

BALTIMORE COUNTY ZONING CLASSIFICATIONS

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

ZONING TERMS AND CLASSIFICATIONS

SUMMARIZED DESCRIPTIONS

Resource Conservation

RC 2	Agricultural
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.

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.
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.
Residential Transition Areas.....	Residential areas where dwelling type and lot size requirements must be compatible with existing residences or subdivision lots.

Office

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 and encourages 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.
BYMC	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		