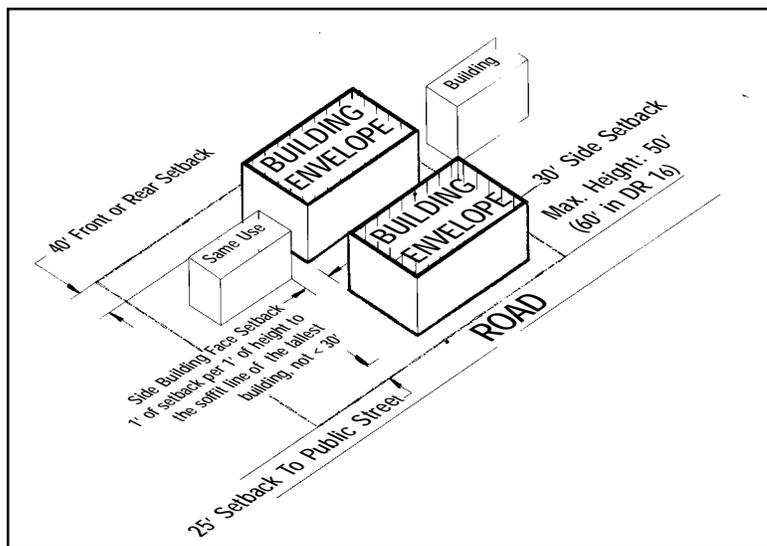
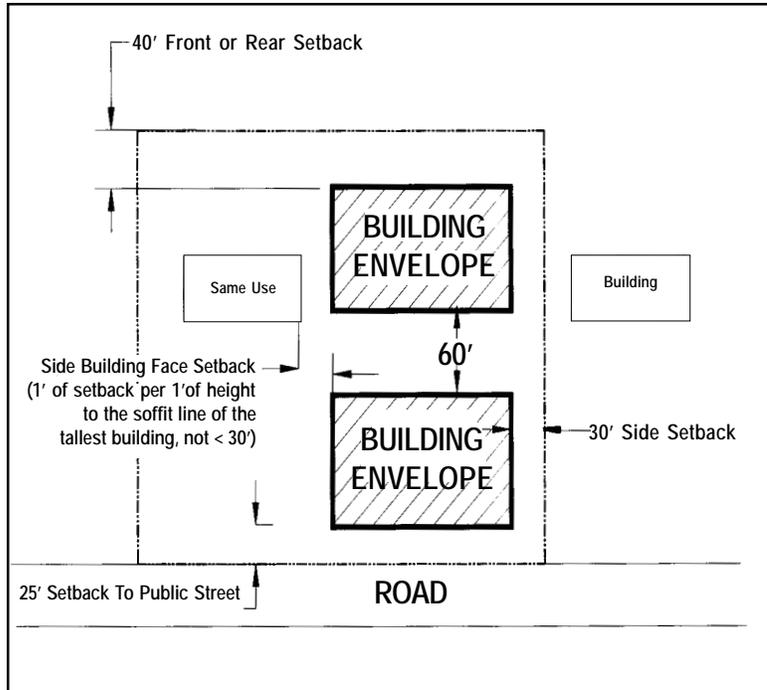
DR-3.5 and DR-5.5 Density Residential



Height and Area Requirements

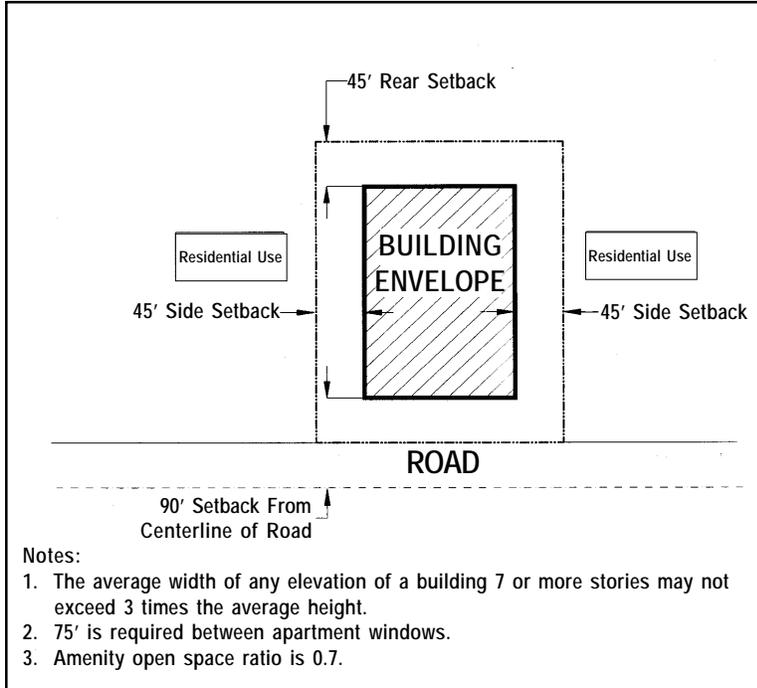


DR-10.5 and DR-16 Density Residential



Height and Area Requirements

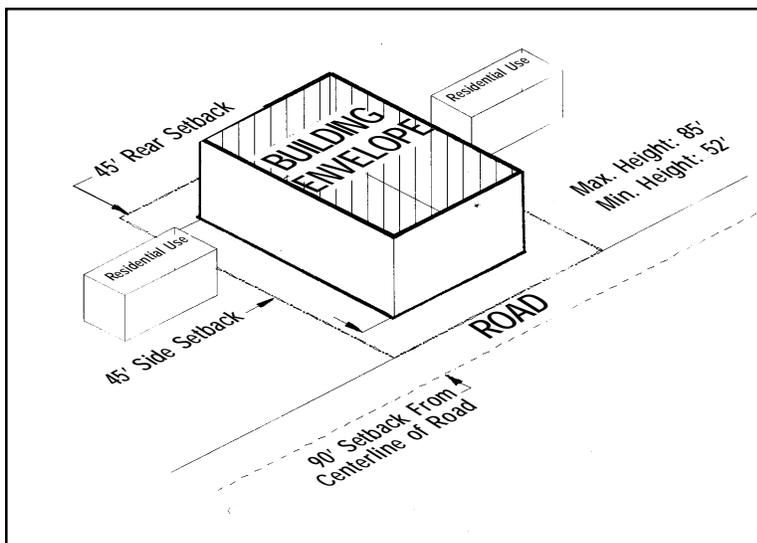
RAE-1 Residence, Apartment, Elevator



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

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

Typical Uses Permitted by Special Exception: None.



Notes:

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

Height and Area Requirements



RAE-2 Residence, Apartment, Elevator

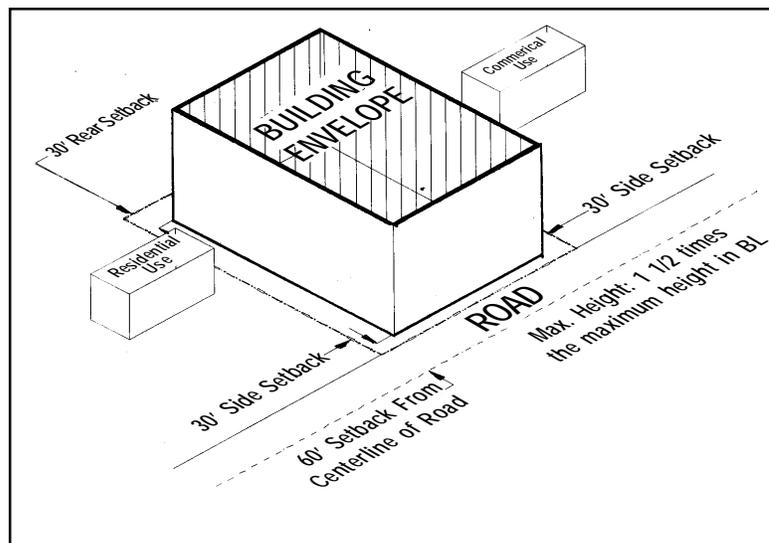
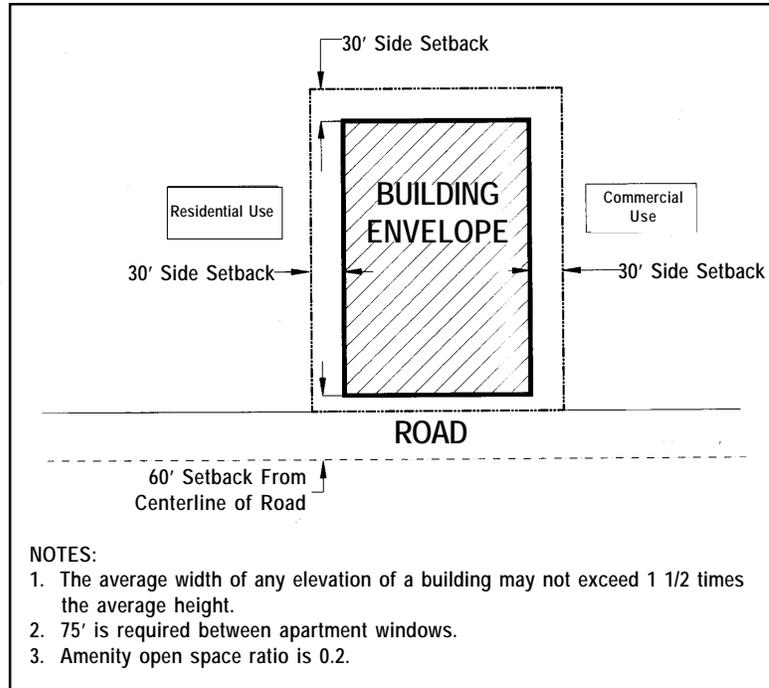
Intent: To provide for the development of elevator apartment buildings at relatively high density (80 density units per acre) situated close to major commercial and cultural centers where ample utilities and other public facilities are available.

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

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

Notes:

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



Height and Area Requirements

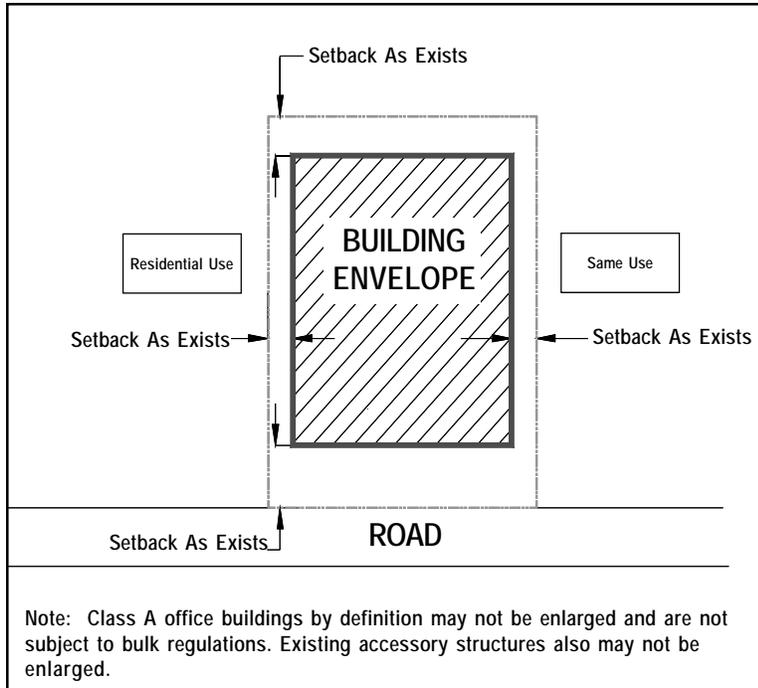


OFFICE ZONES

Office Zoning Classifications

	SE	ROA	RO	OR-1	OR-2	O-3	O-T
Primary Use	Mixed use development compatible with residential areas	Residential office (in existing house)	Modest office buildings in residential areas	Office and residential uses	Office and residential uses	Office park	Major office and high technology development
Uses Permitted by Right	Trade schools, laboratories, business and professional offices excluding medical offices, contractor offices, printing uses	1. Class A office buildings (converted houses) 2. Uses permitted by right in DR 3.5 zones	1. Class A office buildings (converted houses) 2. Uses permitted by right in DR 3.5 zones	1. Class A office 2. Class B office 3. Uses and density permitted by right in DR 5.5 zones 4. Ordinary accessory uses 5. Accessory commercial uses inside Class B office buildings	1. Class A office 2. Class B office 3. Uses and density permitted by right in DR 10.5 zones 4. Ordinary accessory uses related to principal use in building	Uses permitted in OR-2 except residential	1. Office buildings 2. Research and high tech industries including select light manufacturing, research institutes, and computer and data processing services 3. Business, trade schools and colleges
Uses Permitted by Special Exception	Medical offices, clinics, off-site catering, light manufacturing, health club	Uses permitted by special exception in DR 3.5 zones	1. Class B office buildings 2. Uses permitted by special exception in DR 5.5 zones	1. Uses permitted by special exception in DR 5.5 zones 2. Accessory commercial uses inside Class B office buildings	1. Uses permitted by special exception in DR 10.5 zones, hotel, health club	Uses permitted by special exception in OR-2 except residential	Warehouses; but not more than 60% of gross floor area, commercial recreation facility
Minimum Setback from Street Line	35' from any street line.	As exists	Class A: NA (as exists) Class B: 25 ft. or the average of the adjacent structures, whichever is less	Class A: NA (as exists) Class B: 35 feet	Class A: NA (as exists) Class B: 35 feet	Same as OR-2	50 feet
Minimum Setback from other Lot Line	50' from any residential use 20' from any lot line	As exists	Class A: NA (as exists) Class B: 10 ft. or 20 ft. if adjacent property is residentially zoned or used	Class A: NA (as exists) Class B: 20 feet or same as height if more than 20 feet high	Class A: NA (as exists) Class B: 20 feet, or same as height if more than 20 feet high, or two times height from residential or RO	Same as OR-2	50 feet; 150 feet from abutting RC, DR-1, 2, 3-5, 5-5, or 10.5 zoning line
Maximum Floor Area Ratio	0.5	As exists	Class A: NA (as exists) Class B: 0.33	Class A: NA (as exists) Class B: 0.5	Class A: NA (as exists) Class B: 0.5	Same as OR-2	None (30,000 sq. ft. minimum net lot area)
Minimum Open Space	7% of parking lot interior shall be pervious land area with plantings	Class A: No Requirement	Class A: No requirement Class B: 7% of the parking lot interior shall be pervious land area with plantings	Class A: No requirement Class B: 20% of net lot area	Class A: NA (as exists) Class B: 25% of net lot area	Same as OR-2	25% of net lot area
Maximum Building Height	2 stories not to exceed 35'	As exists	Class A: NA (as exists) Class B: 35 feet	Class A: NA (as exists) Class B: 60 feet	Class A: NA (as exists) Class B: Subject to compatibility finding	Same as OR-2	60 feet when located more than 3,000 feet from a town center 150 feet in a town center or within 3,000 feet of a town center Minimum height for residential: 52 feet

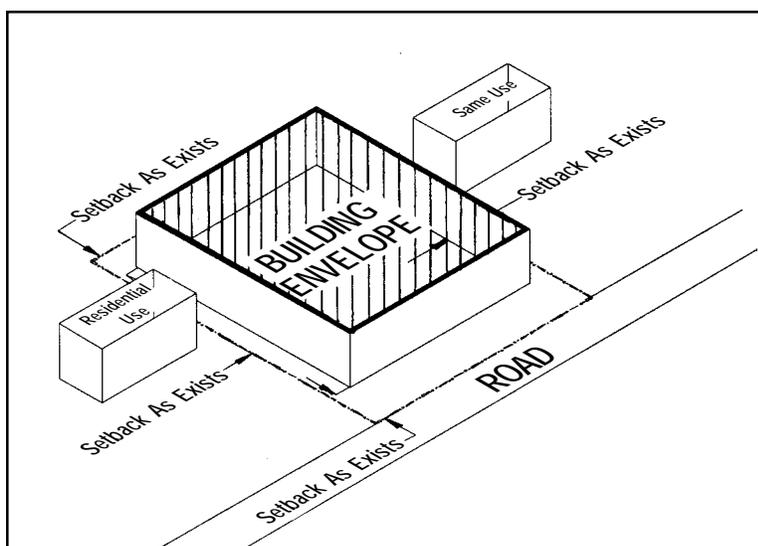
ROA Residential Office, Class A



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

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

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



Notes:

Maintaining a residential character is the key consideration of the ROA zone.

Parking must be located in the side or rear yard of the lot.

Height and Area Requirements



RO Residential Office

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

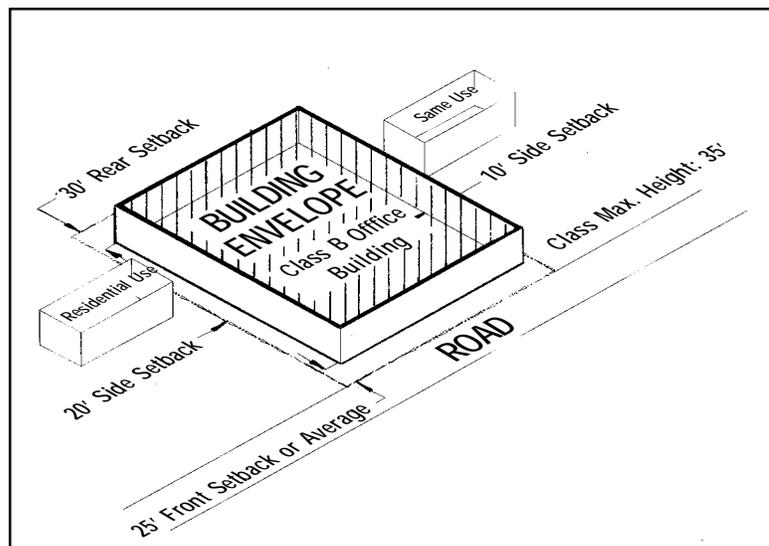
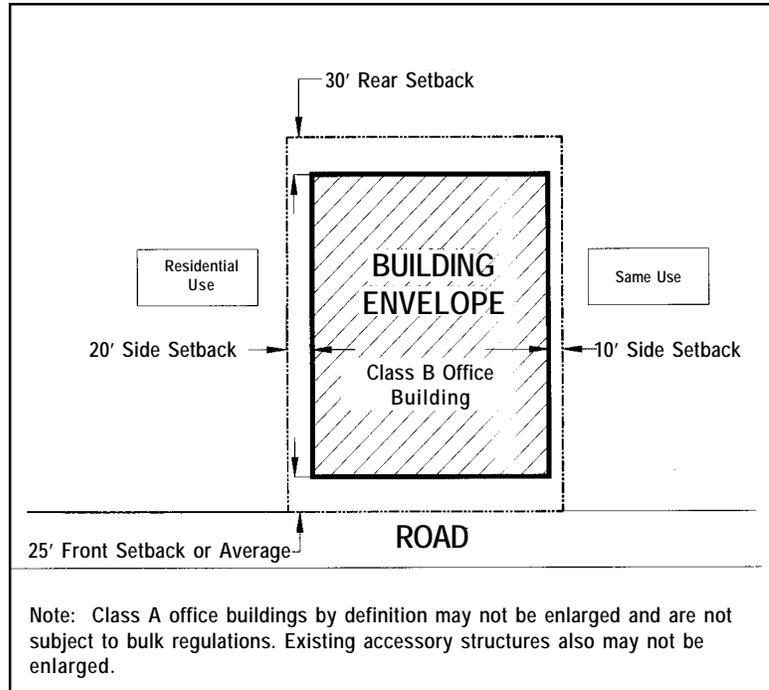
Typical Uses Permitted by Right: Uses permitted by right in DR-5.5, Class A office building.

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

Notes:

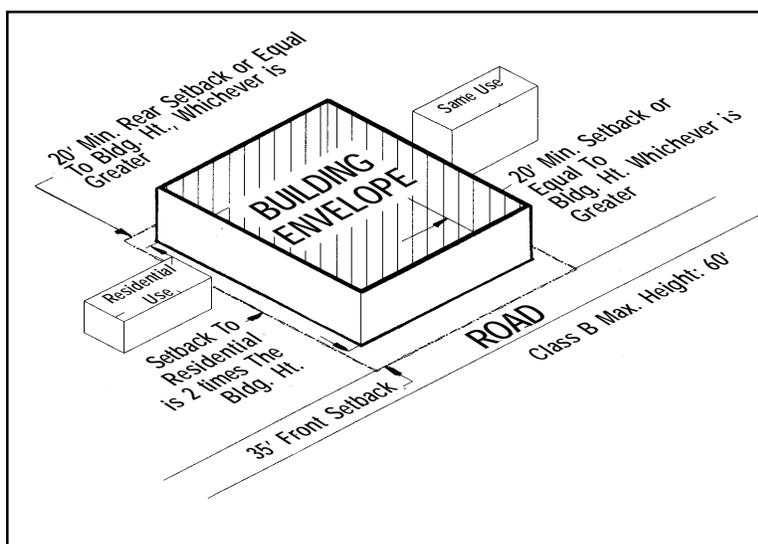
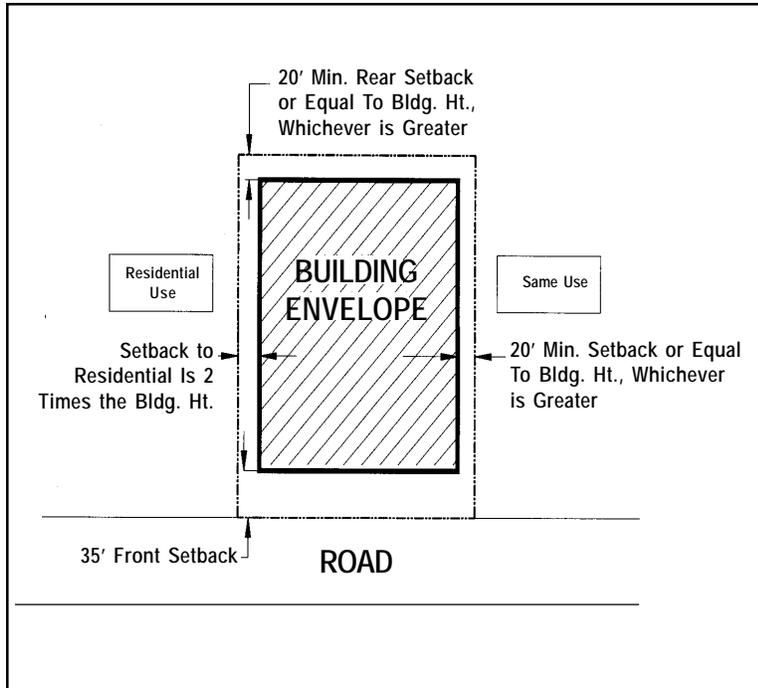
No more than 25% of the adjusted gross floor area of a Class A or Class B office building may be occupied by medical offices.

To the extent possible, parking must be located in the side or rear yard of the lot.



Height and Area Requirements

OR-1 Office Building - Residential



Height and Area Requirements

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

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

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

Notes:

It is intended that the OR-1 zone shall no longer be applied to properties through rezoning, through the Comprehensive Zoning Map Process, or through Cycle/Out-of-Cycle zoning processes.

When developed with uses permitted in DR-5.5, the Residential Transition Area (RTA) requirements apply.



OR-2 Office Building - Residential

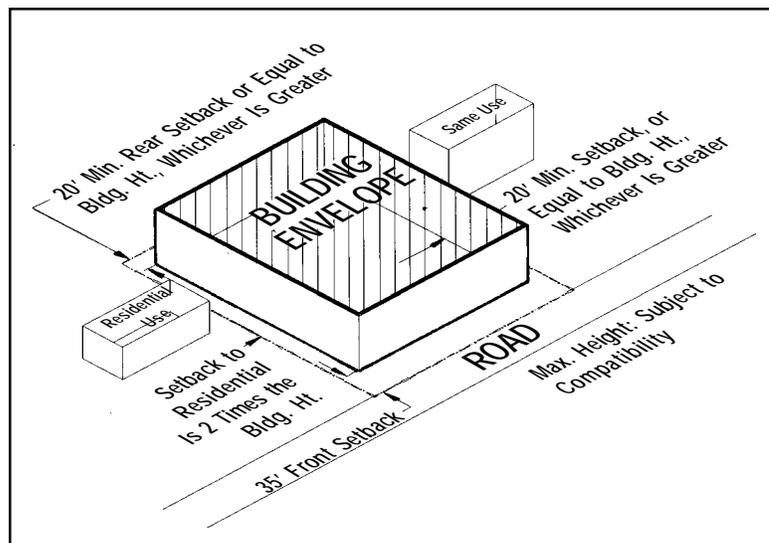
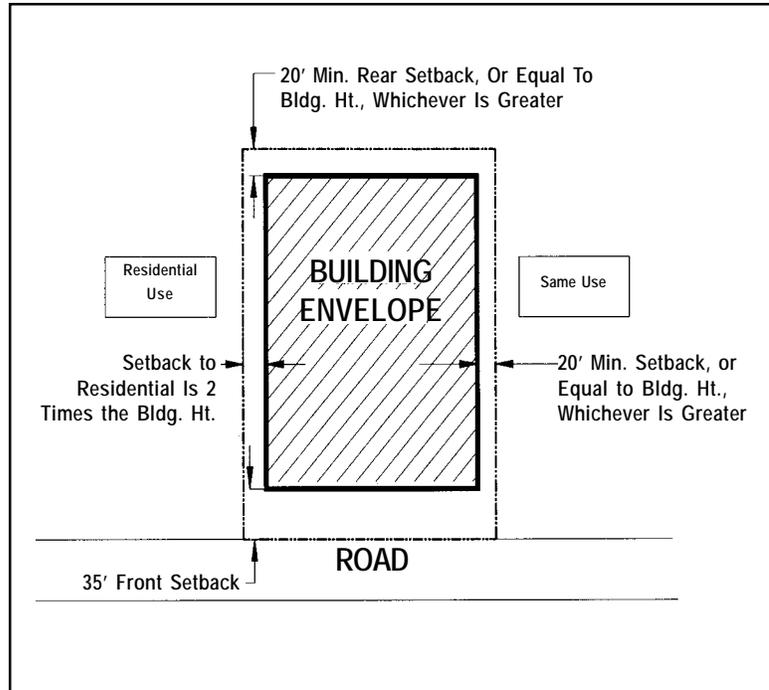
Intent: To provide selectively for development of office buildings with supportive accessory commercial uses or residential development to the density of DR-10.5; may also allow mixed office/residential development.

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

Typical Uses Permitted by Special Exception: Uses permitted by special exception in DR-10.5, hotel, health club, parking structure.

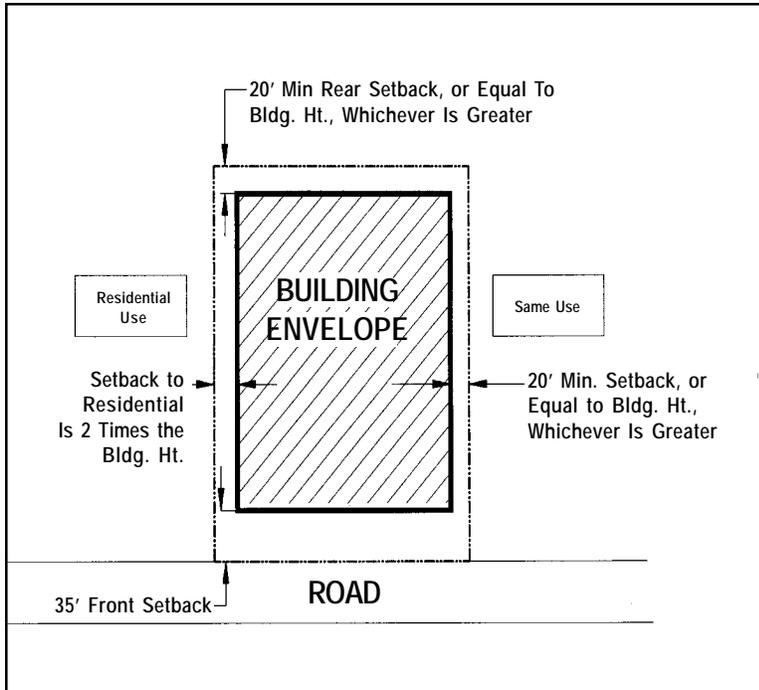
Notes:

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



Height and Area Requirements

O-3 Office Park



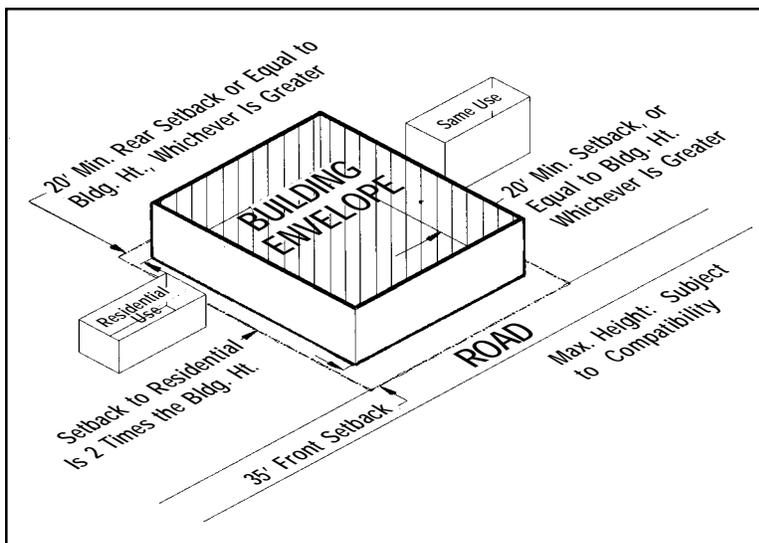
Intent: To provide solely for office buildings with no residential development allowed.

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

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

Notes:

Performance standards are the same as OR-2.



Height and Area Requirements



OT Office and Technology

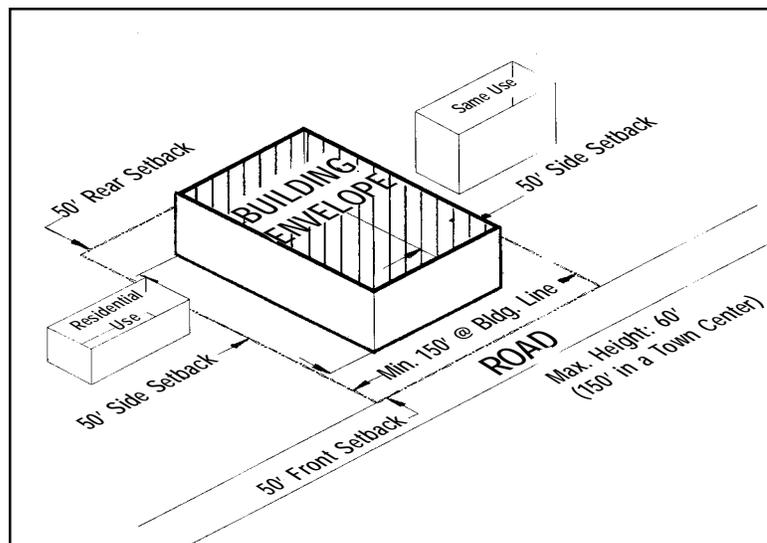
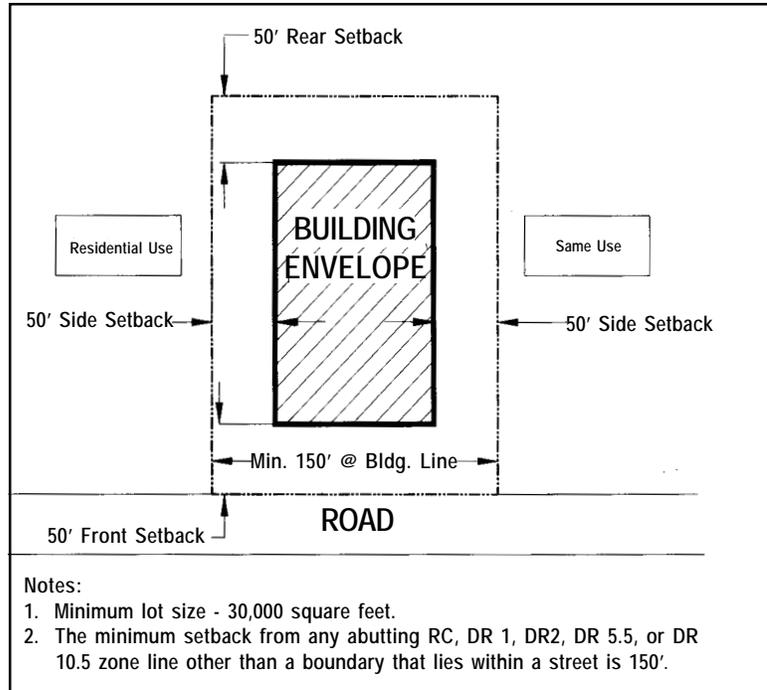
Intent: To encourage the development of employment and residential centers consisting of employment-intensive office developments in combination with certain high technology and residential developments.

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

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

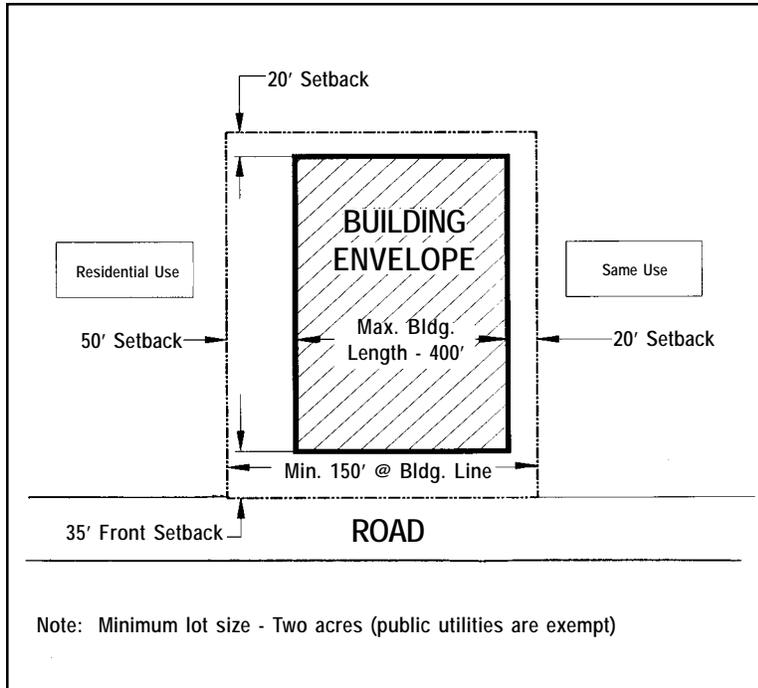
Notes:

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



Height and Area Requirements

SE Service Employment



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

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

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

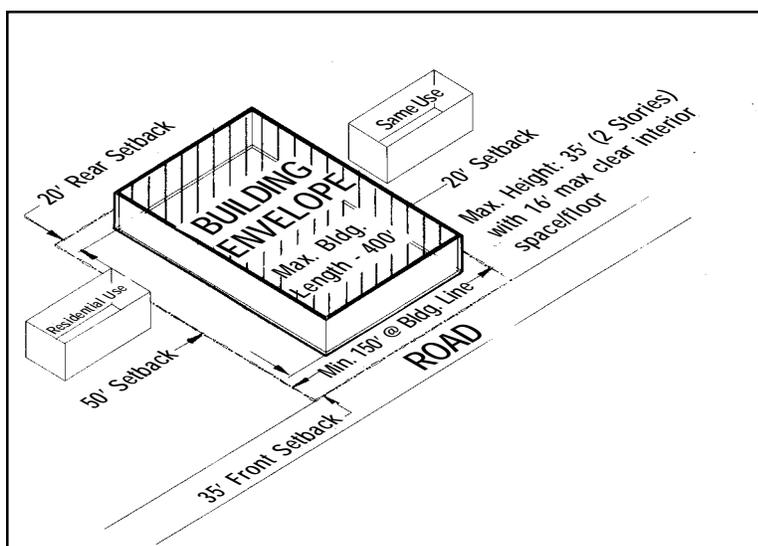
Notes:

SE sites must have direct access to an arterial road and the buildable area must provide enough area to screen truck parking, dumpster and loading areas.

The SE zone has limitations on the size and location of signs.

The SE zone has a long list of uses which are not permitted in any form.

Detailed performance standards are intended to ensure a high quality environment to achieve compatibility with residential uses.



Height and Area Requirements



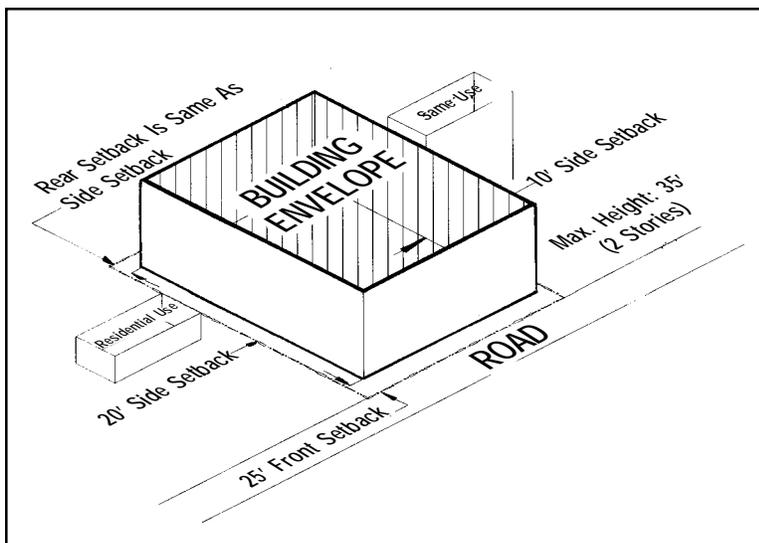
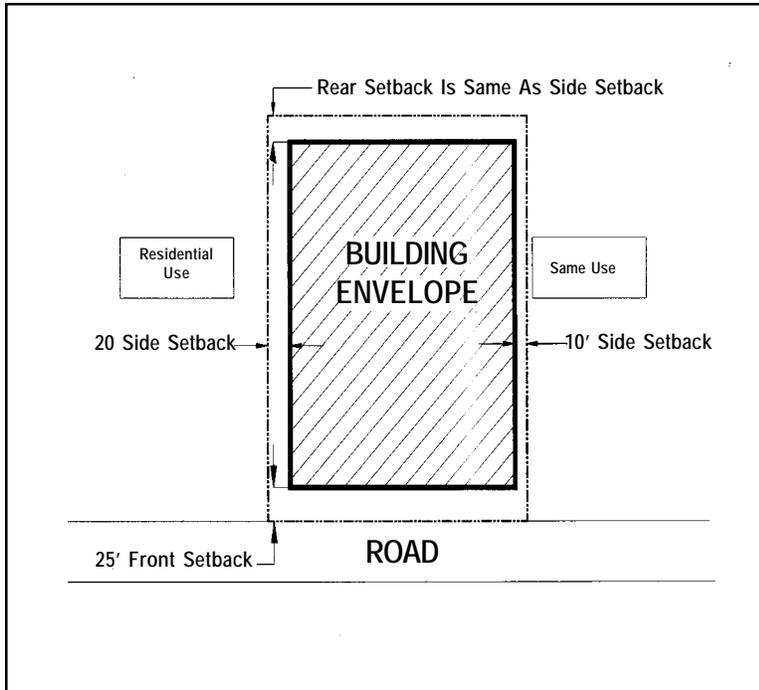
BUSINESS ZONES

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.

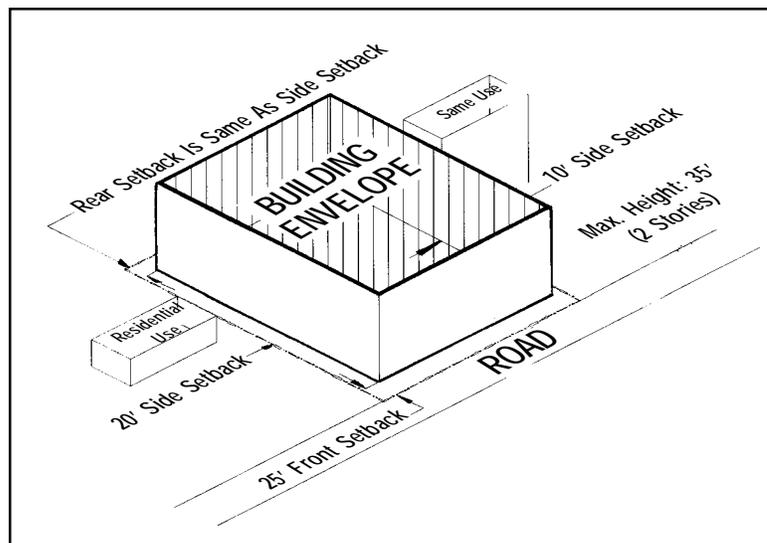
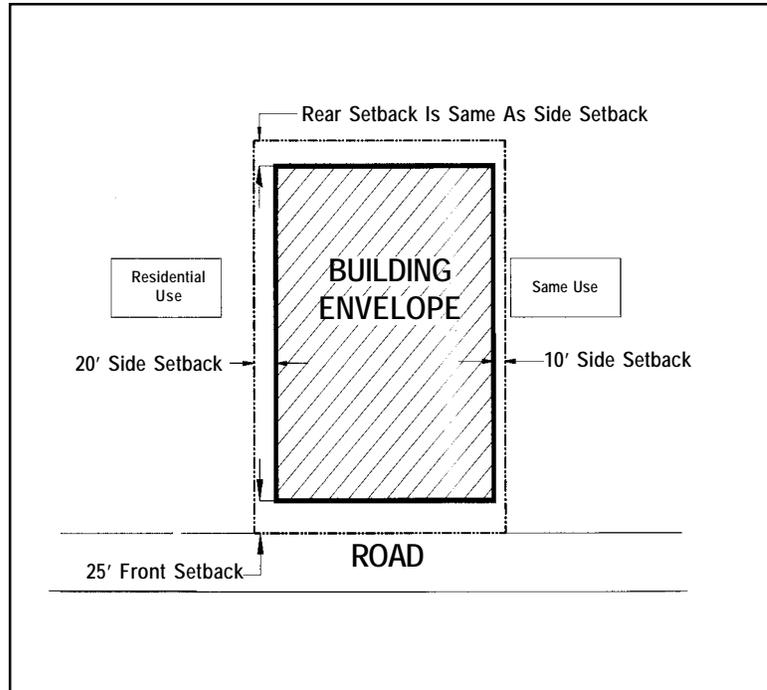
Typical Uses Permitted by Right: Uses permitted in CB, bank, fast food restaurant, tavern, health and athletic club.

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

Notes:

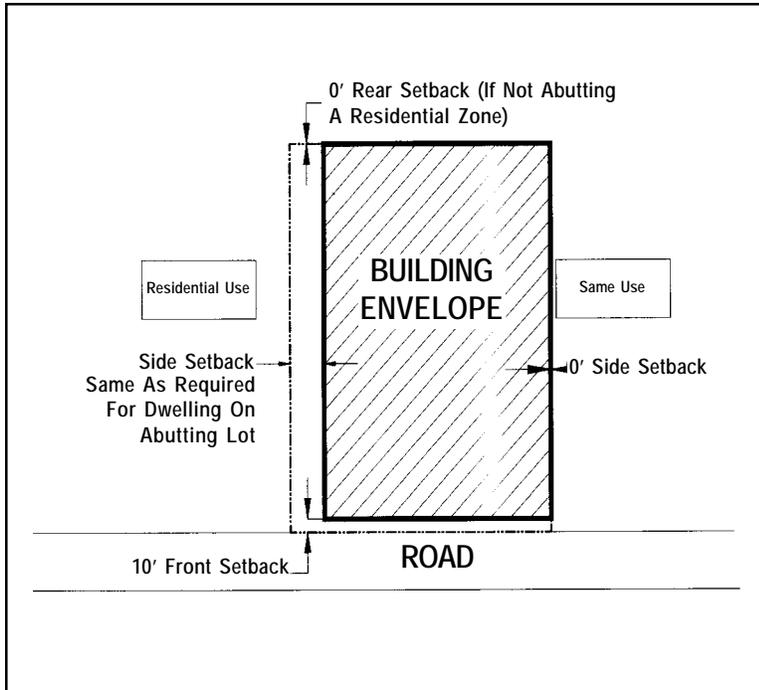
The BLR zone is more restrictive than BL, BM, and BR zones and is anticipated to be used on larger parcels of land than the CB zone.

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



Height and Area Requirements

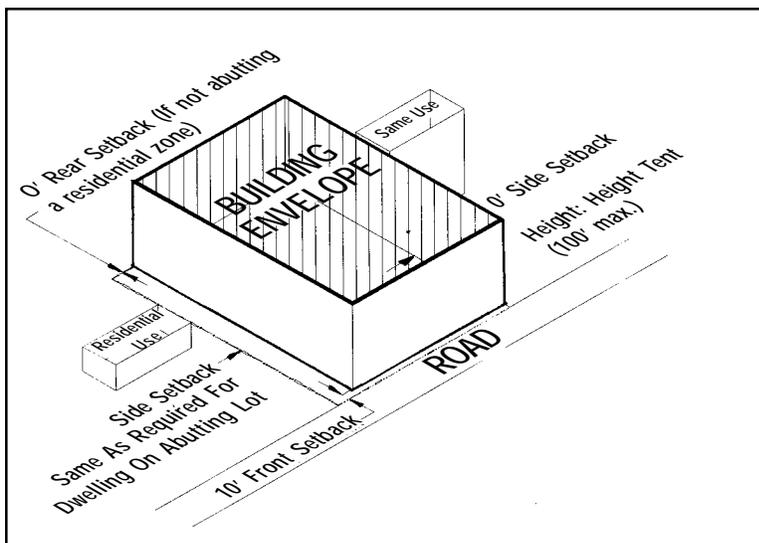
BL Business Local



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



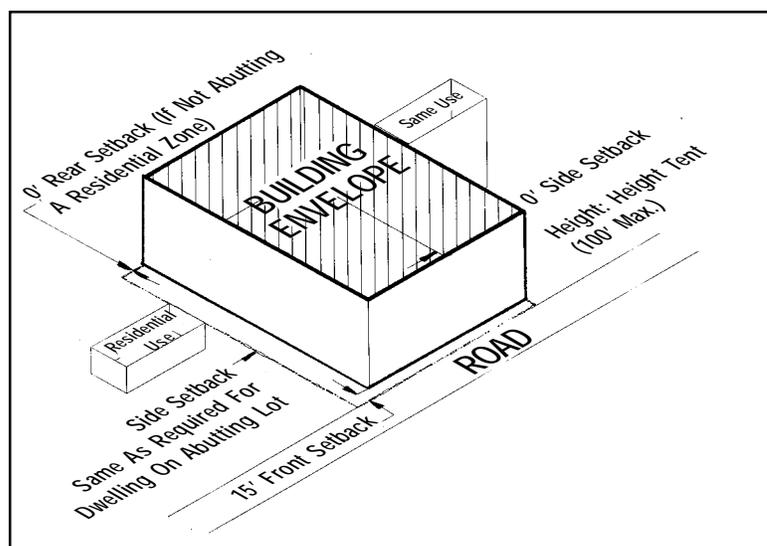
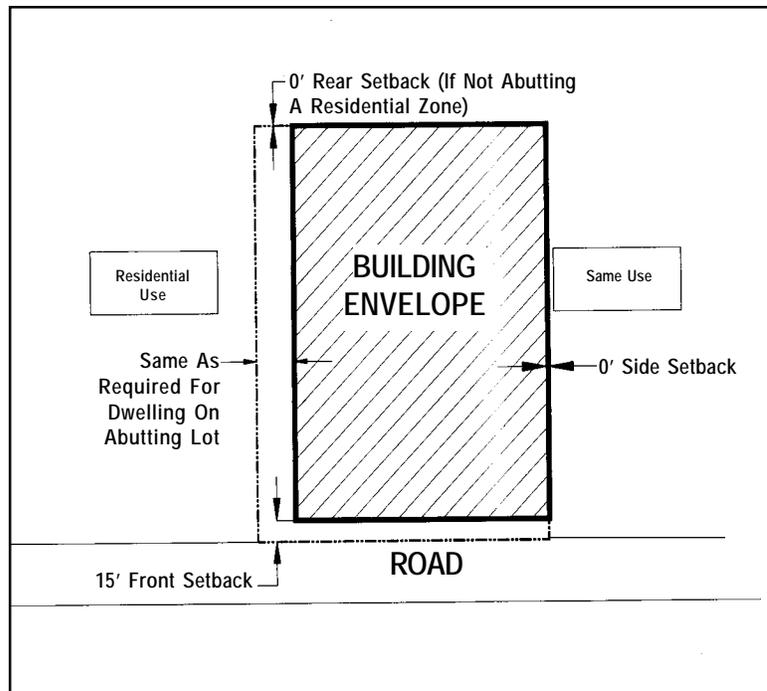
BM

Business Major

Intent: No intent statement in the regulations.

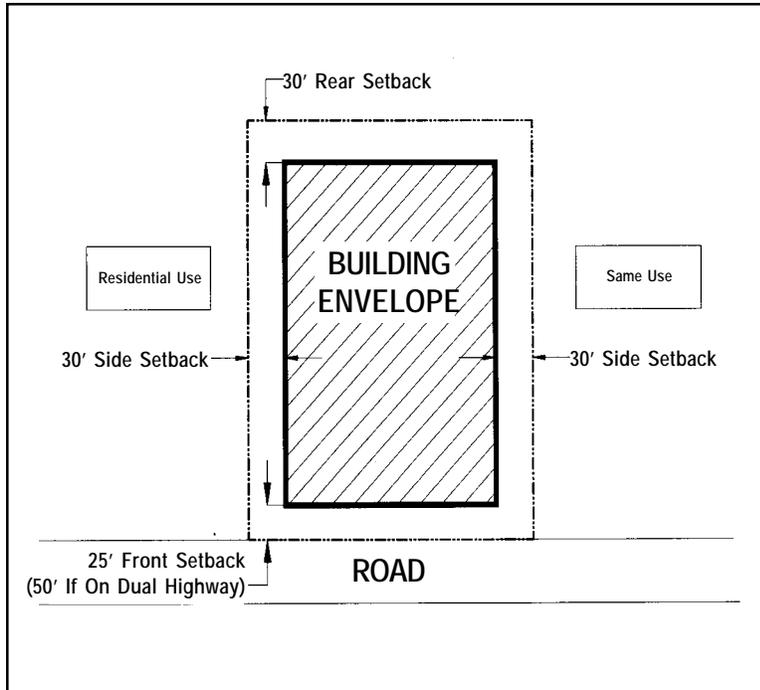
Typical Uses Permitted by Right: Uses permitted in BL, service garage, hotel/motel, theatre, warehouse, automobile sales, night club.

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



Height and Area Requirements

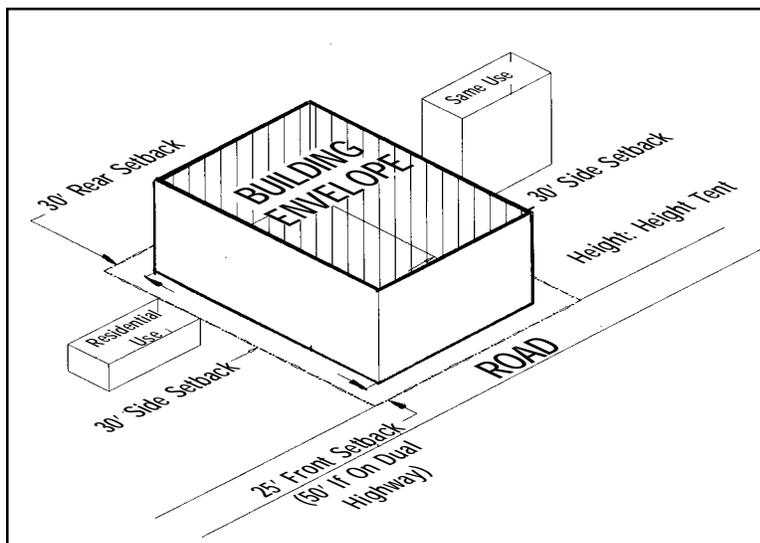
BR Business Roadside



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.

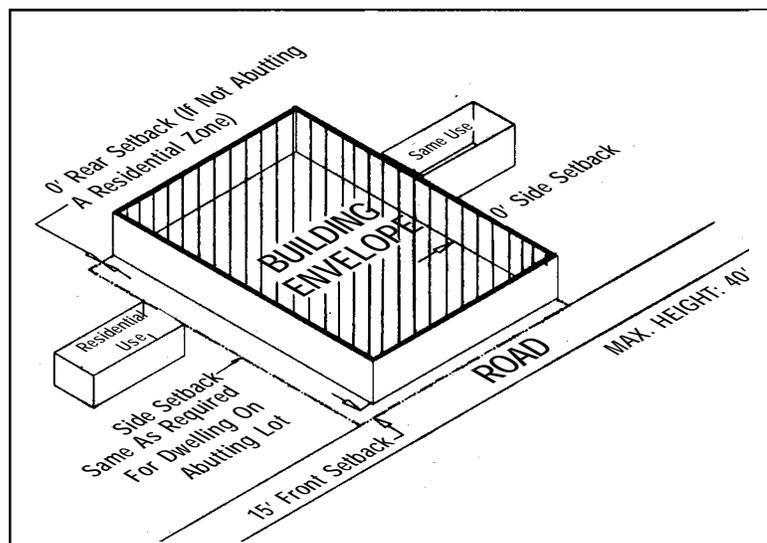
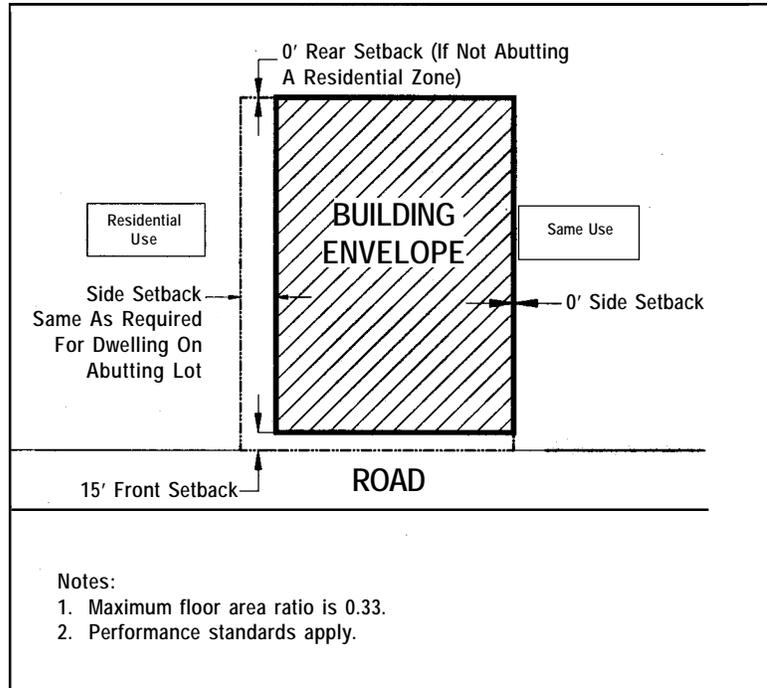
Typical Uses Permitted by Right: Marina, retail sales or rental of marine-related goods, out-of-water storage facility Class A, commercial fisheries facilities, restaurant (less than 5,000 sq. ft.).

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

Notes:

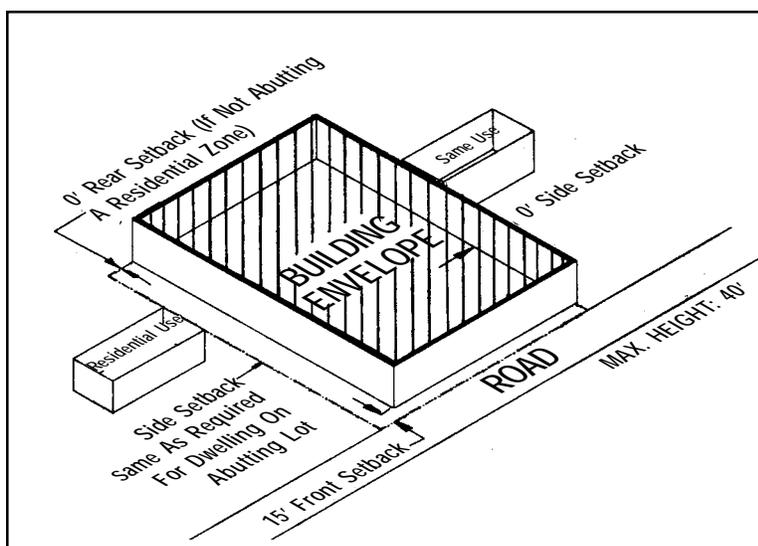
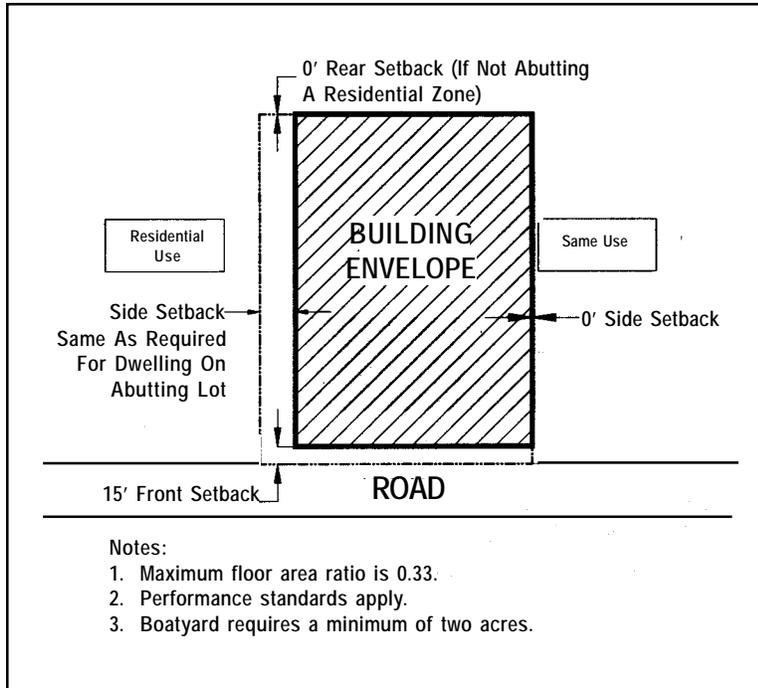
The BMM zone may only be mapped on parcels which abut tidal waters or which are contiguous to parcels abutting tidal waters and which are designated as intensely developed area (IDA) or limited development area (LDA).

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

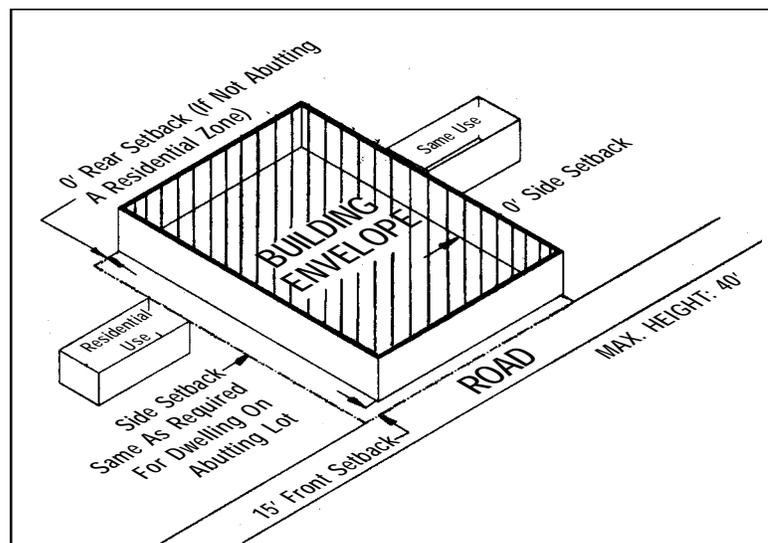
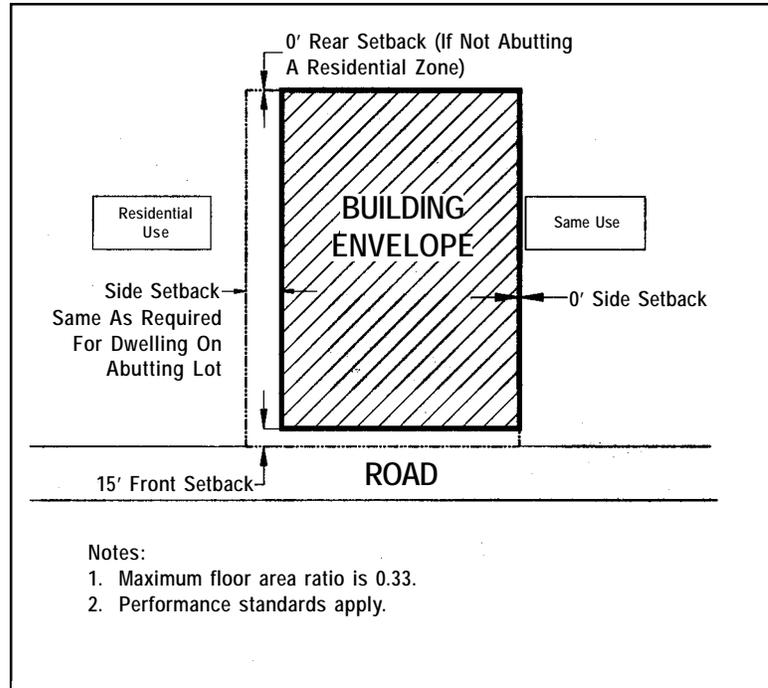
Intent: To accommodate yacht club facilities and associated uses.

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



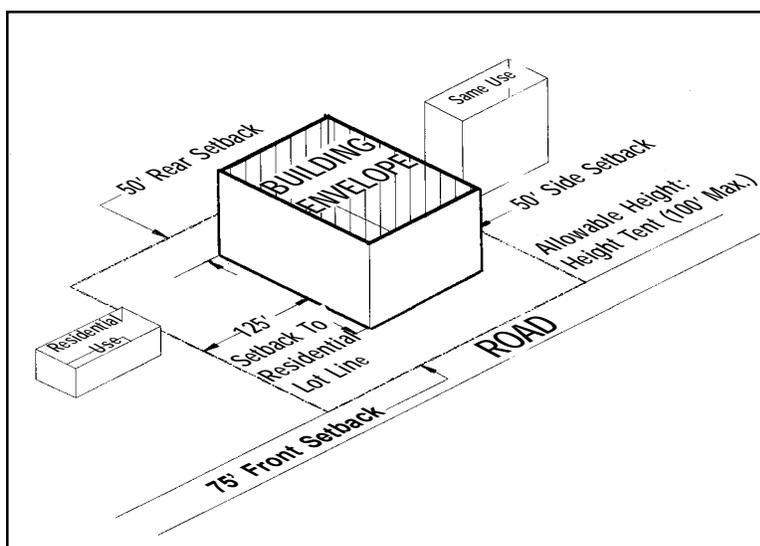
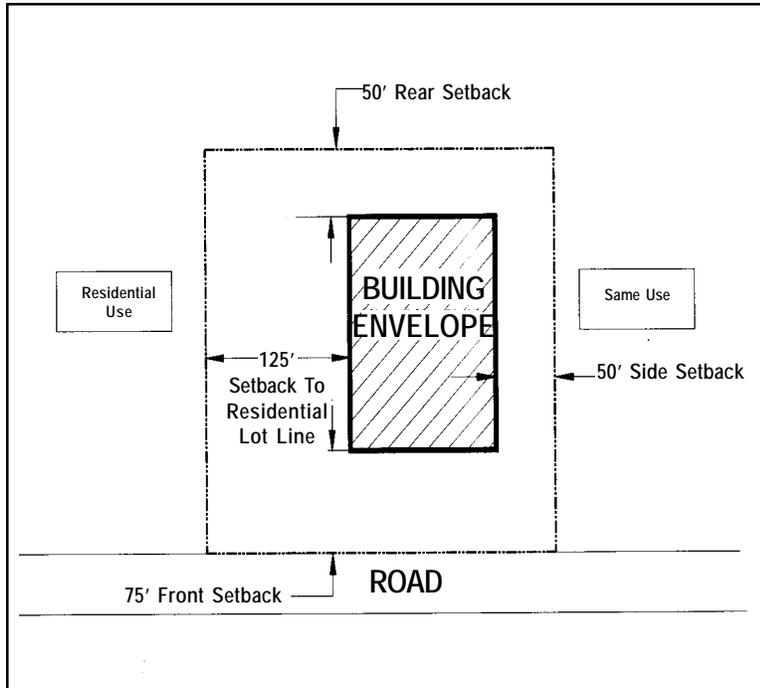
MANUFACTURING ZONES

Manufacturing Zones

	MR	MLR	ML	MH
Permitted Uses	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.
Minimum Front Setback	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
Minimum Side Setback	50'	30' with the sum of both sides shall not be less than 80'	30'*	Same as ML
Minimum Rear Setback	50'	40'	30'*	Same as ML
Floor Area Ratio	0.4	0.6	2.0	Same as ML
Height	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.

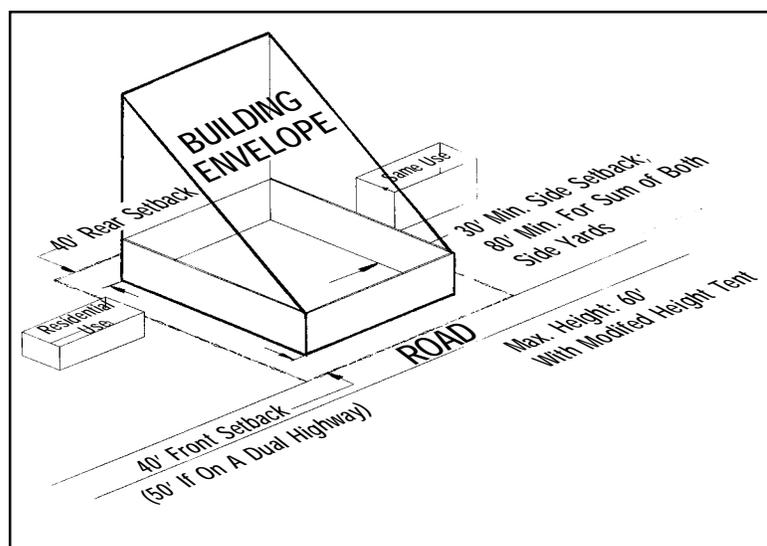
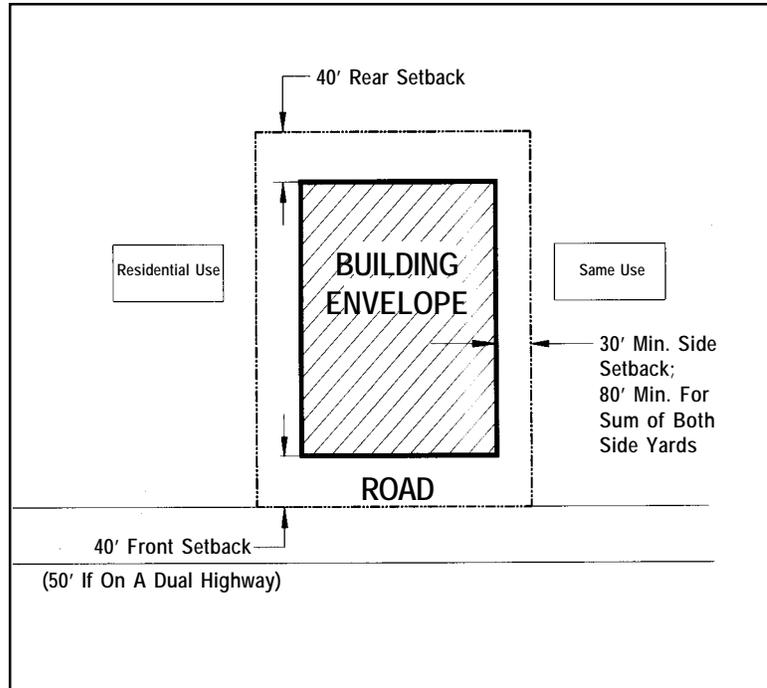
Typical Uses Permitted by Right: Uses permitted in MR (except heliport type II), uses permitted and as limited in DR-1 (except kennel and animal boarding).

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

Notes:

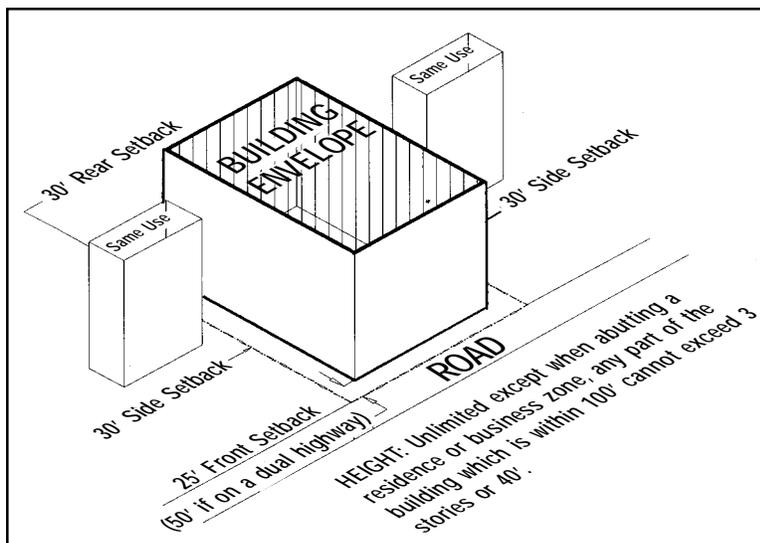
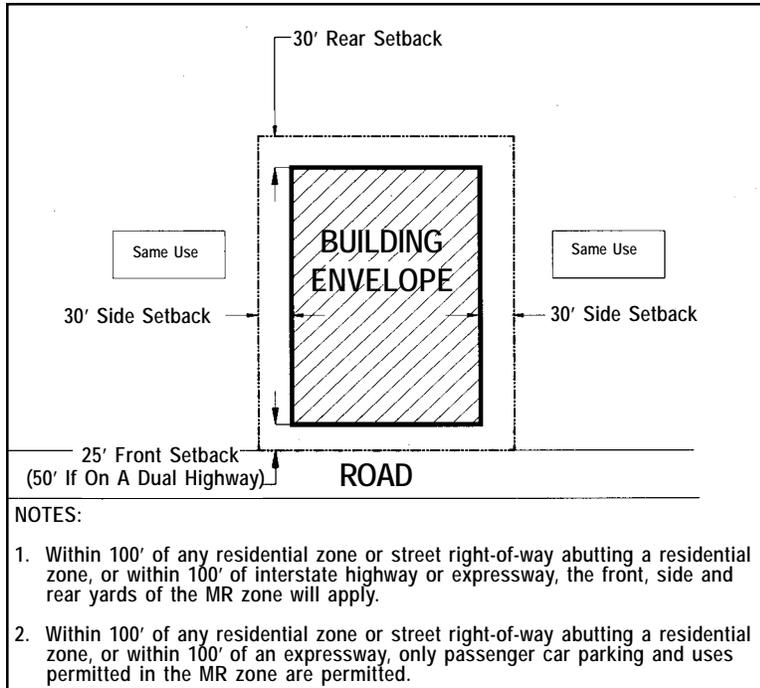
Hotels/motels may be permitted by right when the MLR zone is part of a contiguous area of 25 acres or more of industrial zoning.

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.

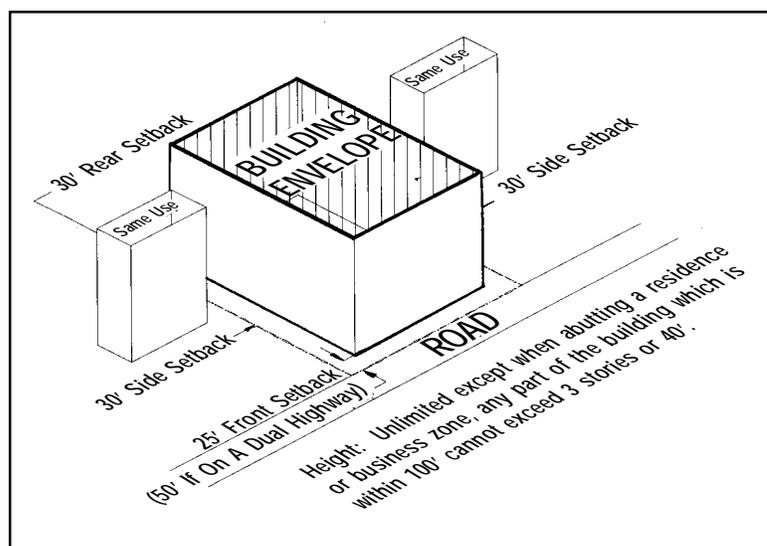
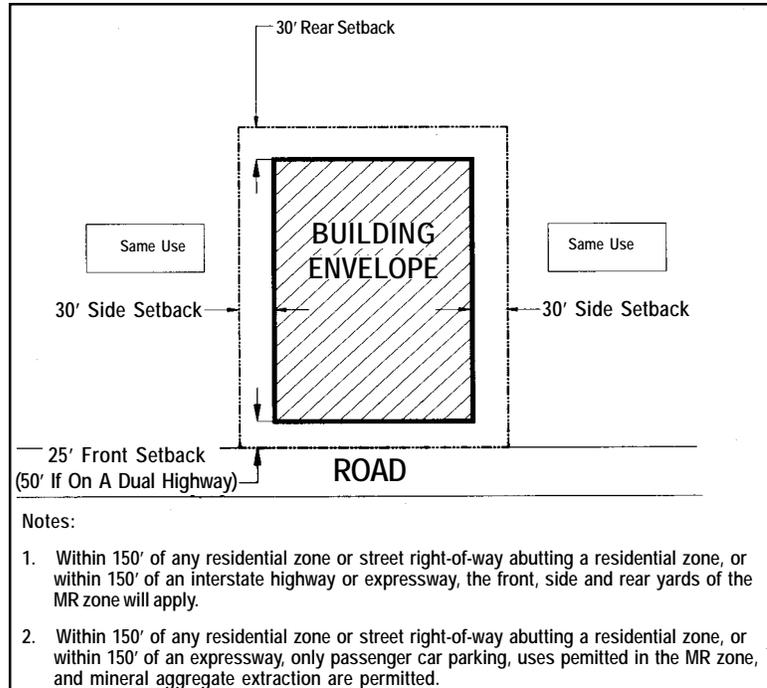
Typical Uses Permitted by Right: Industrial uses requiring assembly, production, processing, packaging, or treatment of various elements, boat yard, laboratory, office, medical clinic, equipment and material storage yard, brewery, adult entertainment subject to locational criteria.

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



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.

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.



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.

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.



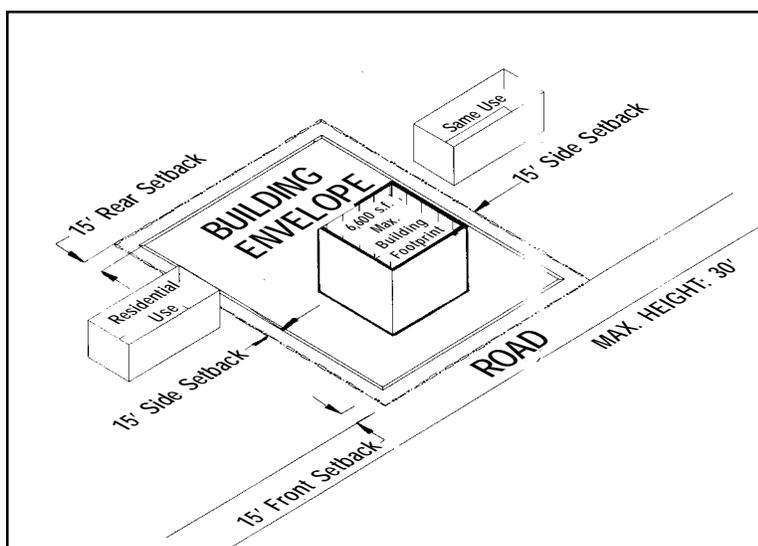
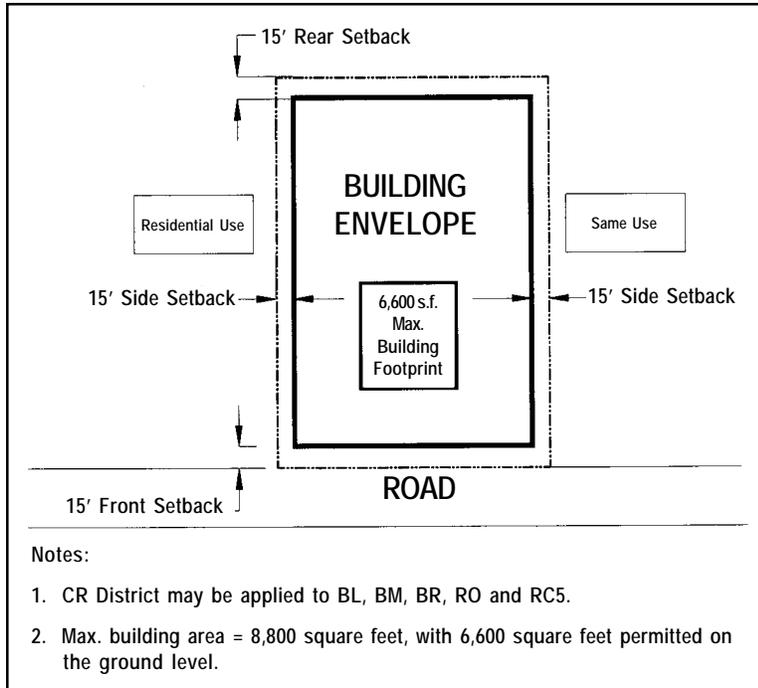
CT Commercial, Town Center Core District

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.



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.

APPENDICES

Appendix A: Major Zoning Milestones

Appendix B: Selected Zoning Terms

Appendix C: Special Exceptions

Appendix D: Baltimore County Zoning Summary

Appendix E: Rezoning In Baltimore County

Appendix F: Special Review Areas

Historic Districts

Design Review Panel Areas

Community Plan Areas

Renaissance Areas

MAJOR ZONING MILESTONES

1945

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

1955

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

1970

Bill #100 significantly revised *BCZR*.

- eliminated minimum lot sizes (except for small lot subdivisions).
- created DR zones (density residential) with permitted density equal to DR number times gross acreage (i.e., DR-5.5 = 5 1/2 units/acre).
- allowed transfer of density between zones to encourage more creative/innovative subdivision, better use of open space, and diversity of housing types.
- introduced concept of Planned Unit Development (PUD); residential only, with a minimum acreage requirement of 250 acres (Owings Mills New Town and Mays Chapel Village North).
- recognized significance of the Urban Rural Demarcation Zone (URDL) with the creation of two rural zones, Rural Deferred Planning (RDP) and Rural Suburban Conservation (RSC).

1975

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

APPENDIX A

1988

Chesapeake Bay Critical Area regulations and zones introduced: RC-20, RC-50.

1992

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

- limited density transfers.
- single family units only in DR-1, DR-2, and DR-3.5.
- townhouses permitted in DR-5.5 only with finding of compatibility.
- revised PUD regulations creating a residential PUD-R1 (min. 5 ac.) and PUD-R2 (min. 100 ac.).

1994

Performance-based business zones are created: BLR and CB.

Office zones are revised; changing O-1 to OR-1, O-2 to OR-2 and creating O-3 zone.

2000

RC-6, RC-7

2002

Middle River Employment Zone District (M 43) created.

2004

RC-8

At present, there are a total of 37 zones (eight residential, eight commercial, ten resource conservation, seven office, four manufacturing) and eight districts.

SELECTED ZONING TERMS

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

Floor Area Ratio (F.A.R.) - The total gross floor area of buildings on a site divided by the gross area of the site.

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

If a use is permitted by special exception, a petition must be submitted to the Zoning Commissioner. The Zoning Commissioner must find that the use will be in accordance with subsection 502.1 of the *BCZR*. The use must also meet any other special regulations listed for that use or zone in the *BCZR*.

If a use is not included on the special exception use listings for the zone, it cannot be permitted through the special exception process.

Special Hearing - The Zoning Commissioner has the authority to conduct hearings involving any violation, alleged violation or the interpretation of any zoning regulation upon notice to “the parties of interest” and subject to the right of appeal to the Board of Appeals. Any “interested person” may petition for a public hearing which must be advertised, and posted if a specific property is involved. (See subsections 500.6 and 500.7 of the *BCZR*).

Variance - The *BCZR* permits variances from height and area regulations, from off-street parking regulations and from sign regulations. A petition is submitted to the Zoning Commissioner who must find that strict compliance with the regulations would result in “practical difficulty and unreasonable hardship.” The variance

APPENDIX B

is not permitted if it will cause “substantial injury to public health, safety and general welfare” or if the resulting development would not be in “strict harmony with the spirit and intent” of the regulation which is varianced.

The Zoning Commissioner has been given the authority to grant variances of height and area regulations for owner-occupied lots zoned residential, if the property is posted and there are no requests for a public hearing.

It is not possible to obtain density or intensity of use beyond what is permitted in the zone through the variance process. For development within the Chesapeake Bay Critical Area, the Zoning Commissioner must make additional findings which are contained in subsection 307.1 of the *BCZR*.

Nonconforming Use - A nonconforming use is a legal use which does not conform to a use regulation for the zone in which it is located or to a special regulation applicable to the use. A nonconforming use can continue until circumstances such as abandonment of the property leads to the discontinuation of the use. Nonconforming uses are regulated by section 104 of the *BCZR*. Theoretically, nonconforming uses are replaced over time with conforming uses.

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

SPECIAL EXCEPTIONS

In granting any special exception, the Zoning Commissioner and the Board of Appeals, upon appeal, shall be governed by the following principles and conditions [BCZR, 1955].

- 502.1 Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:
- A. Be detrimental to the health, safety, or general welfare of the locality involved;
 - B. Tend to create congestion in roads, streets or alleys therein;
 - C. Create a potential hazard from fire, panic or other danger;
 - D. Tend to overcrowd land and cause undue concentration of population;
 - E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
 - F. Interfere with adequate light and air [Bill No. 45-1982];
 - G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of the Zoning Regulations, nor [Bill No. 45-1982];
 - H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations [Bill No. 45-1982].

APPENDIX D: BALTIMORE COUNTY ZONING SUMMARY

Note: For detailed information, see Baltimore County Zoning Regulations, 1998 edition, as amended.

ZONING TERMS AND CLASSIFICATIONS SUMMARY

Resource Conservation	
RC 2	Agricultural Protection
RC 3	Deferral of Planning and Development
RC 4	Watershed Protection
RC 5	Rural Residential
RC 6	Rural Conservation and Residential
RC 7	Resource Preservation
RC 8	Environmental Enhancement
RC 20, RC 50	Resource Conservation Critical Area
RCC	Resource Conservation Commercial — provides commercial development at a scale appropriate to rural areas.

Density Residential

DR 1,2,3,5,5.5,10.5 & 16	Density Residential — permits low, medium and high density urban residential development. Numeral in each classification indicates maximum number of units per acre. No standard minimum lot size is required except for small tracts.
RAE-1	Residence, Apartment, Elevator — permits mid-rise elevator apartment buildings within designated town and community centers. Forty <i>density units</i> per acre.
RAE-2	Residence, Apartment, Elevator — permits high-rise elevator apartment buildings within designated town centers only. Eighty <i>density units</i> per acre.
Residential Transition Areas..	Residential areas where dwelling type and lot size requirements must be compatible with existing residences or subdivision lots.

Office

ROA	Residential Office — (Class A) permits house conversions to office buildings as of right.
RO	Residential Office — permits house conversions to office buildings as of right; small conventional office buildings permitted by special exception.
OR-1	Office/Residential — permits development or limited enlargement of a single medium-size office building or residential development potential to DR 5.5.
OR-2	Office/Residential — permits development of office buildings with supportive accessory commercial uses or residential development potential to DR 10.5.
O-3	Office Park Zone — a zone to be used exclusively for office development.
OT	Office and Technology — permits employment-intensive office development in combination with certain high technology and residential development.
SE	Service Employment — permits the development of offices, related business service uses and small, low impact, light industrial uses; stresses compatibility with residential uses.

Business

CB	Community Business — provides for daily shopping and service needs of nearby residents through small businesses which do not generate large amounts of traffic; stresses compatibility with residential uses.
BLR	Business Local Restricted — permits a range of retail and service uses; performance standards are required to protect adjacent residential communities.
BL	Business Local — small scale commercial.
BM	Business Major — large scale commercial.
BR	Business Roadside — the most permissive commercial classification.
BMM	Business Maritime Marina — permits water-dependent facilities and associated uses at a scale in keeping with the surrounding residential community.
BMB	Business Maritime Boatyard — permits water-dependent facilities and includes more intense uses than those permitted in BMM zones.
BMYC	Business Maritime Yacht Club — permits water-dependent yacht club facilities and associated uses.

Manufacturing

MR	Manufacturing Restricted — the most restrictive industrial classification.
MLR	Manufacturing Light Restricted — permits industrial plants and offices with convenient access to expressways to serve as industrial employment centers.
ML	Manufacturing Light — permits light industrial uses such as assembly plants, processing, etc.
MH	Manufacturing Heavy — the most permissive industrial classification.

Districts — to further the purpose of zones; they provide greater refinement in land use regulation.

AS	Automotive Service	IM	Industrial, Major
CR	Commercial, Rural	H, H1 ...	Honeygo Area
CCC	Commercial, Community Core	M43	Middle River Employment Center
CT	Commercial, Town Center Core		

APPENDIX E: REZONING IN BALTIMORE COUNTY

Baltimore County law provides essentially two alternative processes by which a property's zoning classification may be changed. Other than the requirement that there be a recommendation from the Planning Board during each of the processes, the two differ in every other fundamental aspect, as summarized below:

COMPREHENSIVE ZONING MAP PROCESS	CYCLE ZONING PROCESS
FREQUENCY	
Occurs every fourth year, beginning in the year immediately after a Councilmanic election. *	Occurs every six months, except during the period of the "comprehensive" process.
SCHEDULE	
Follows a schedule of fixed dates for filing and reviews, beginning on September 1 st and ending with final action by September 16 th of the following year.	Follows a schedule of fixed periods for filing (March 1 and September 1) and reviews, but is open-ended on the time for a final decision.
PETITIONERS	
Issues may be raised by any person(s) or organization(s), with or without the property owner's knowledge or consent; the owner, however, is notified.	Petition may be filed only by the property (or owner's agent, including contract purchaser).
SCOPE	
Scope is countywide, i.e., <i>every</i> property is potentially an issue. Neighboring properties may be raised (before the end of the filing period) as additional issues to provide for comprehensive analyses and decisions.	Decision pertains solely to the property covered by the petition; neighboring properties can be considered for rezoning only during a subsequent cycle or comprehensive process.
DECISION	
Final decision is made by the County Council, as a legislative action which is not ordinarily appealable to the courts.	Decision is made by the County Board of Appeals, as a quasi-judicial action appealable through the Circuit Court, etc.
CRITERIA	
No party to the process has a formal "burden of proof". Applicants usually attempt to persuade the Council (and other participants) that the change would be reasonable, appropriate, etc.; opponents attempt to persuade otherwise.	The County Board of Appeals must consider a specified list of criteria, and can only grant a rezoning upon a formal finding that "there has occurred a substantial change in the character of the neighborhood in which the property was last classified (i.e., the preceding comprehensive process), or that the last classification...was established in error."
DOCUMENTED PLANS	
Applicants may submit plans or make other statements about future use, but these <i>cannot</i> be part of a rezoning granted by the Council, and are not enforceable by the County. Covenants may be recorded to bind the use of the property, but the County cannot be a party to the covenants.	If a petitioner volunteers to submit a "documented site plan," and the rezoning is granted, the plan is binding on the property and is enforceable by the county.
PUBLIC HEARINGS	
Public hearings are conducted by the Planning Board and by the County Council, but speakers usually are given only about three minutes each. Written comments may also be submitted.	The Board of Appeals conducts formal, quasi-judicial hearings, with testimony and cross-examination under oath, and sufficient time for each party to make its case.
PUBLIC NOTICE	
Legal notices in newspapers advise of the opportunity to speak at the public hearing covering all issues in that particular Councilmanic District. Signs are posted on properties within the issue. Mailings are sent to property owners within and adjacent to issues.	A sign is posted on each property under petition, advising of the board's hearing and the opportunity for aggrieved persons to become parties to the proceedings.

*Section 26-123(b) of the Baltimore County Code also provides an opportunity to permit comprehensive zoning at any time in designated areas of the County within the URDL in conjunction with revisions or updates to the Master Plan.

SPECIAL REVIEW AREAS

Historic Districts

Baltimore County law defines a historic district as an area “in which there are located structures that have historical, cultural, educational, or architectural value, the preservation of which is deemed to be for the educational, cultural, economic, and general welfare of the inhabitants of the county.” Following a process of petition by the property owners, and public hearings, the County Council votes to designate Historic Districts (*County Code, 2003, §32-7-203*). The following districts, the boundaries of which are interpreted as matching the respective property lines, have been enacted by the Council:

Districts	Bill No.	Map Page No.
.....		
Glyndon	48-81	72
Monkton	49-81	73
Corbett	130-85	74
Lutherville	156-87	75
Rippling Run	80-95	76
Franklinville	107-95	77
Relay	144-96	78
Sudbrook	25-93	79
Sudbrook Park	81-95	79
(exp. No. 1, Cliveden Rd.)		
Sudbrook Park	95-99	79
(exp. No. 2, Adana Rd.)		
Fieldstone	59-01	80

Design Review Panel Areas

The Design Review Panel (DRP) was established by Section 32-4-203 of the Baltimore County Code 2004, as amended. The goal of the DRP is to encourage design excellence through the application of design guidelines contained in the Master Plan, the Comprehensive Manual of Development Policies, adopted community plans and/or Section 260 of the Baltimore County Zoning Regulations, as applicable. The DRP's general charge is to assess the overall quality of a project. The DRP acts in a technical consulting capacity; its recommendations are binding to the Hearing Officer and County agencies.

Design review is conducted for projects located within designated Design Review Areas.

Commercial Review Areas	Bill No.	Map Page No.
Towson	12-93	81
Essex	12-93	82
Catonsville	12-93	83
Arbutus	12-93	84
Pikesville	102-03	85

Residential Review Areas	Bill No.	Map Page No.
East Towson	56-04	86
Ruxton/Riderwood/Lake Roland	56-04	87
Sudbrook Park	56-04	88

Adopted Community Plans

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

Community Plan	Code/Bill No.	Requirements	Map Page No.
South Perry Hall - White Marsh	BCZR, Section 260.2.D [Bill Nos. 34-2001; 58-2001]	The minimum width for any single-family detached lot located in the area north of Ridge Road is 75 feet. This does not apply to alternative site design dwellings.	89
Middle River - Bird River	BCZR, Section 260.2.E [Bill Nos. 34-2001; 58-2001]	For any single-family detached lot, the minimum width is 75 feet; the minimum front yard setback is 20 feet; and the minimum rear yard setback is 40 feet.	90
Bowleys Quarters and Back River Neck	BCZR, Section 4A03.5.A; 4A03.5.B [Bill 28-2001; 60-2003; 15-2004] BCZR, Section 4A03.14.B.8 [Bill 15-2004]	Specific site design, architectural design and design amendment standards for new dwellings on property zoned DR, RC-5 or RC-20.	91
Back River Neck District	BCZR, Section 4A03.13 [Bill No. 60-2003]	Pattern book assuring that the development achieves a high quality of design is required for villas on properties zoned RC5.	92

Renaissance Opportunity Areas

Renaissance Redevelopment Pilot Program

The Renaissance Redevelopment Pilot Program is authorized by Section 430A of the Baltimore County Zoning Regulations, which provides for the establishment of Renaissance Pilot Projects in Renaissance Opportunity Areas. Established in December 2004, the program has a five-year sunset provision; it will end automatically in December 2009, except for projects with an approved final redevelopment plan at that time.

A Renaissance Pilot Project is a project to revitalize an older community by redeveloping vacant or underused property. Generally, a Renaissance Pilot Project is to be initiated by a private developer on private property located in a Renaissance Opportunity Area. The developer must be approved by Baltimore County government to proceed with a Renaissance Pilot Project.

A Renaissance Opportunity Area is a floating zone that is established by the Baltimore County Council. It must: 1) be located inside the Urban Rural Demarcation Line, 2) consist of more than one property, and 3) include five acres capable of supporting redevelopment projects.

A Renaissance Pilot Project must be planned through a collaborative design process or “charrette.” The charrette is an intensive, multi-day design session conducted by trained professionals. It must last at least seven days, and involve the active participation of community participants, County government officials, and the private developer.

If the redevelopment plan produced through the charrette is supported by a consensus among the community participants who attended at least two charrette meetings, the developer may bypass much of the usual development approval process, and may modify many of the county’s development standards.

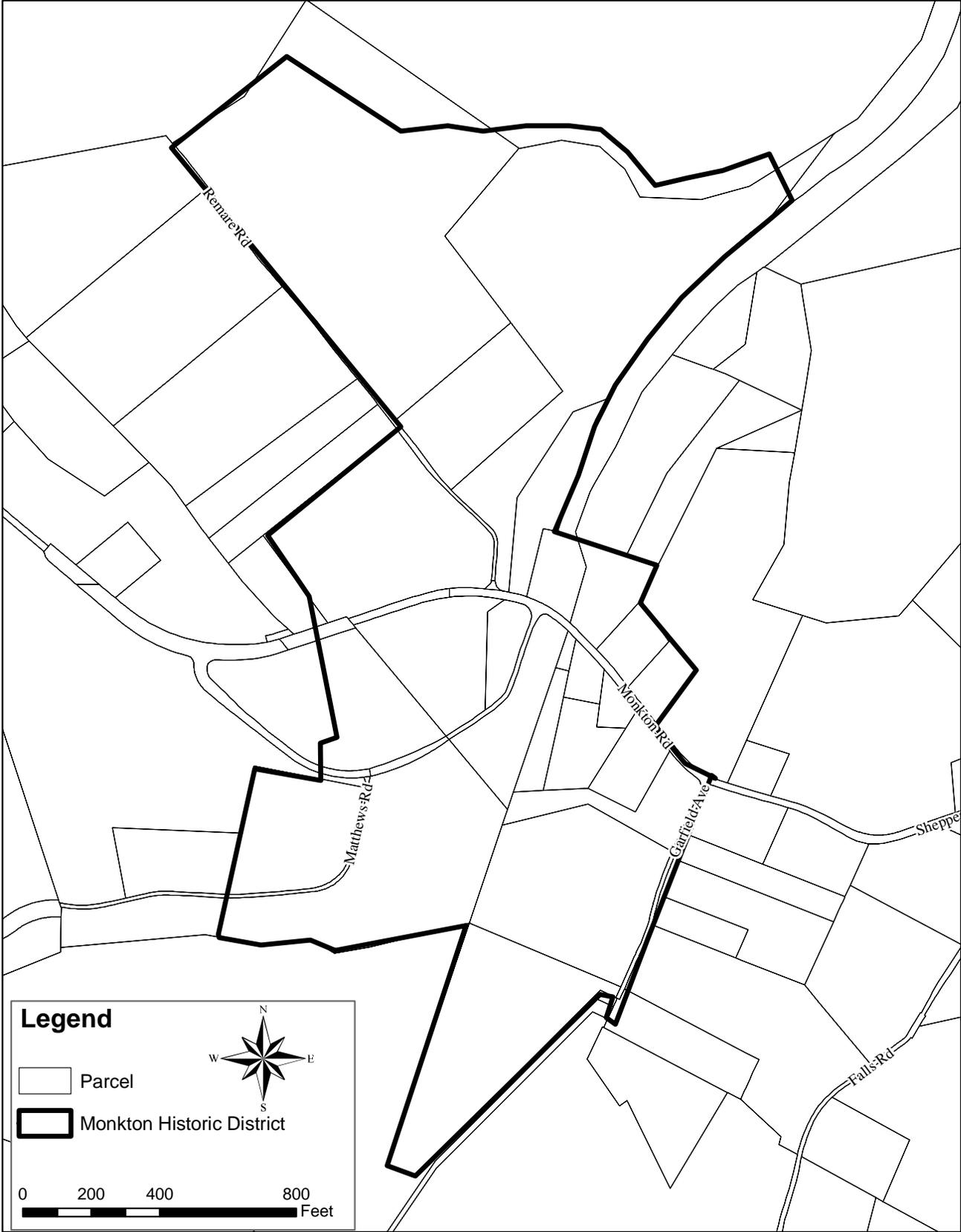
Renaissance Opportunity Areas that have been established include:

Renaissance Opportunity Area	Bill No.	Map Page No.
Dundalk Town Center	40-05	93
Dundalk Yorkway	34-05	94
East Reisterstown	41-05	95
Essex	41-05	96
Loch Raven - Baynesville	13-05	97
Loch Raven - Hillendale	11-05	98
Middle River	67-05	99
Towson	31-05	100
West Reisterstown Road	5-05	101

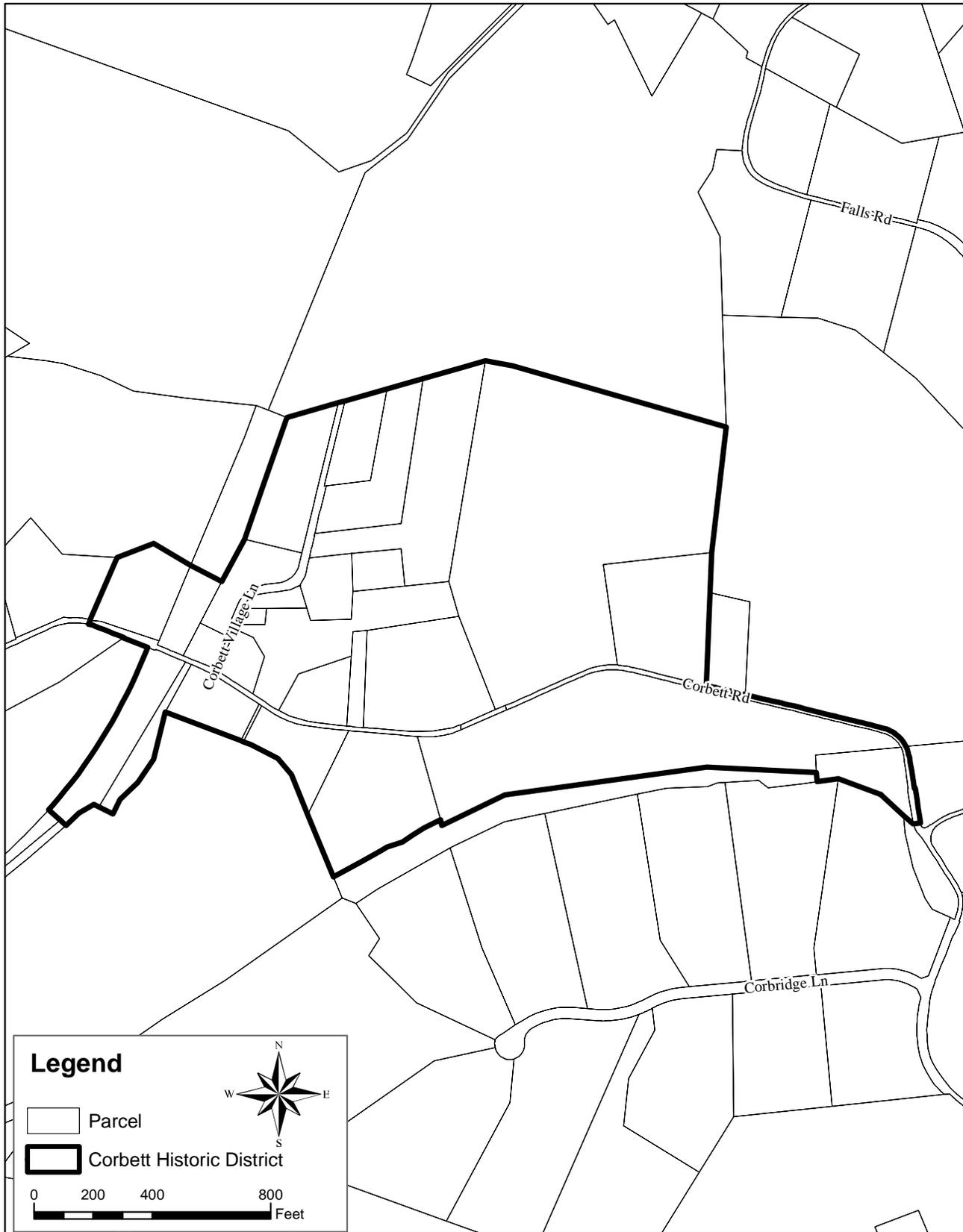
Glyndon Historic District



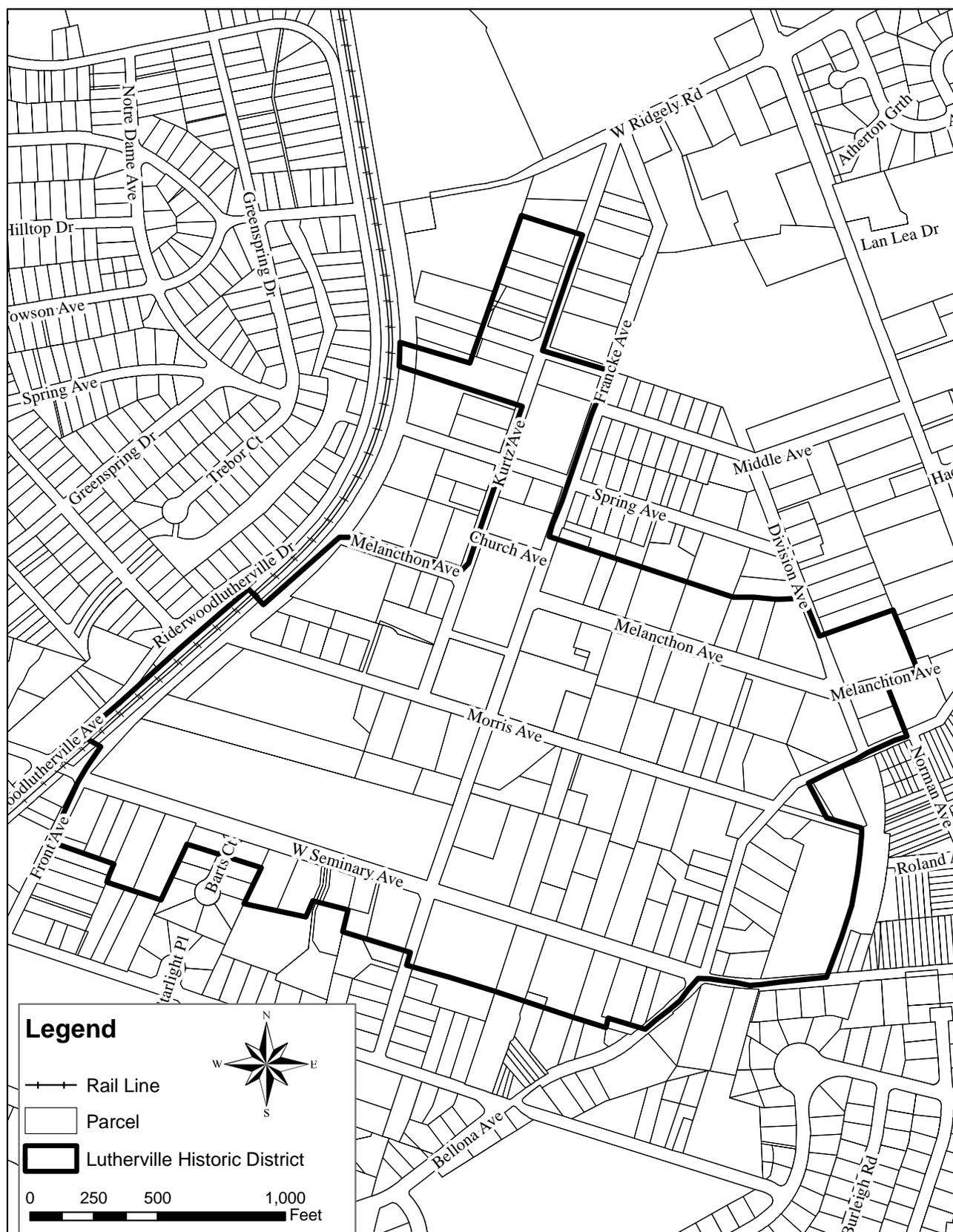
Monkton Historic District



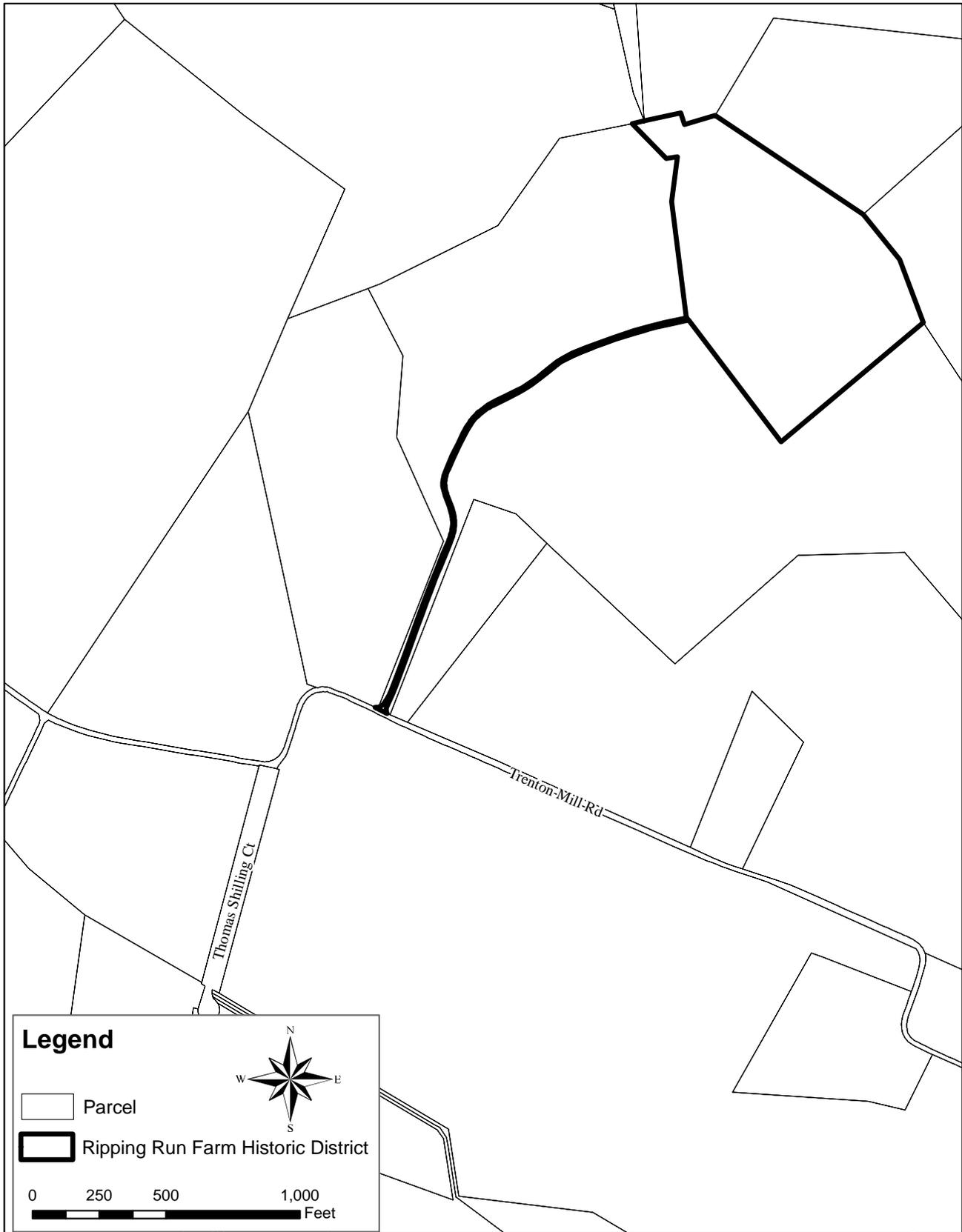
Corbett Historic District



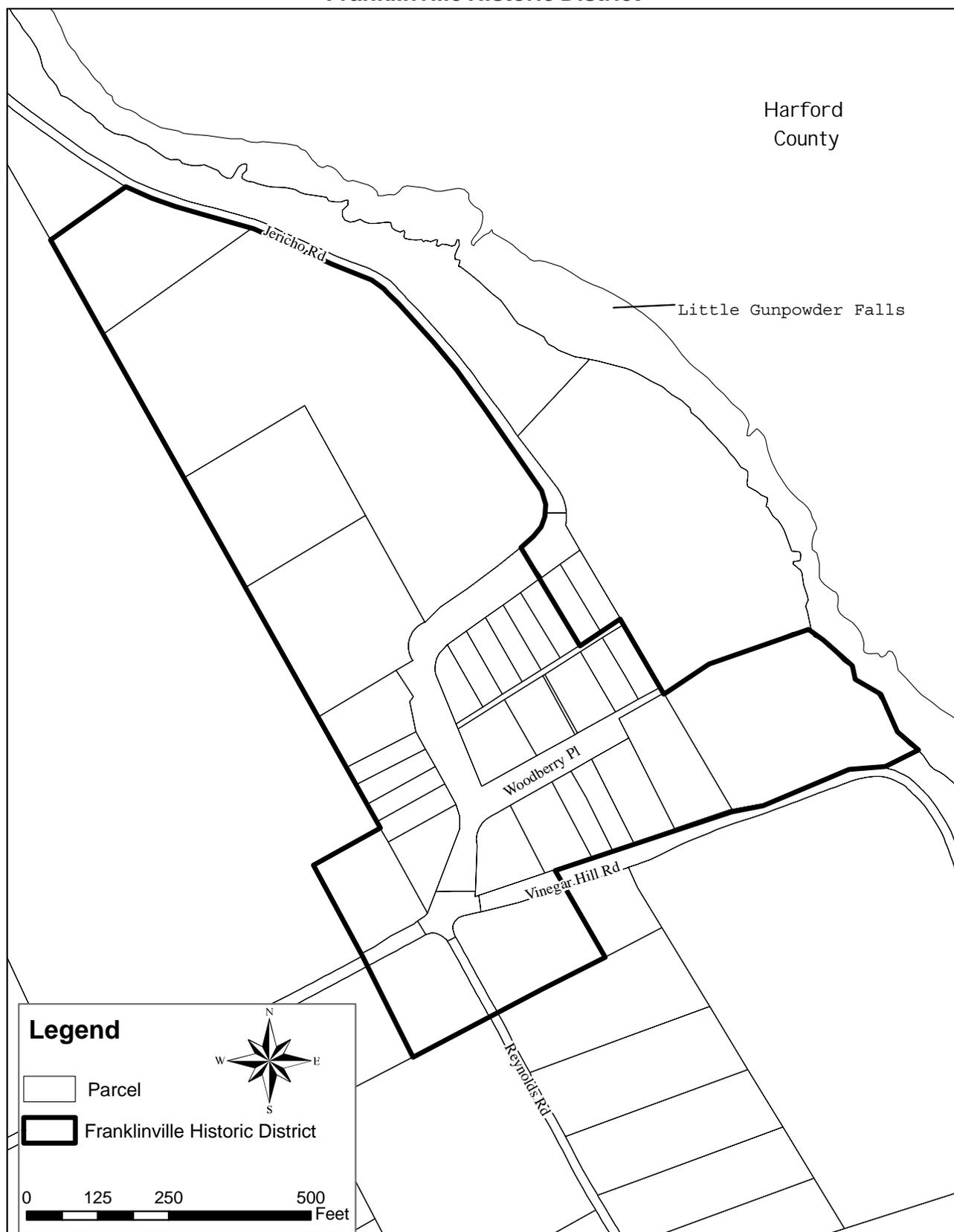
Lutherville Historic District



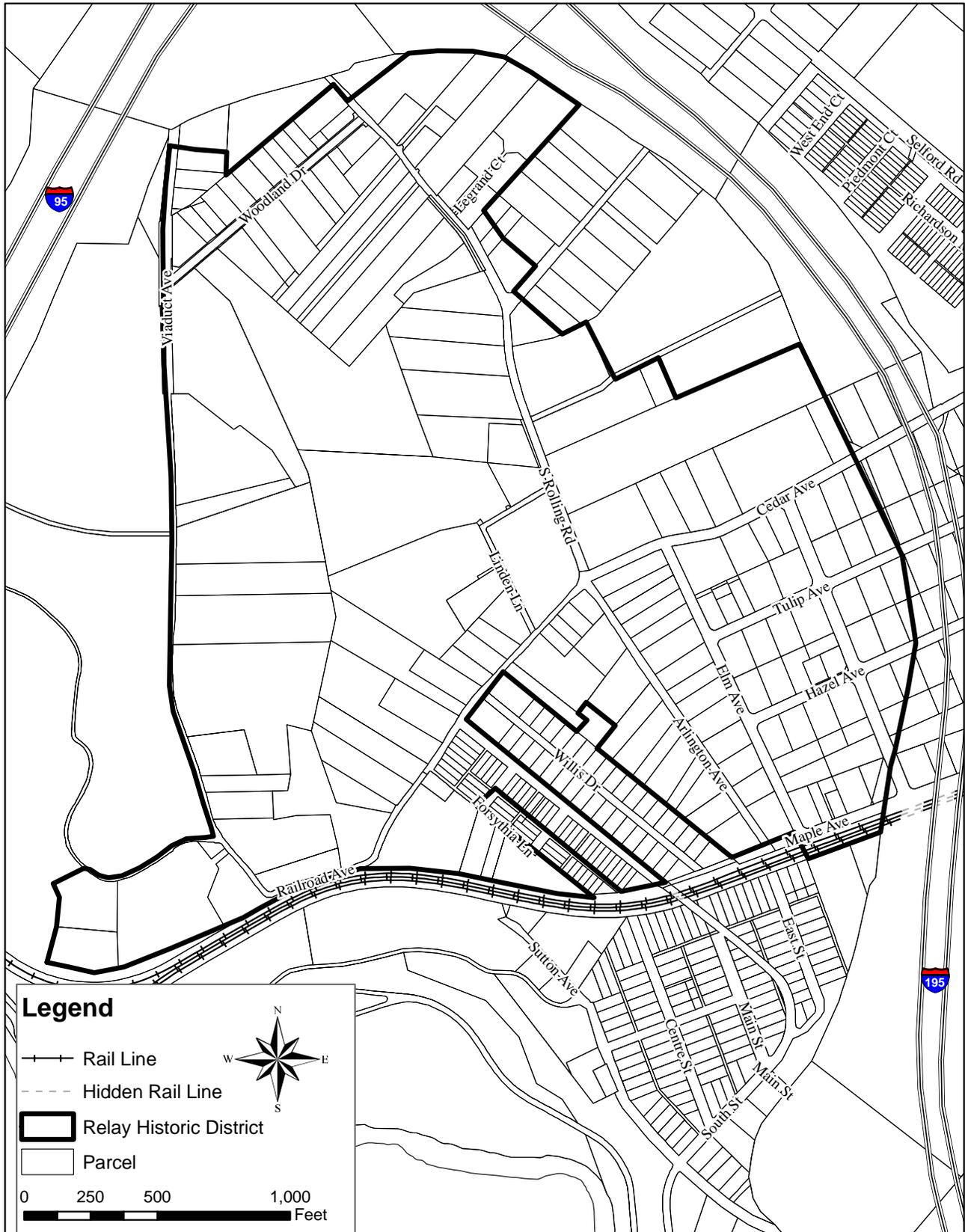
Ripping Run Farm Historic District



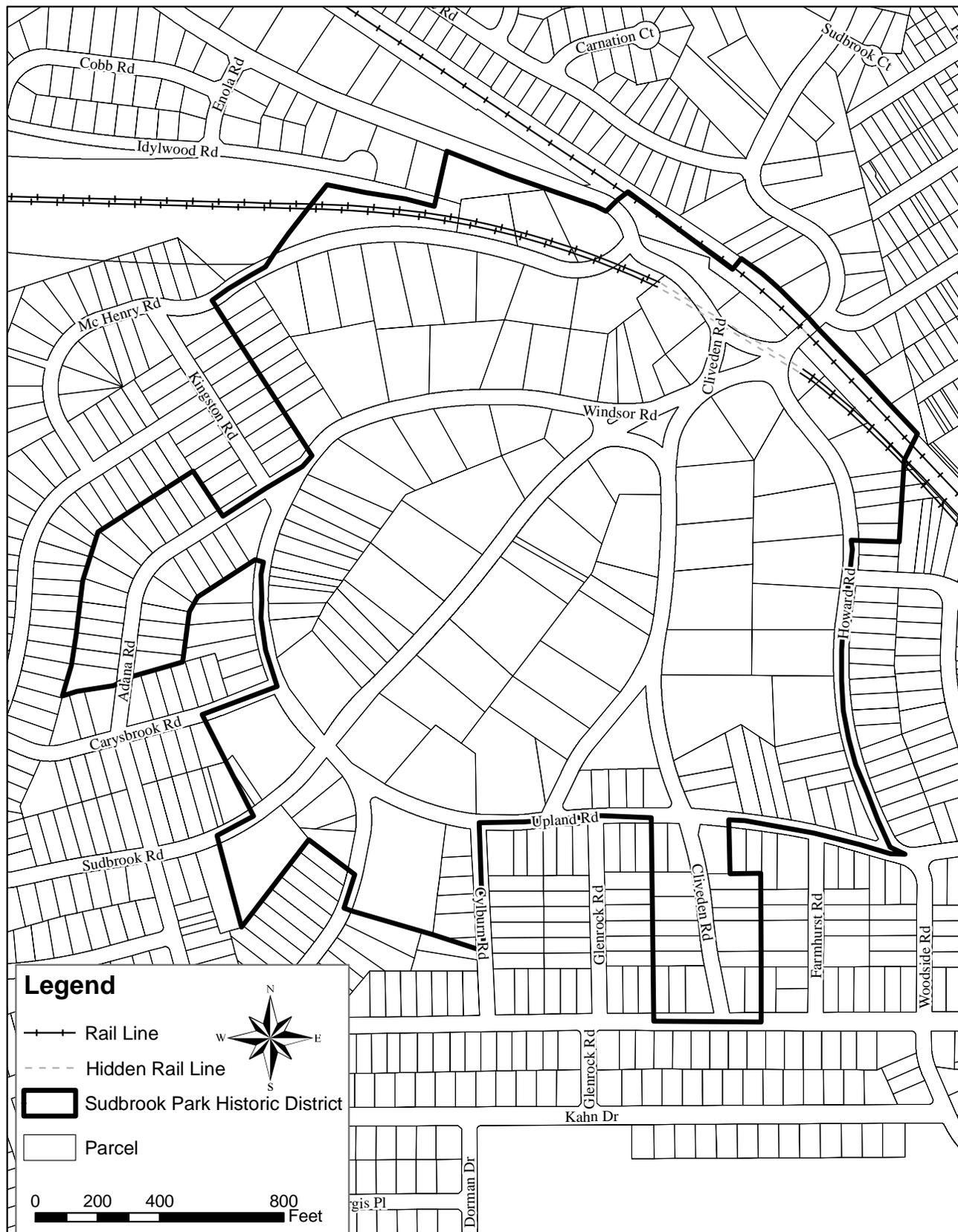
Franklinville Historic District



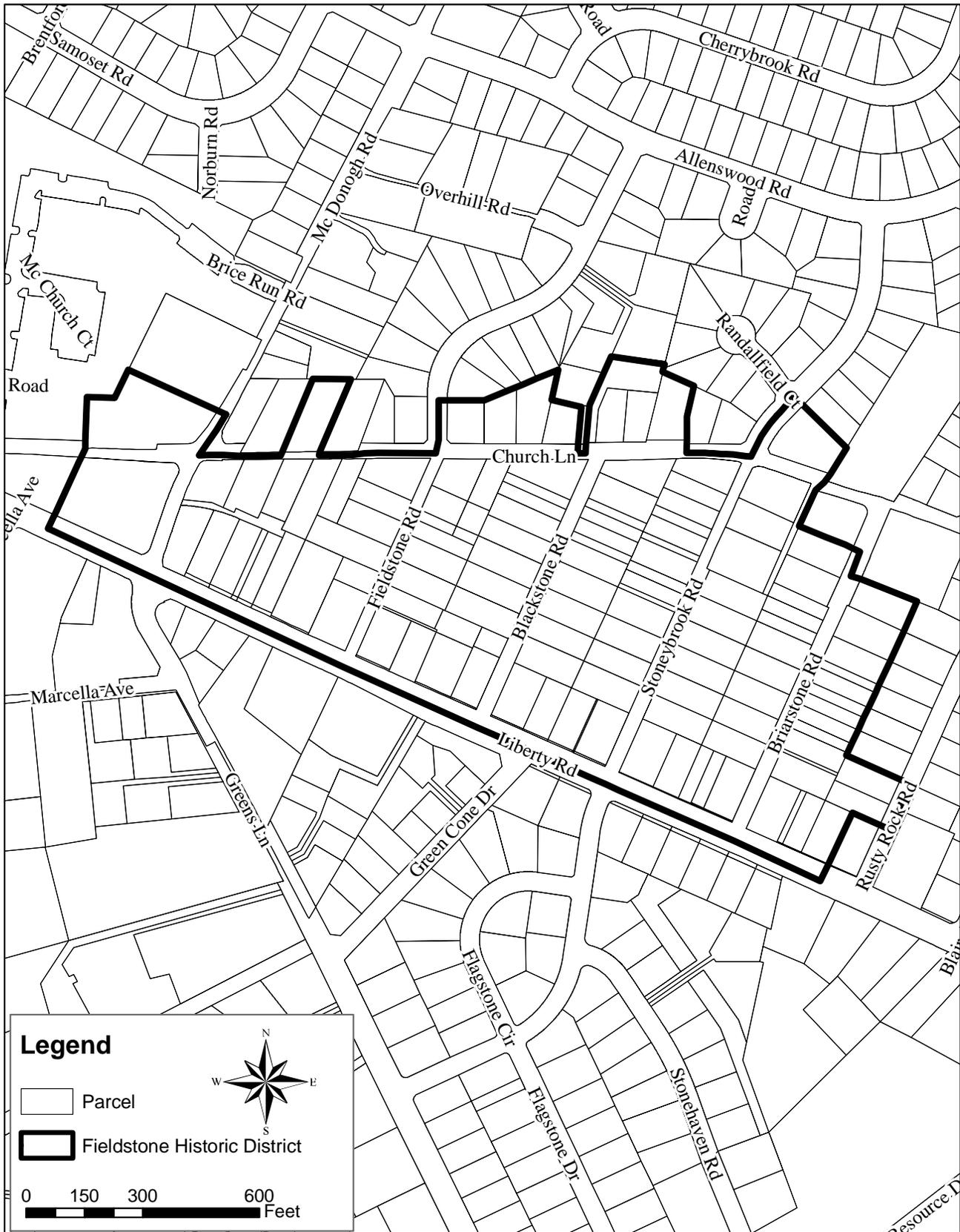
Relay Historic District



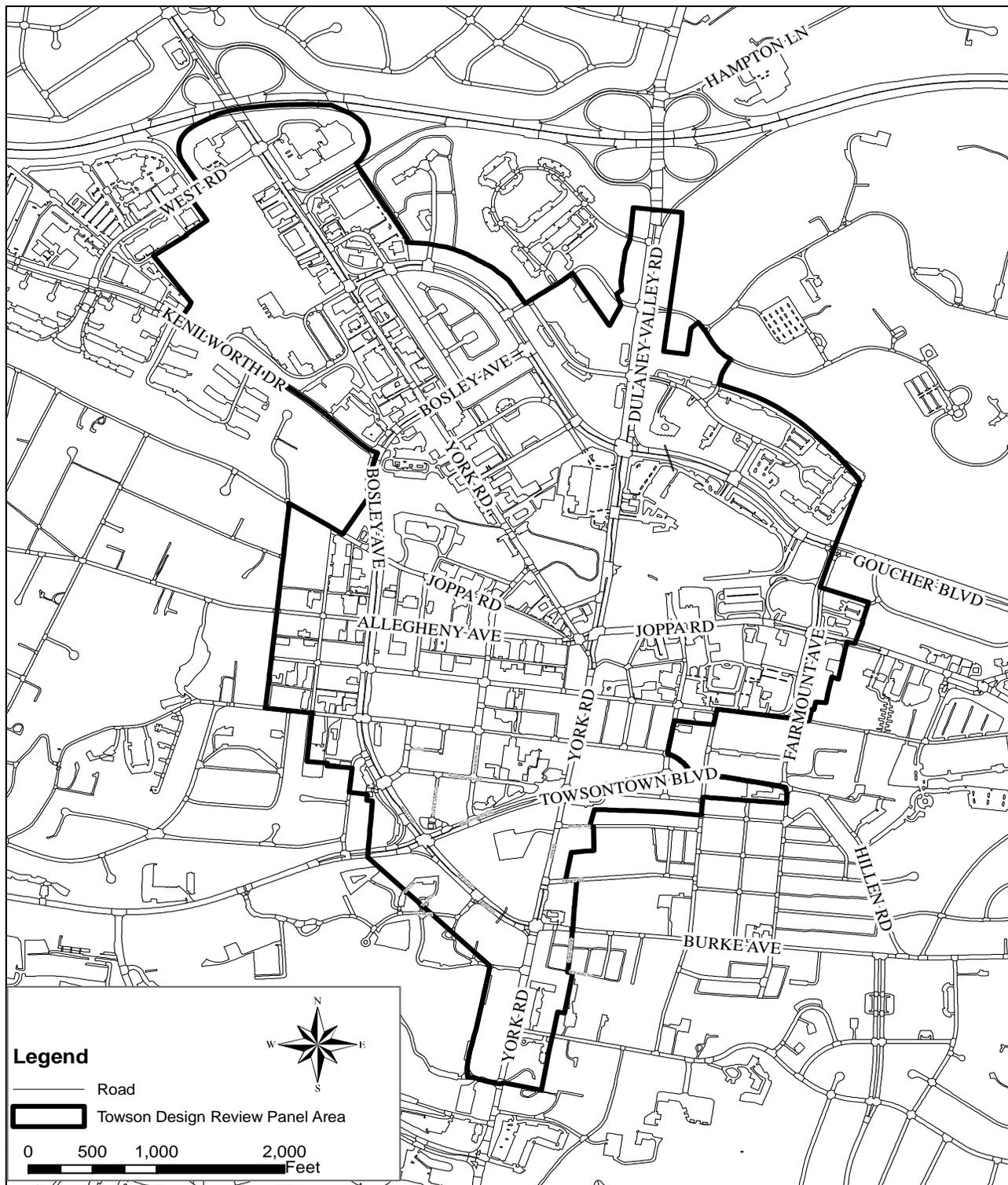
Sudbrook Park Historic District



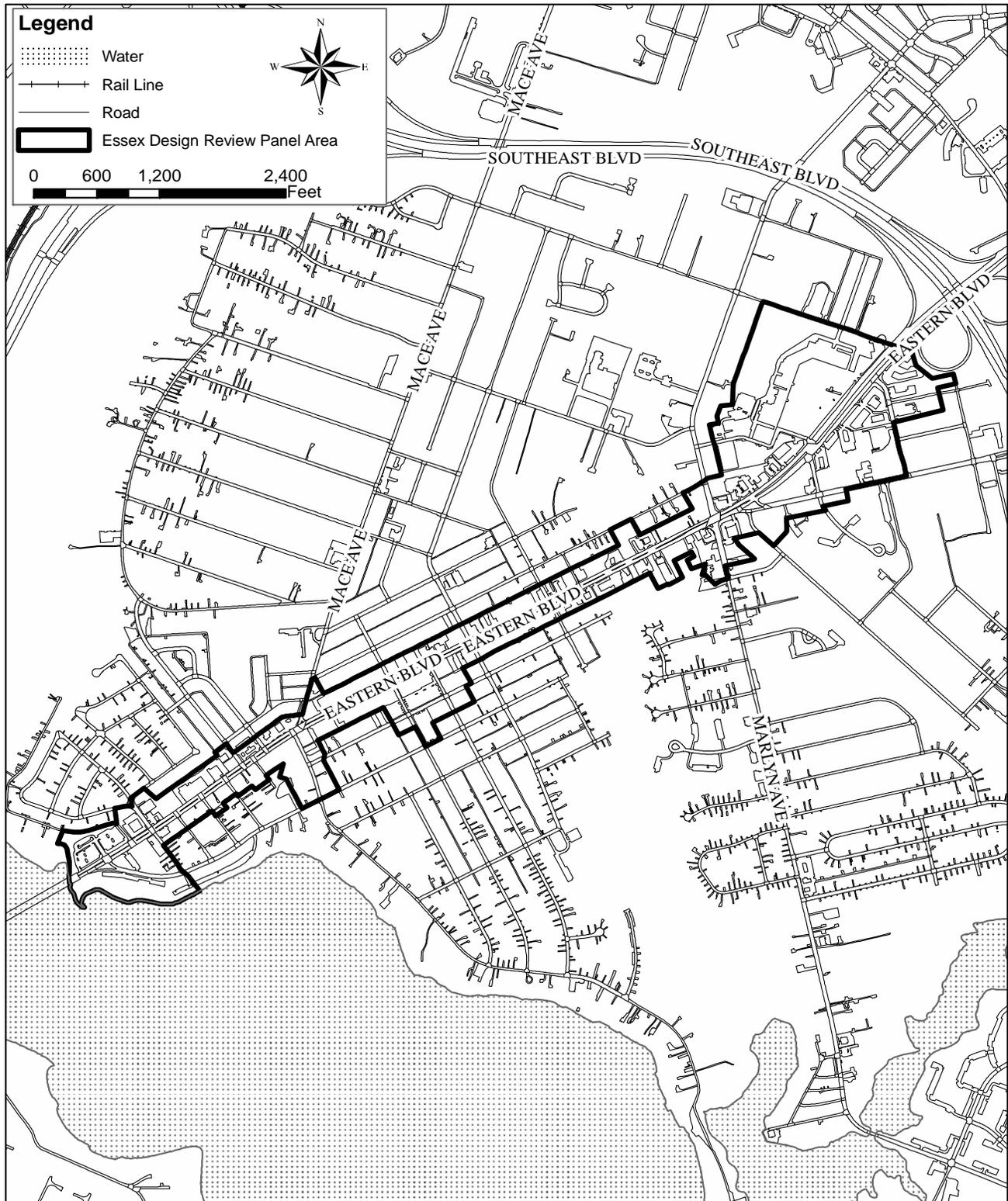
Fieldstone Historic District



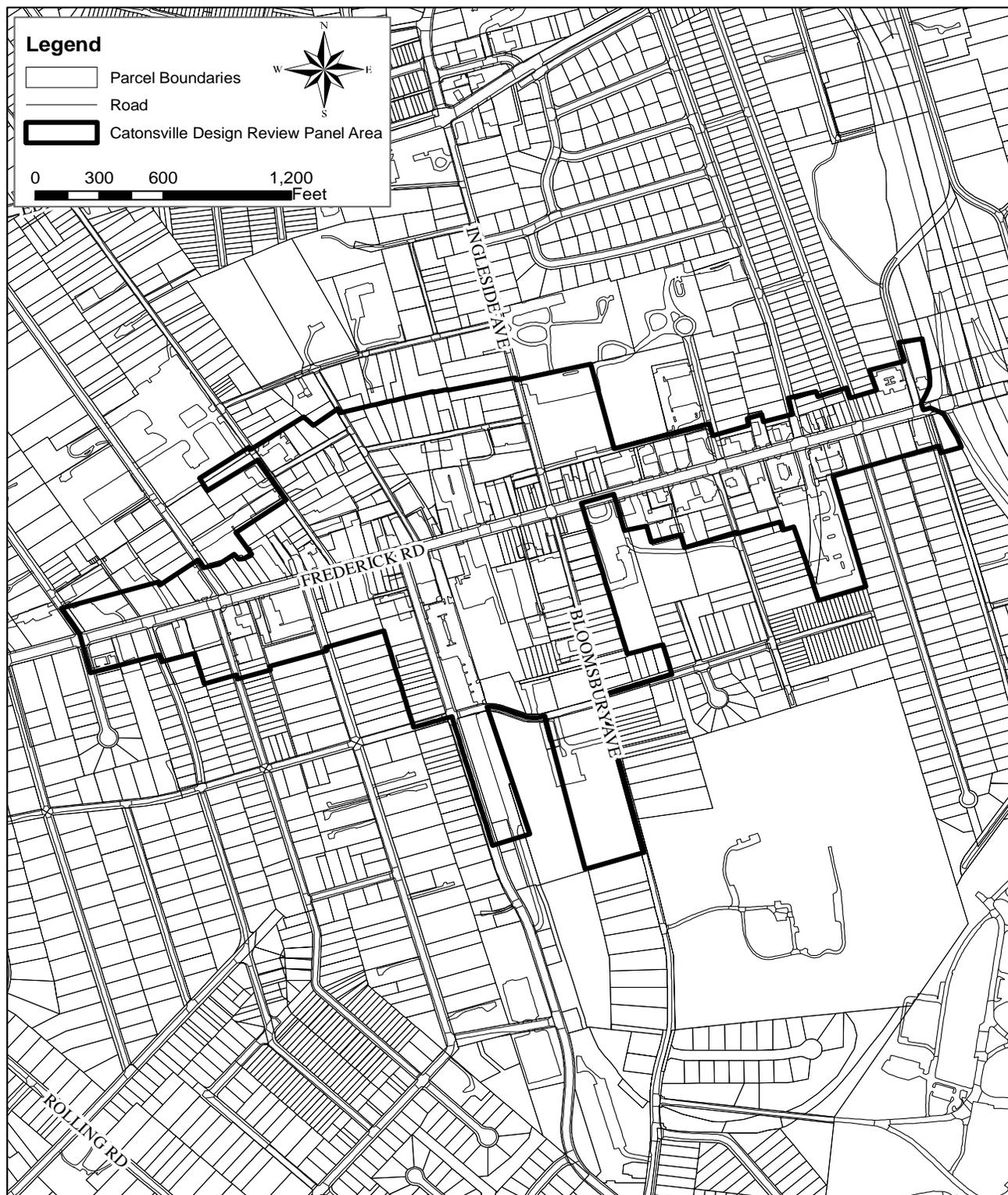
Towson Design Review Panel Area



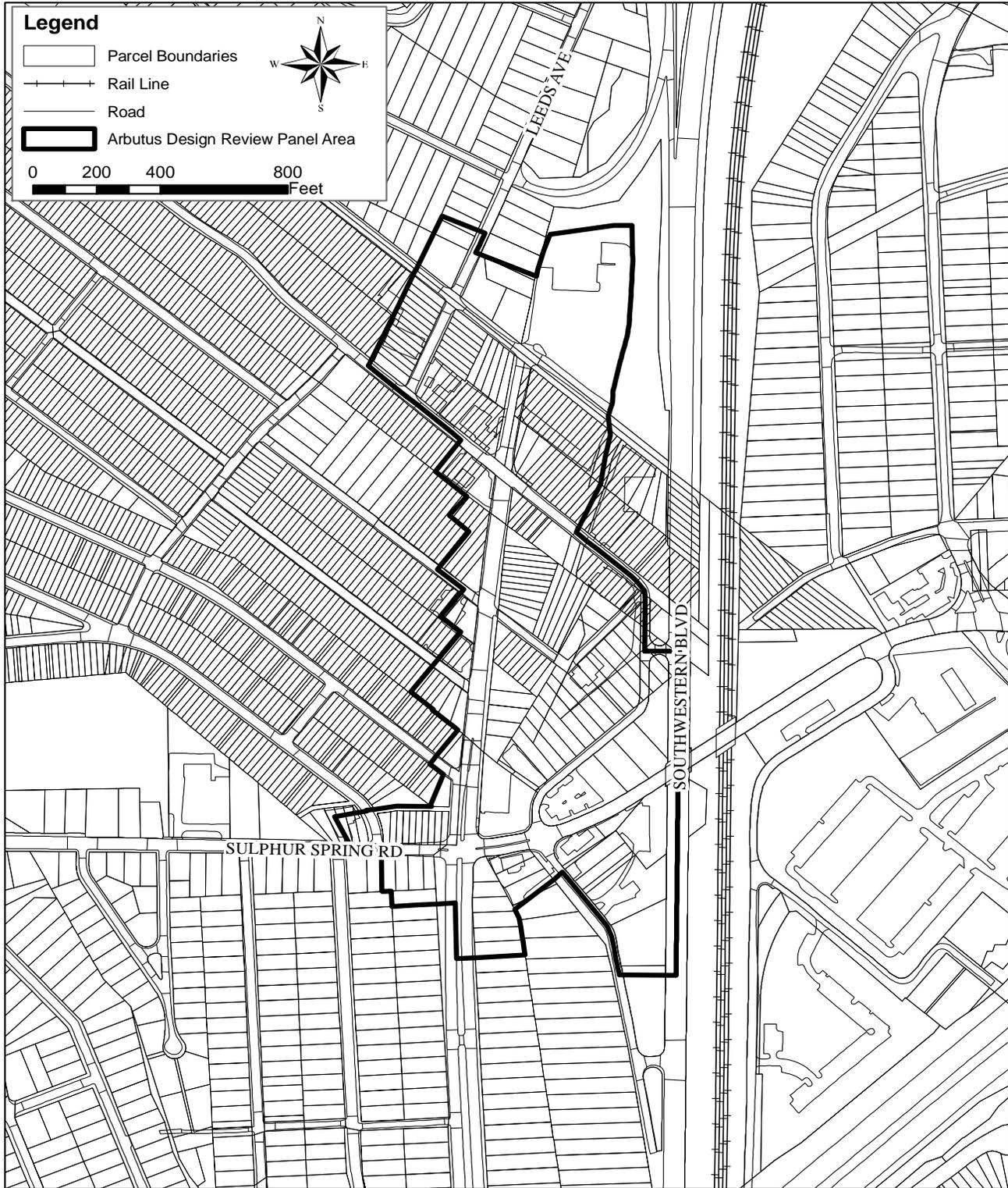
Essex Design Review Panel Area



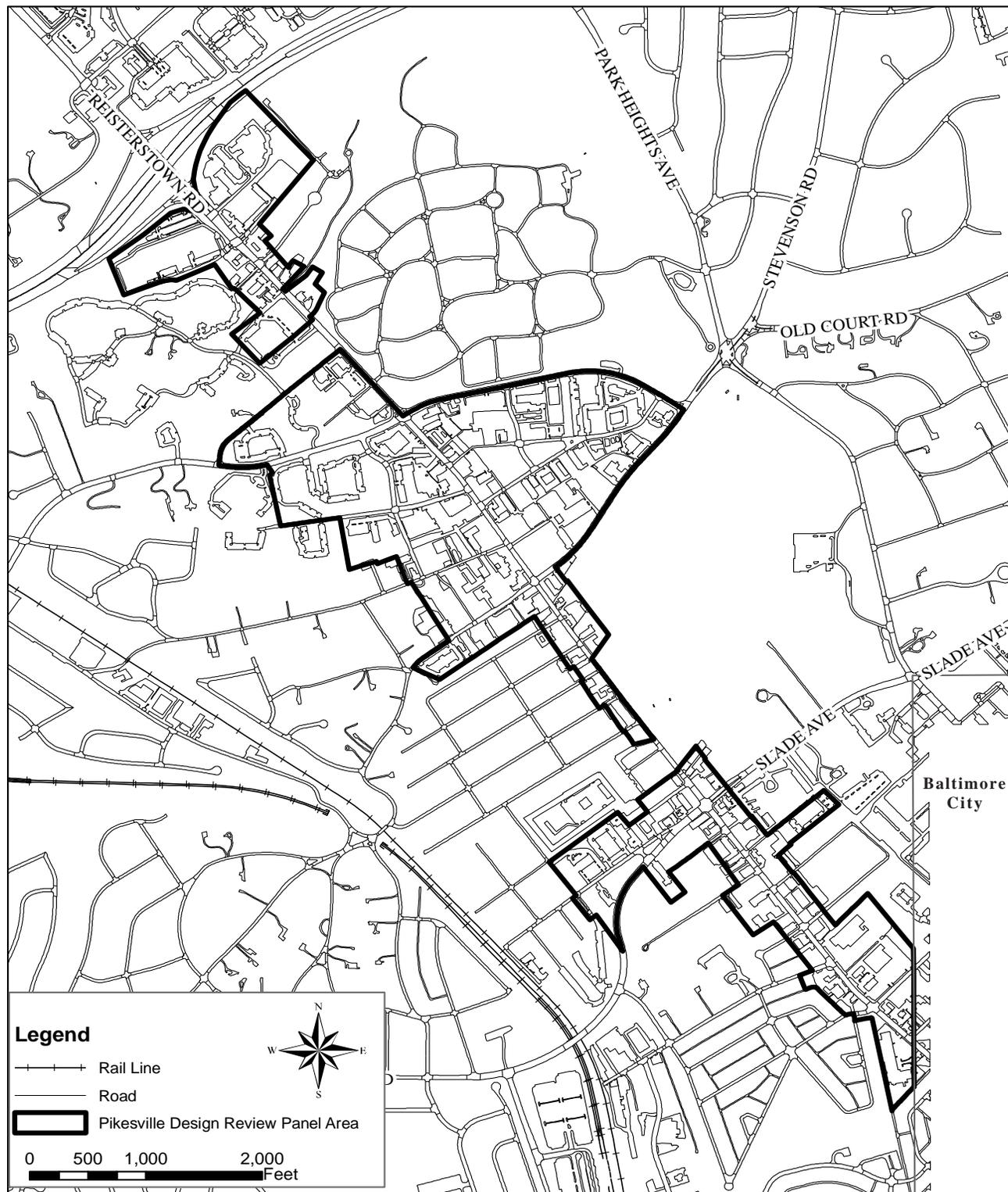
Catonsville Design Review Panel Area



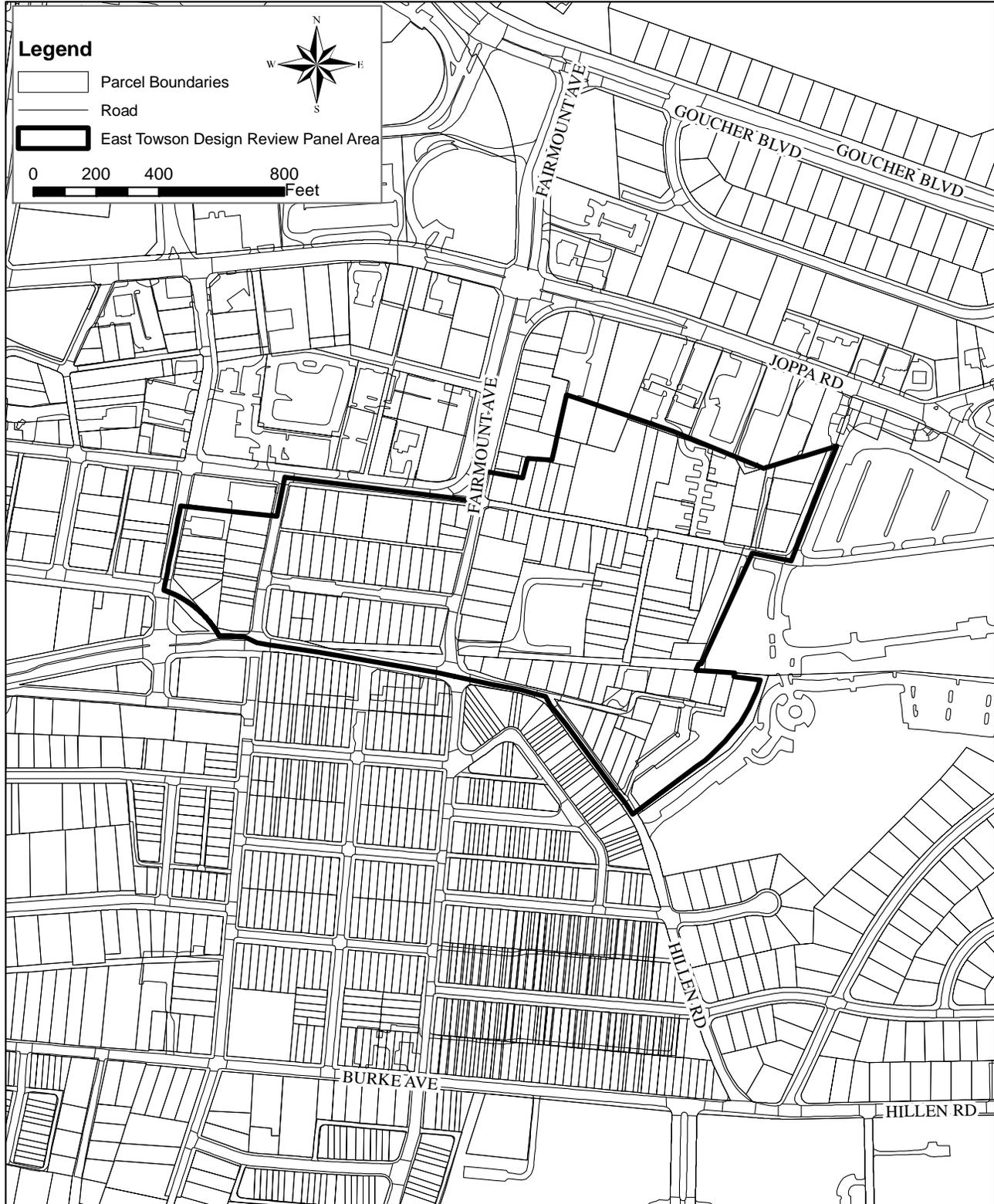
Arbutus Design Review Panel Area



Pikesville Design Review Panel Area



East Towson Design Review Panel Area



Ruxton/Riderwood/Lake Roland Design Review Panel Area



Legend

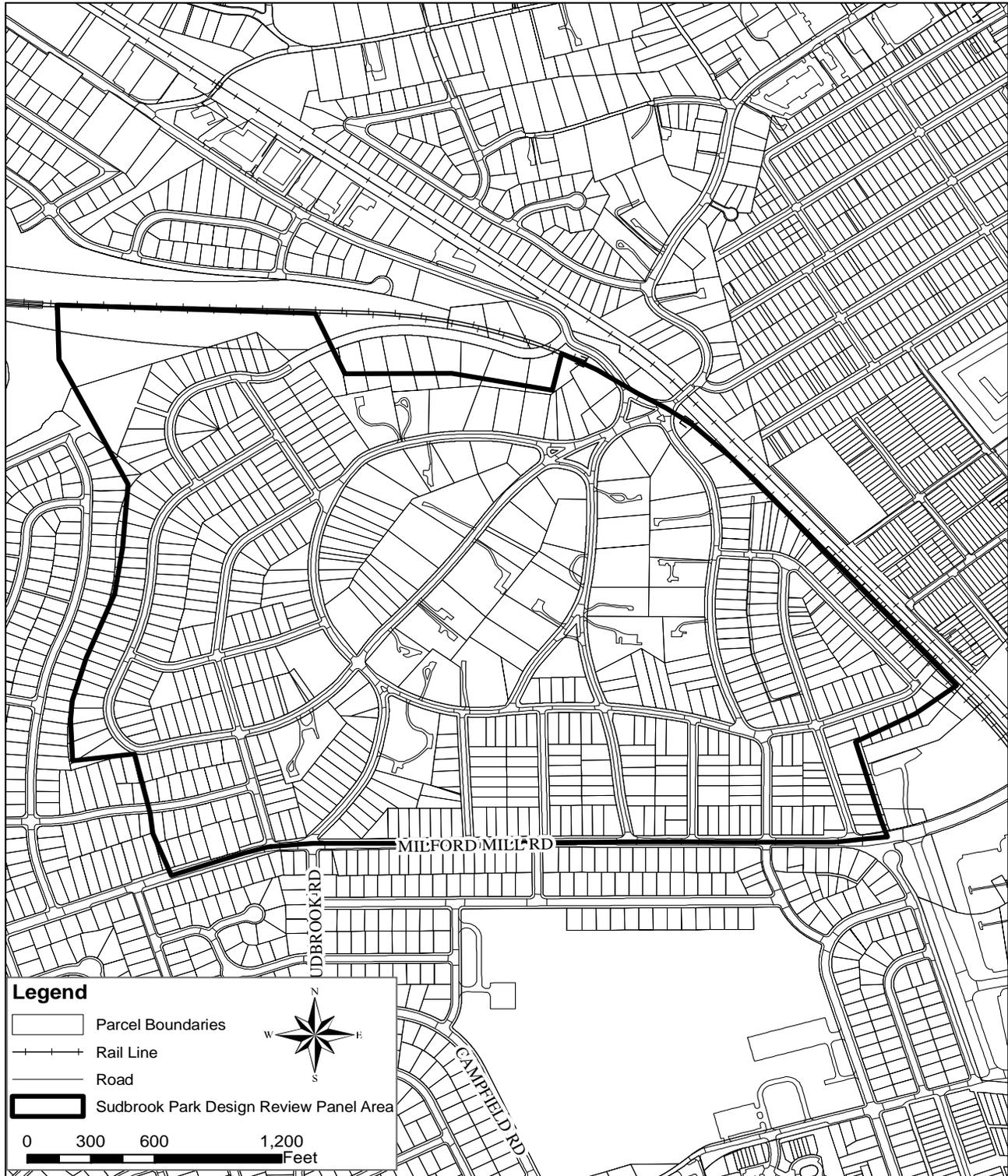
— Road

▭ Ruxton/Riderwood/Lake Roland Design Review Panel Area

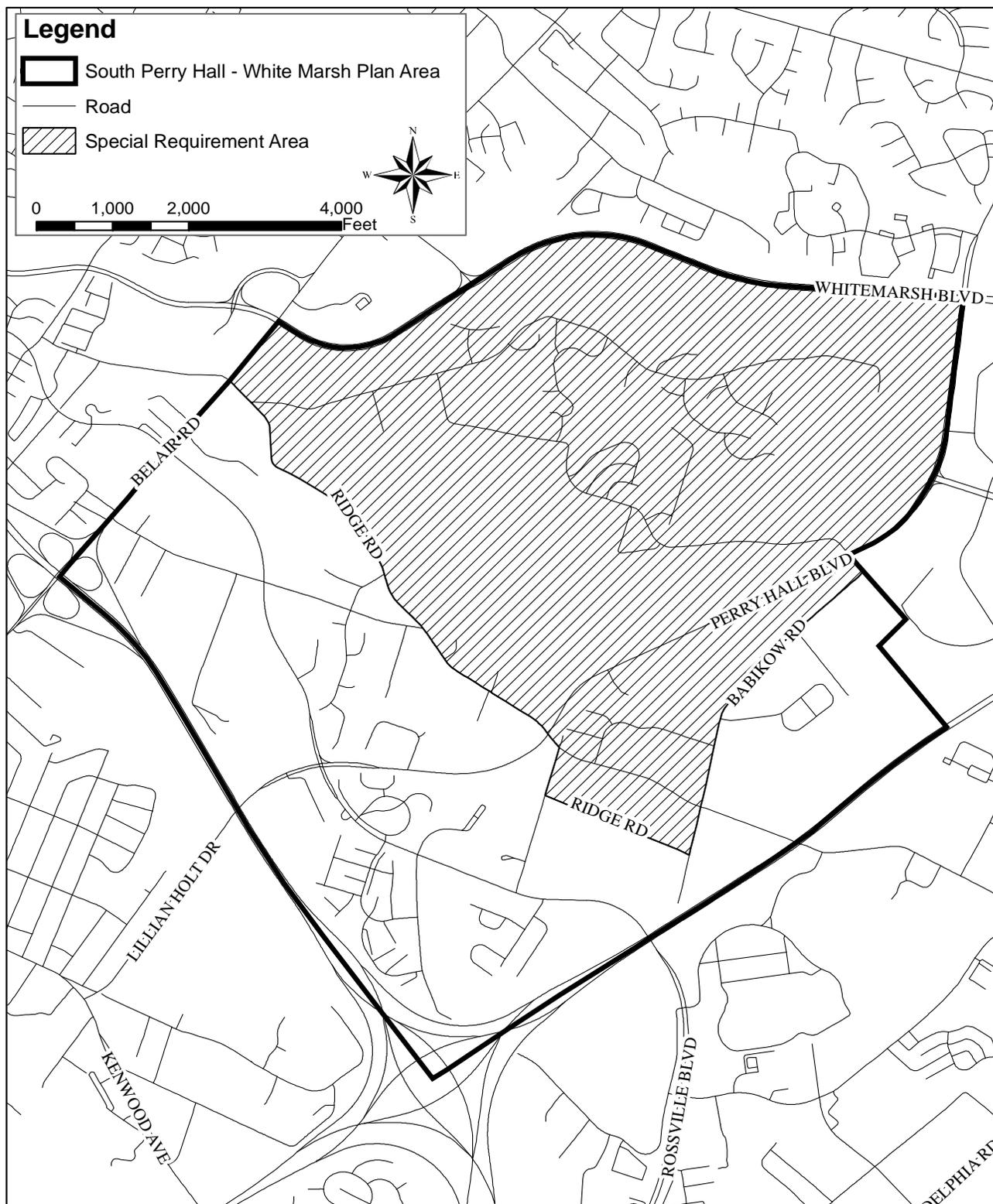


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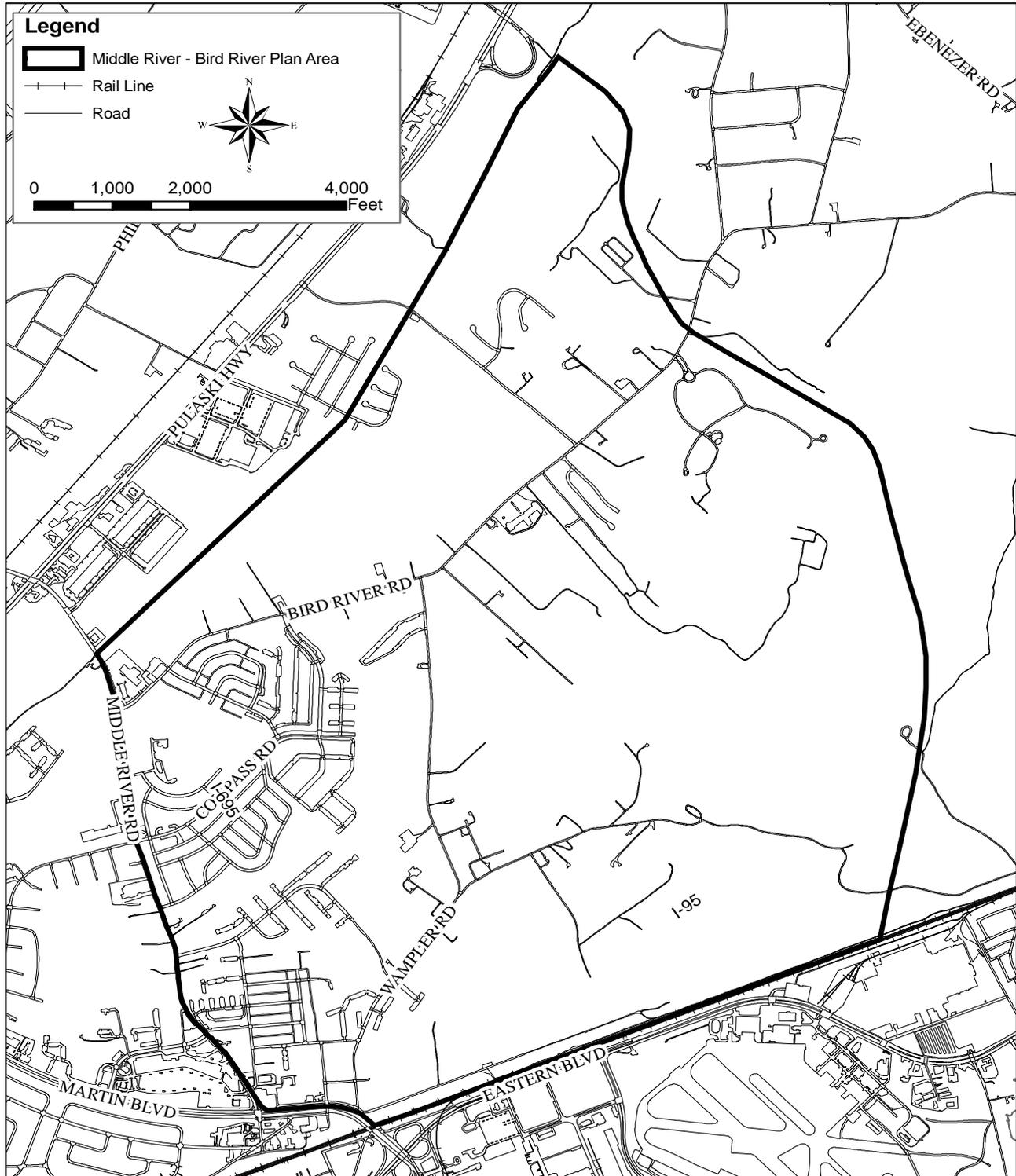
Sudbrook Park Design Review Panel Area



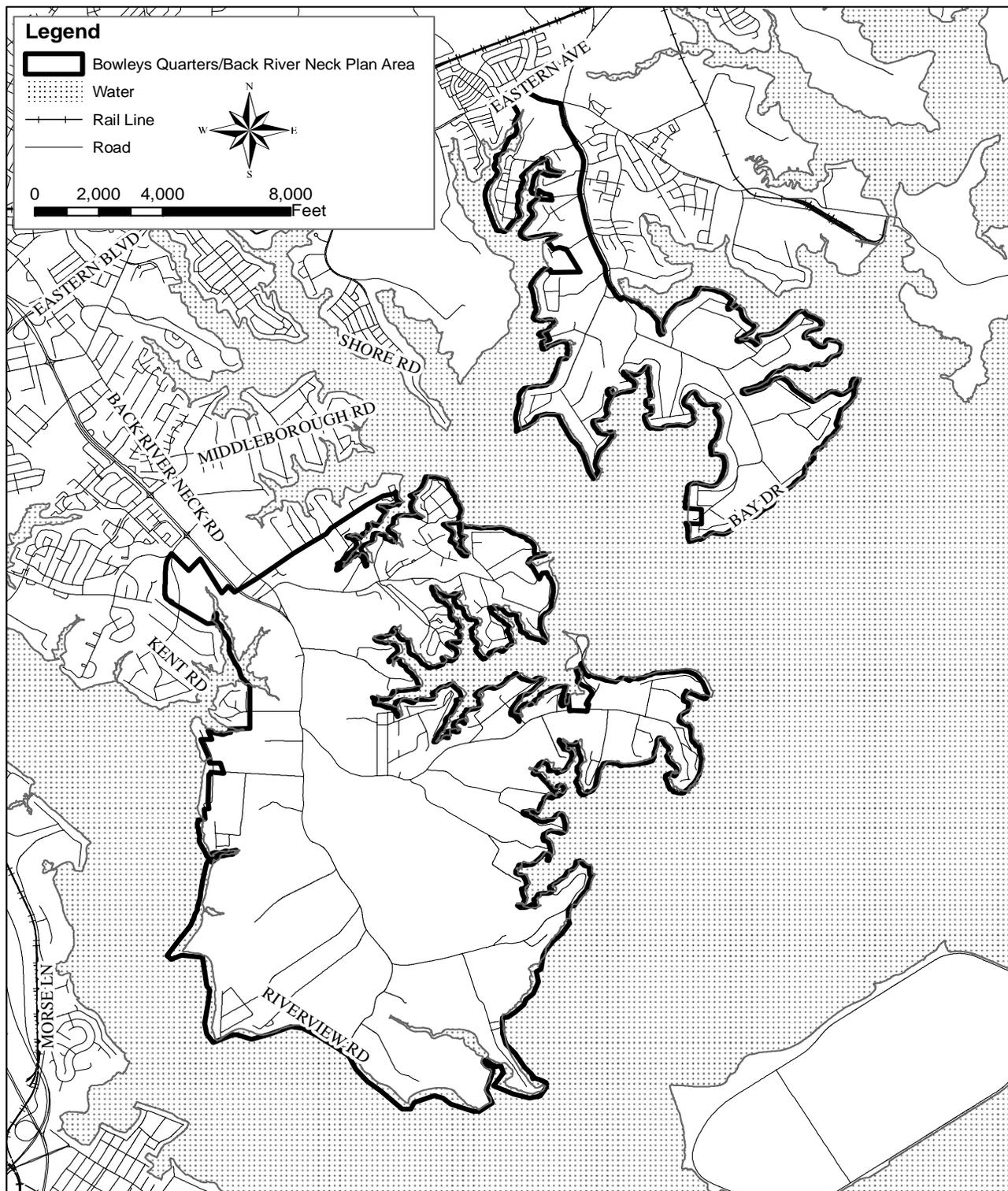
South Perry Hall - White Marsh Plan Area



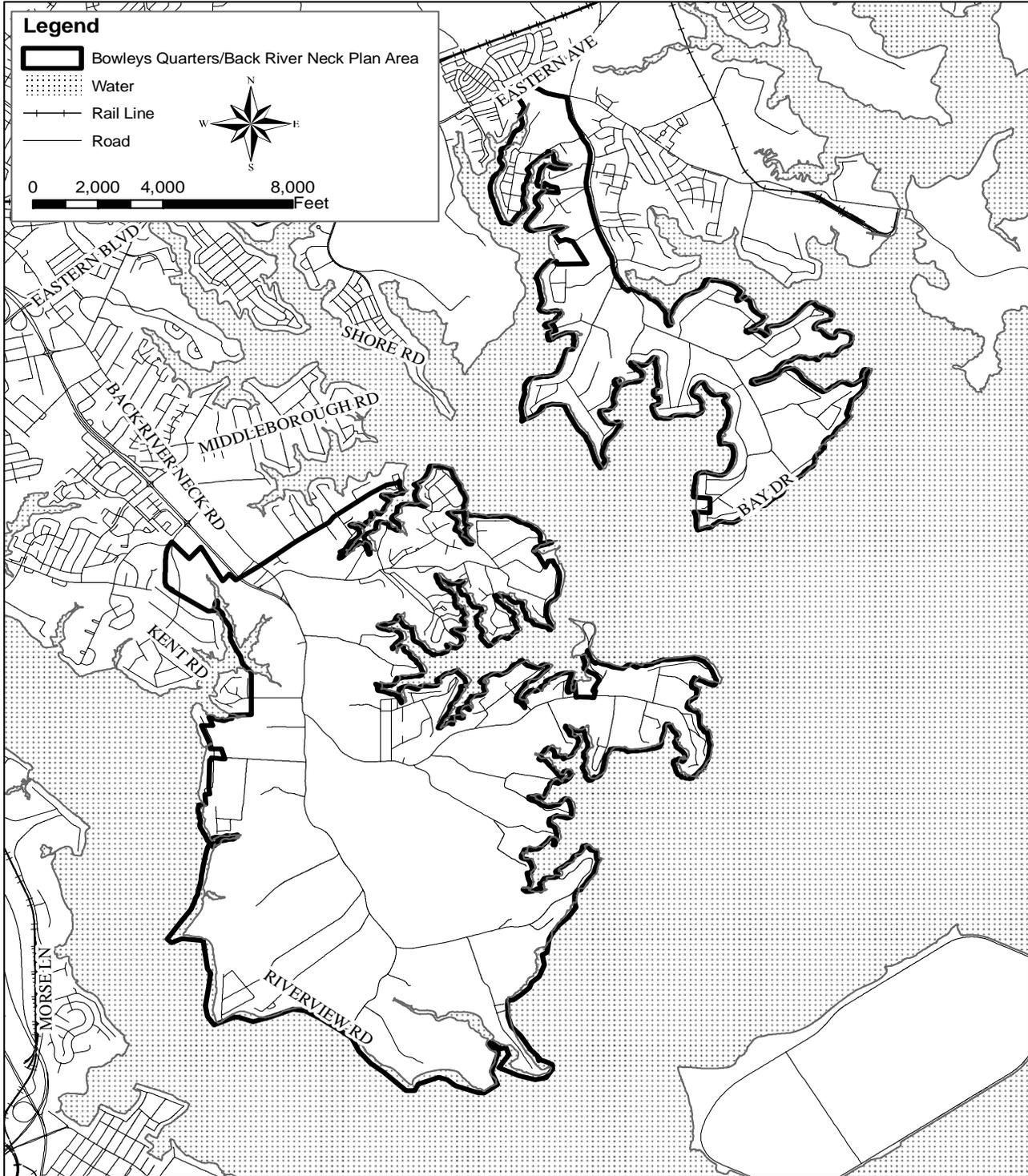
Middle River - Bird River Plan Area



Bowley's Quarters/Back River Neck Plan Area



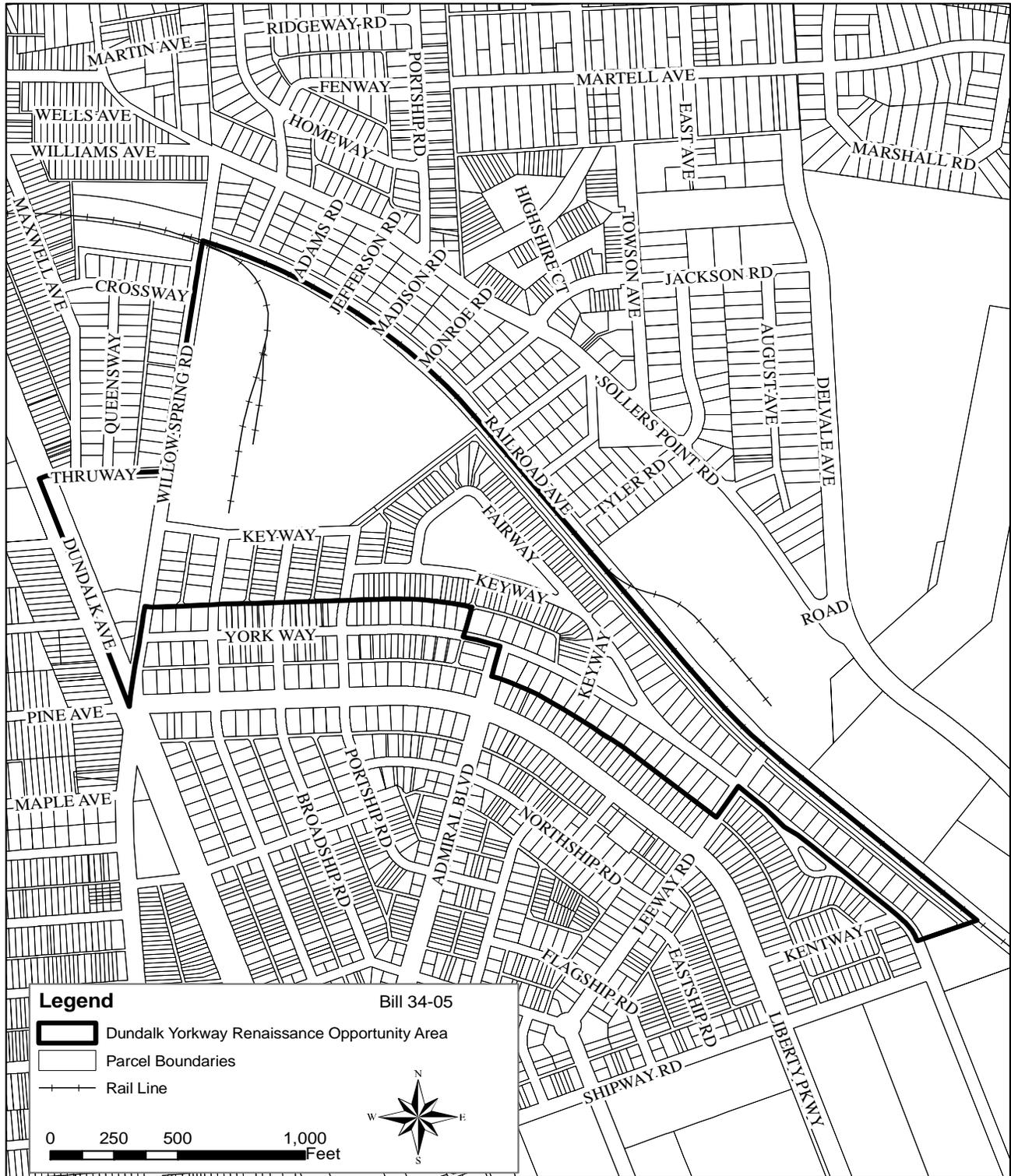
Back River Neck District



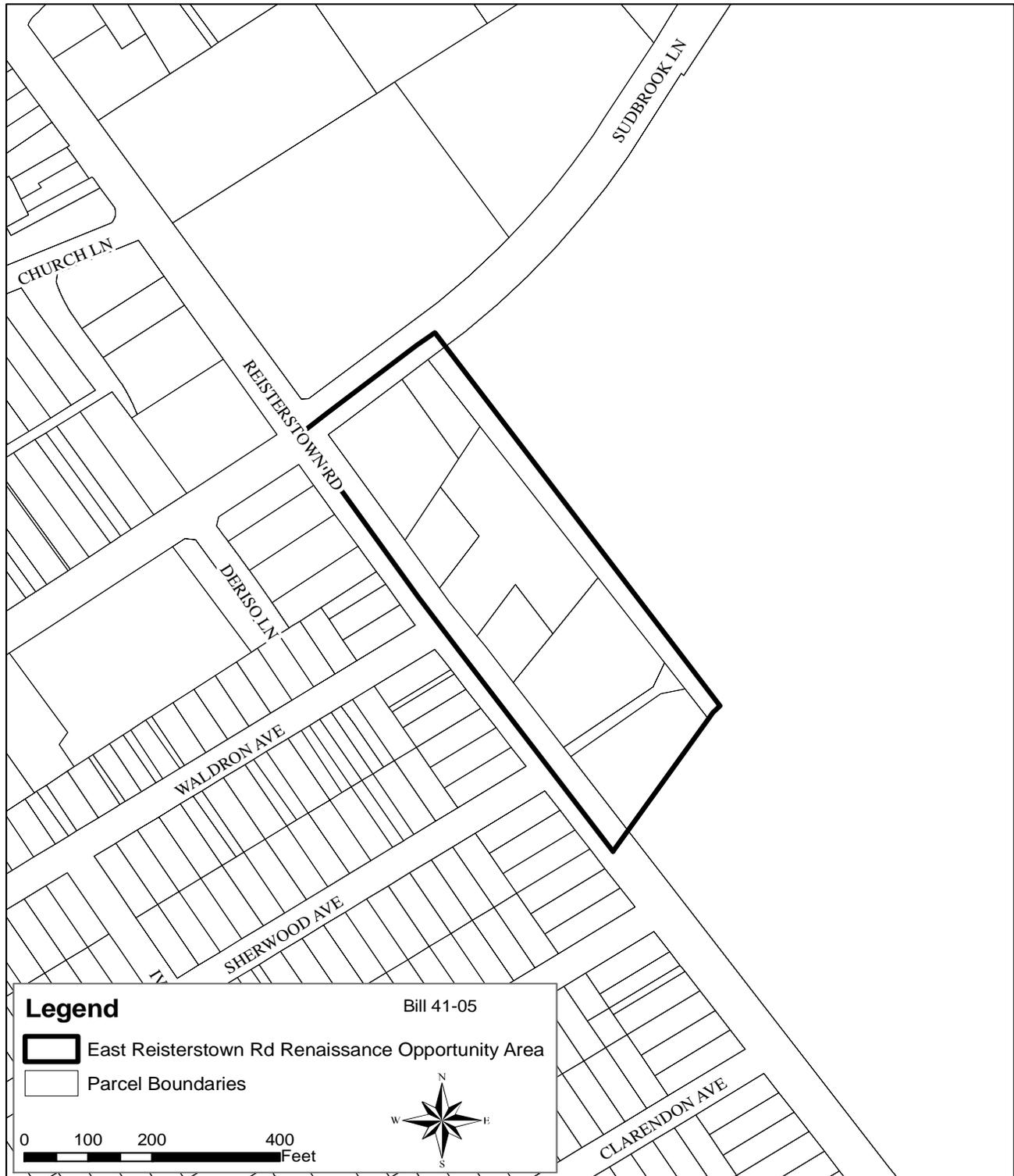
Dundalk Town Center Renaissance Opportunity Area



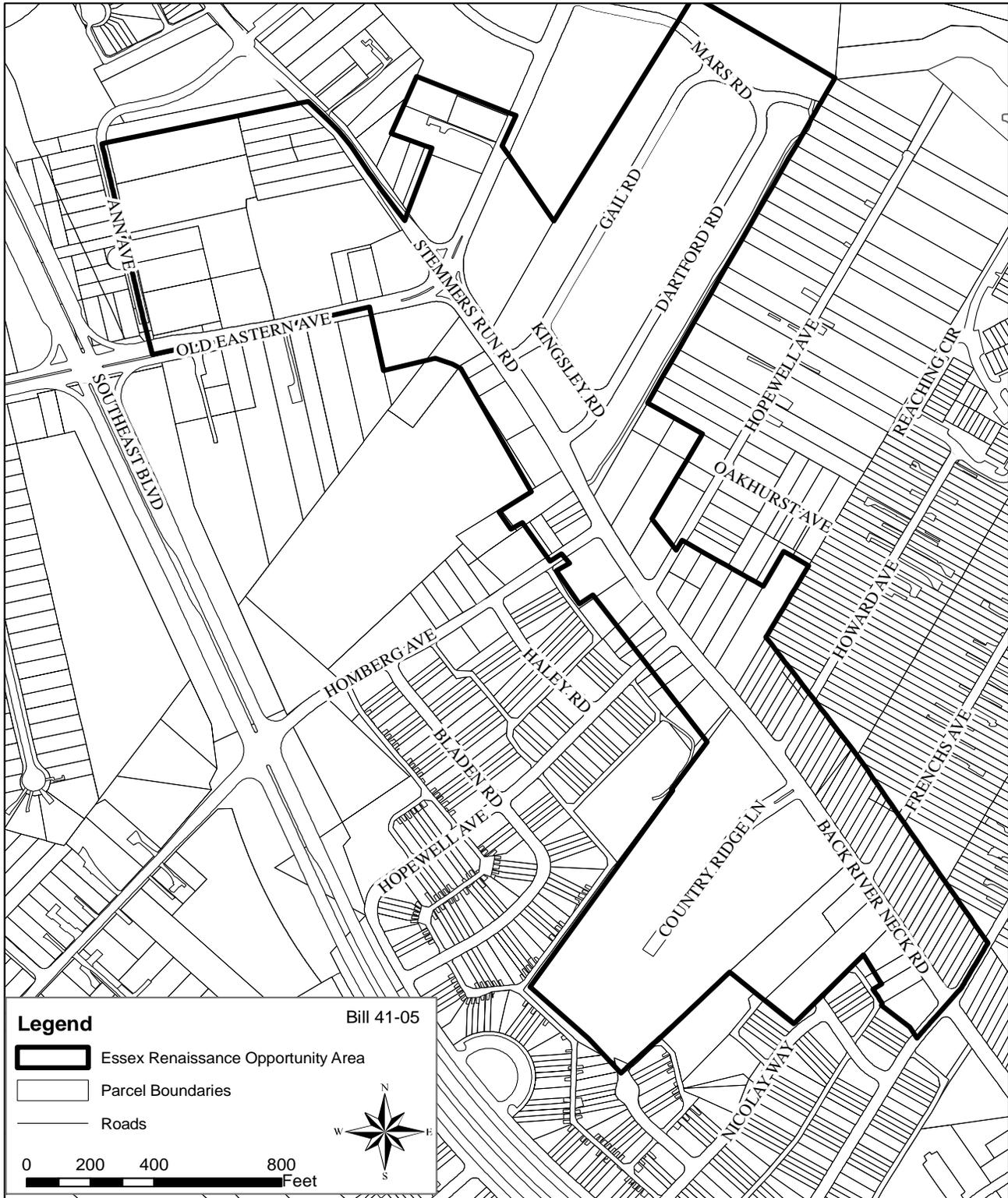
Dundalk Yorkway Renaissance Opportunity Area



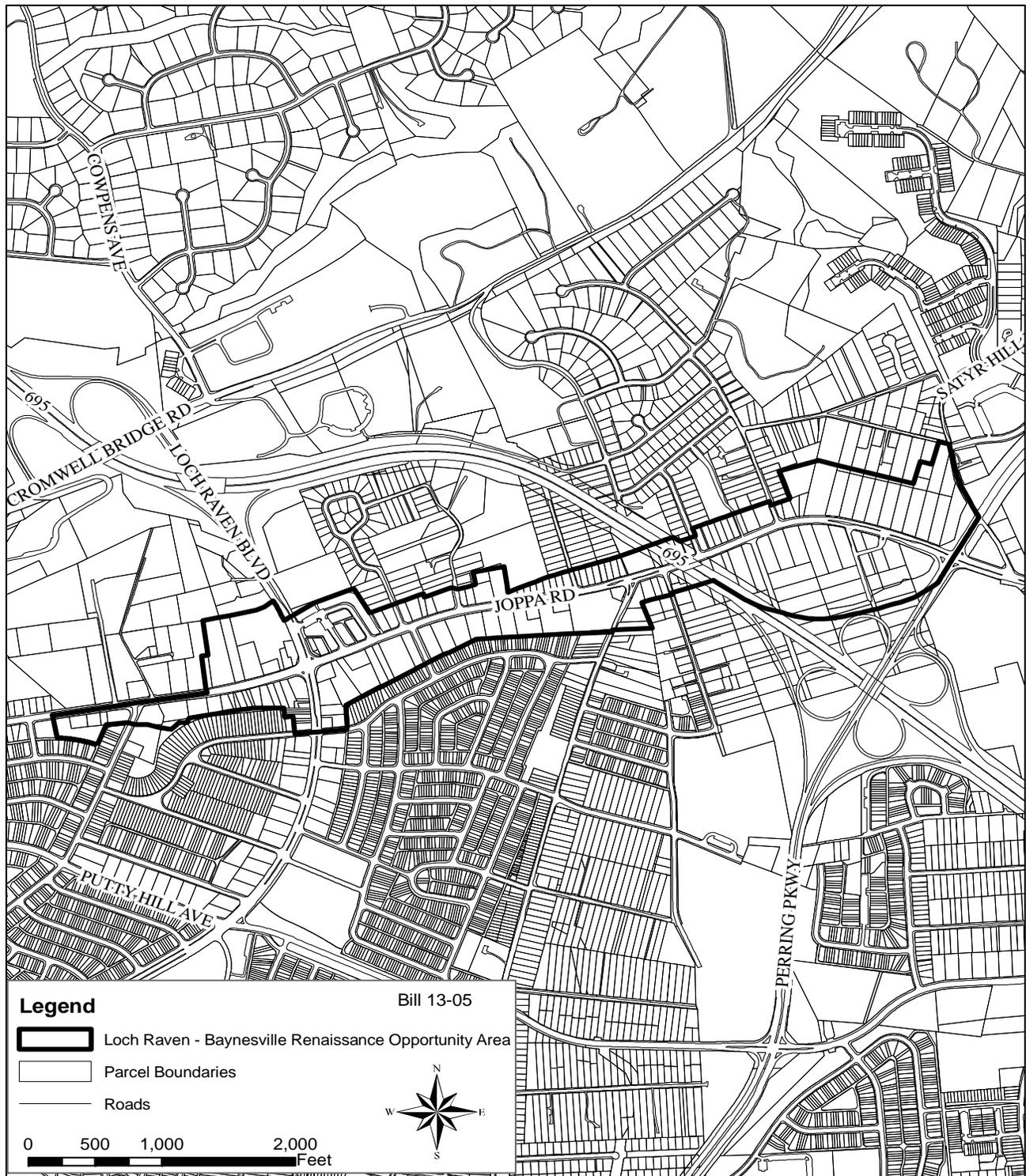
East Reisterstown Renaissance Opportunity Area



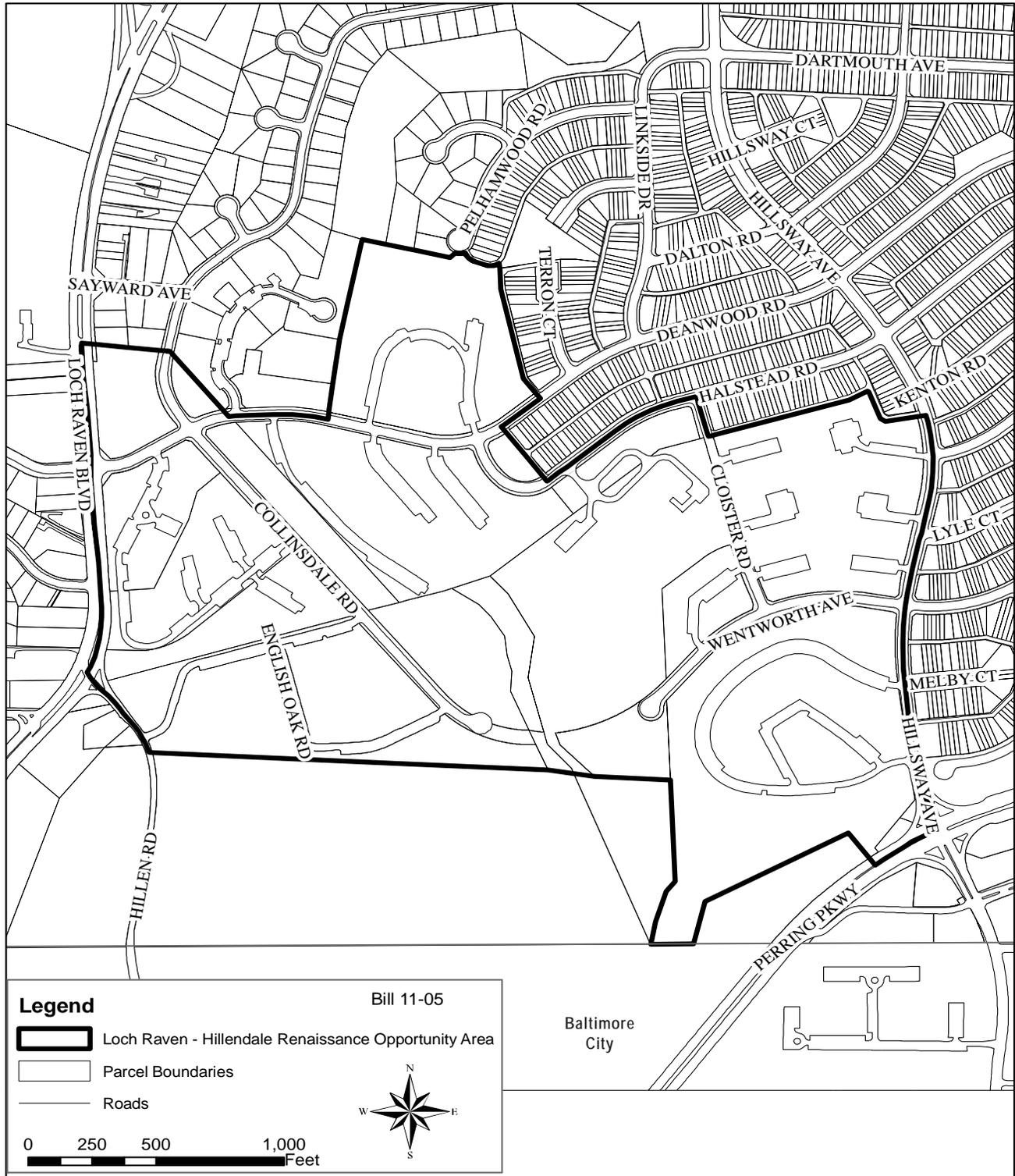
Essex Renaissance Opportunity Area



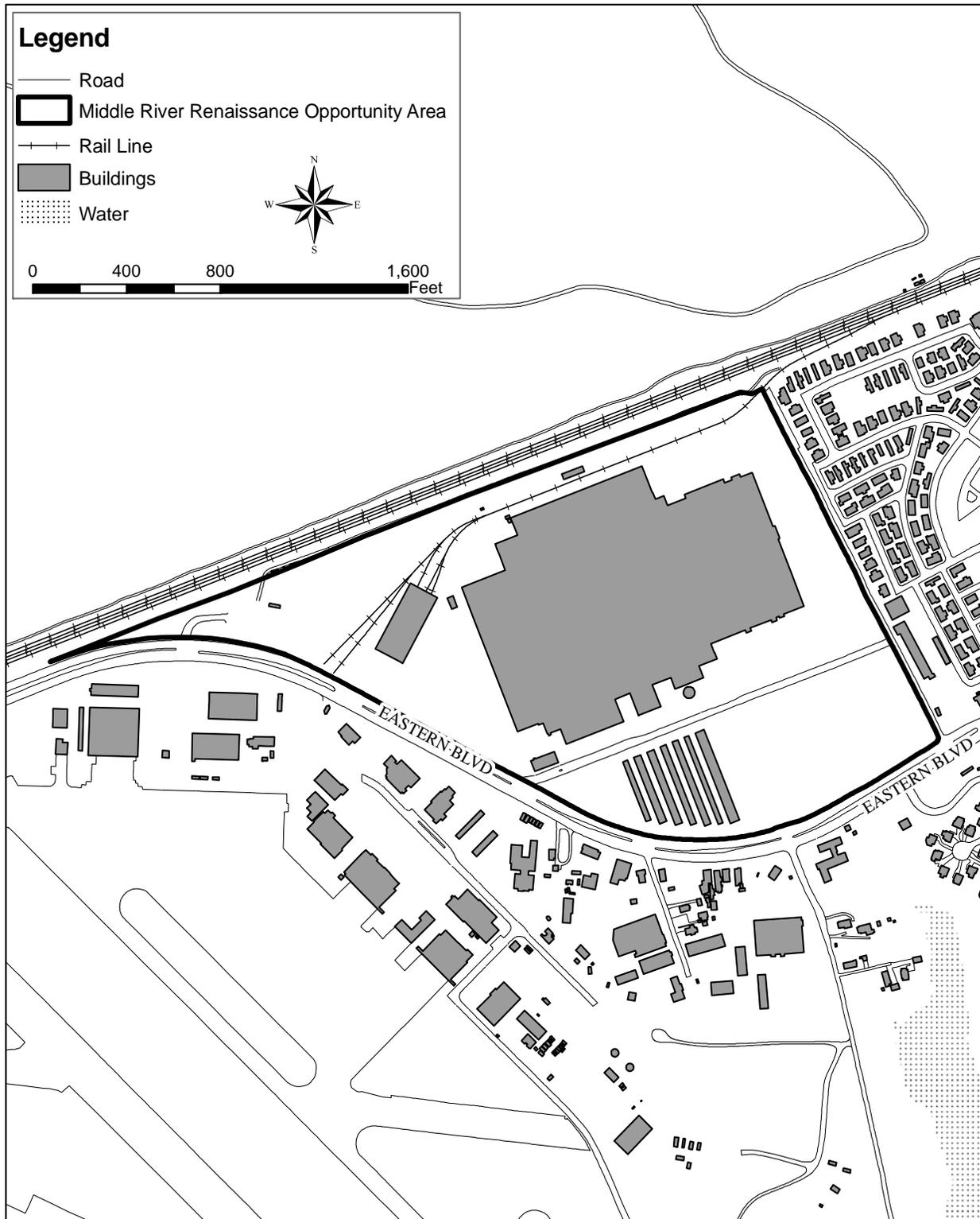
Loch Raven - Baynesville Renaissance Opportunity Area



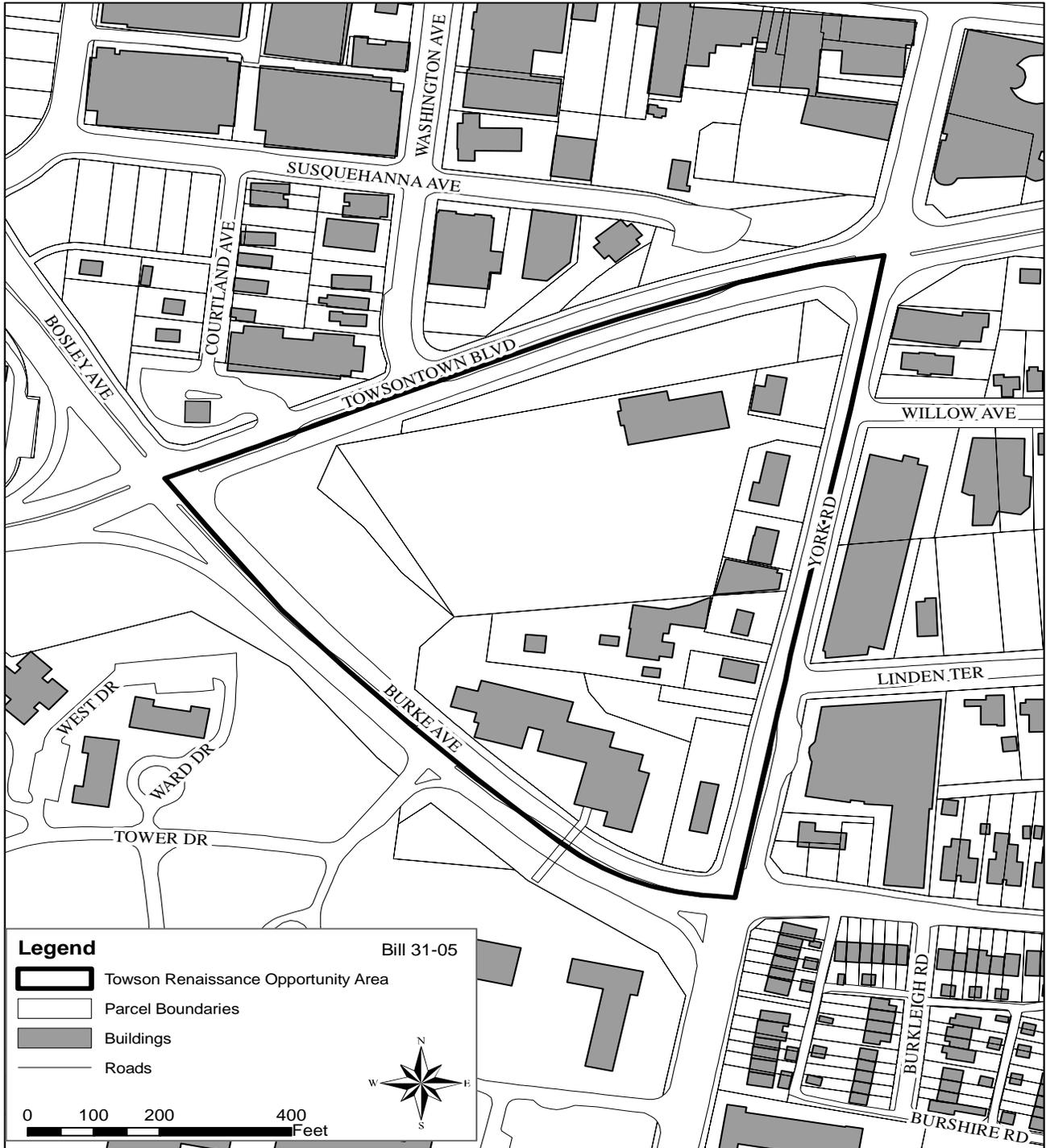
Loch Raven - Hillendale Renaissance Opportunity Area



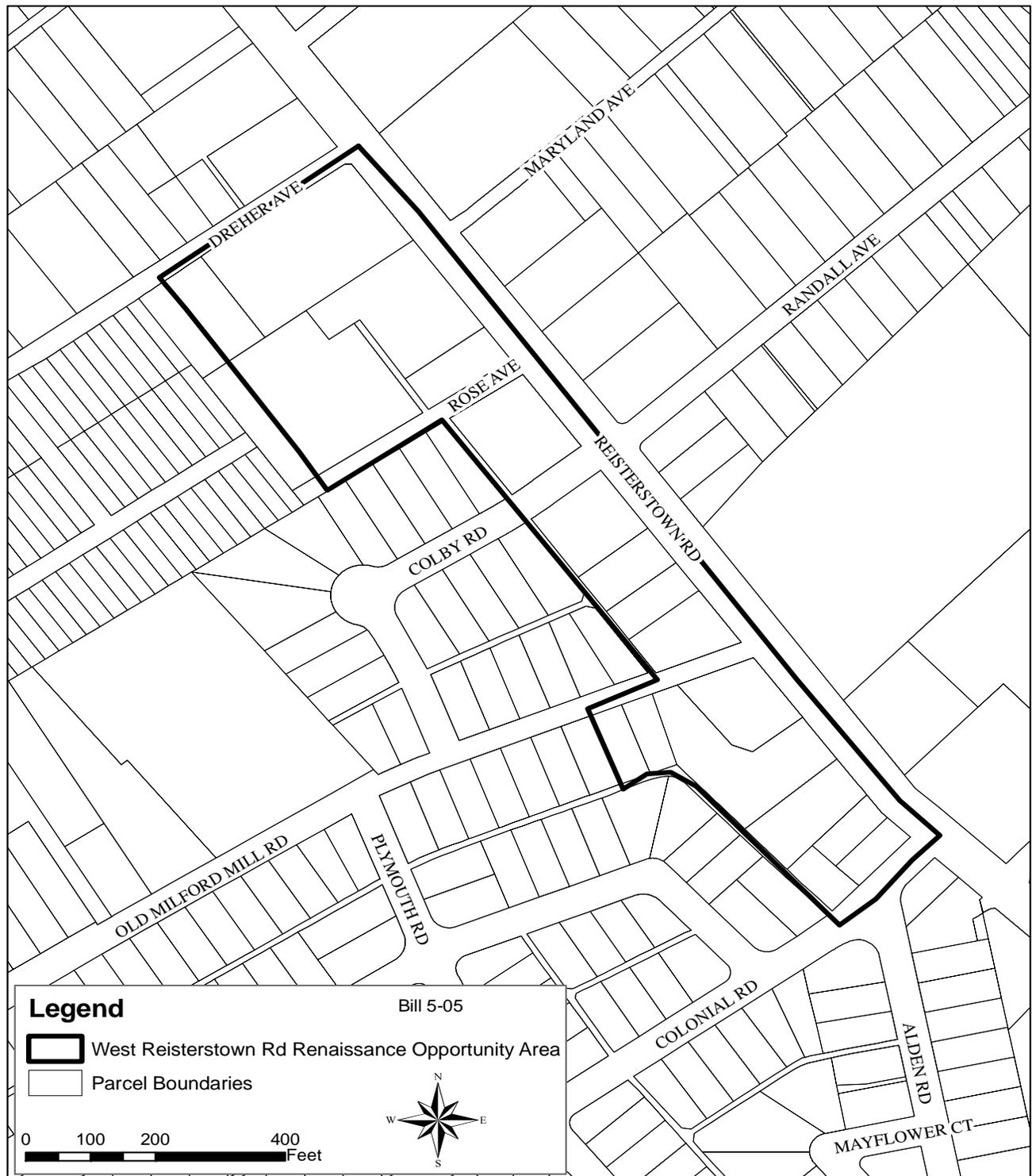
Middle River Renaissance Opportunity Area



Towson Renaissance Opportunity Area



West Reisterstown Road Renaissance Opportunity Area





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