

Rural Zones

Resource Conservation Zones Comparison Chart

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

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

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

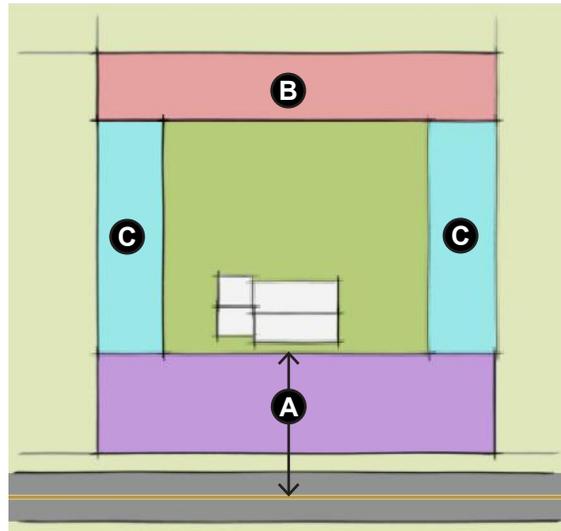
³ Maximum number of lots for tracts ≤10 acres is one; 10 to 30 acres is two; 30 to 50 acres is three

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

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

RC-2 Agriculture

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

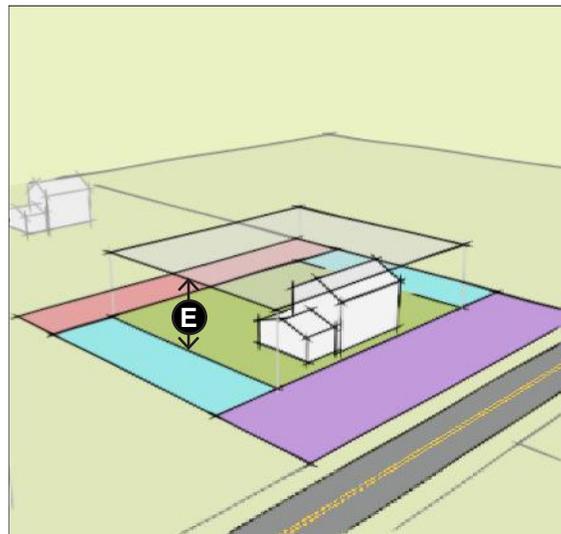


Intent: To foster conditions favorable to a continued agricultural use of the productive agricultural areas of Baltimore County by preventing incompatible forms and degrees of urban uses.

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

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

Note: The minimum lot size is one acre.



RC-3

Deferral of Planning and Development

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

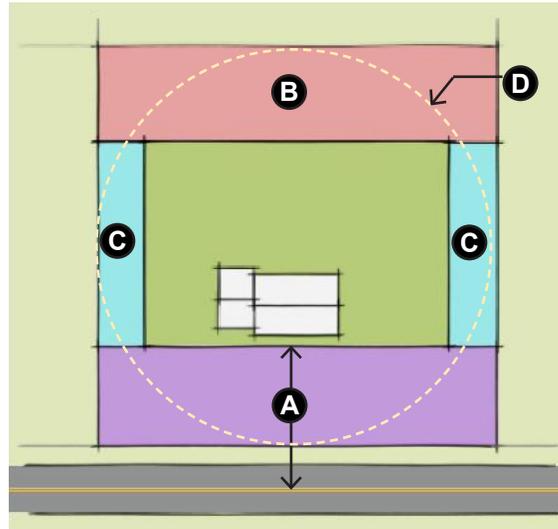
Typical Uses Permitted by Right: Single-family detached dwelling, farm, farmette, church.

Typical Uses Permitted by Special

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

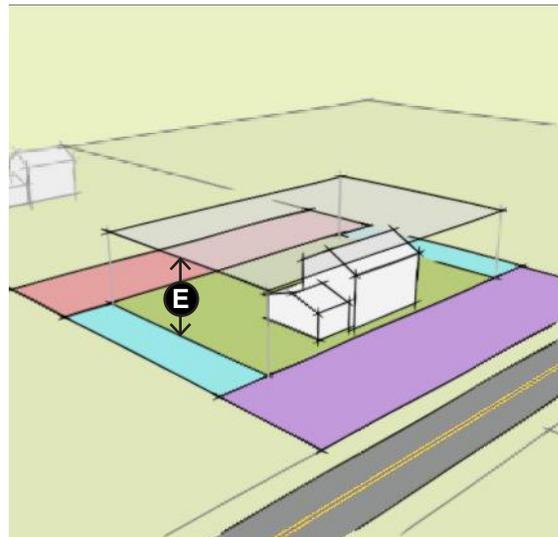
Notes:

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



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

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

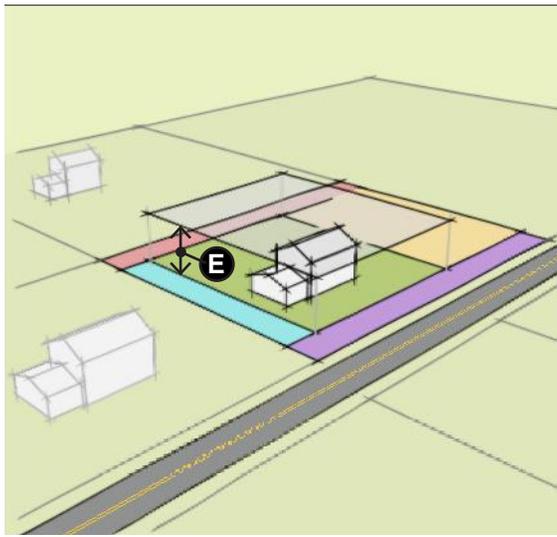
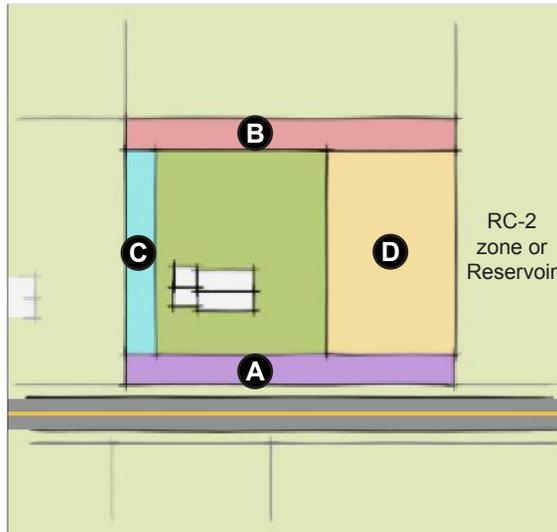


RC-4 Watershed Protection

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

¹ 35 feet from the edge of a private road

² 50 feet from a Conservancy Area in agricultural use



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

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

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

Notes:

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

RC-5 Rural Residential

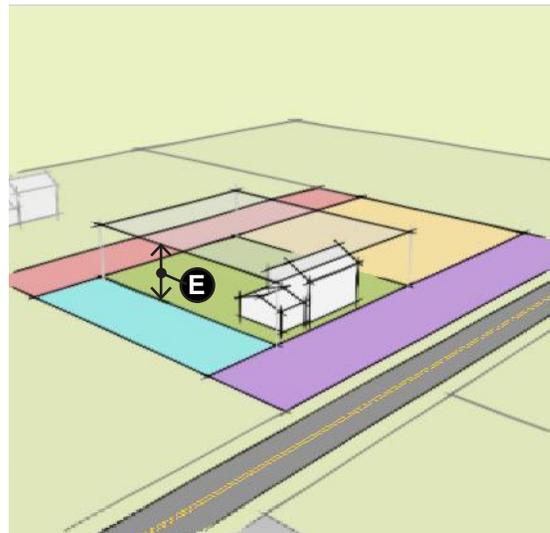
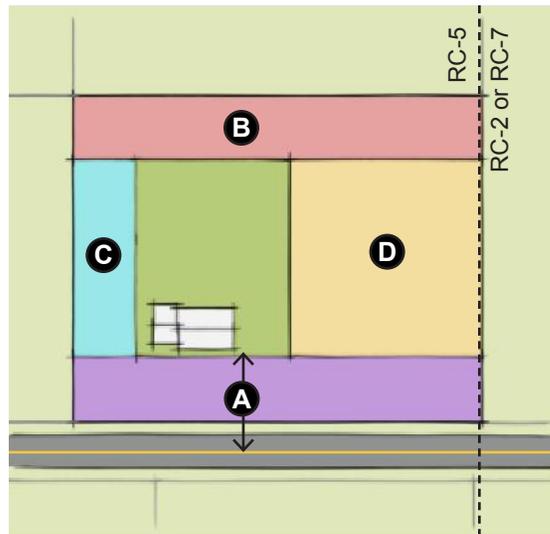
Intent: To provide for rural residential development in areas of Baltimore County where public water and sewer are not anticipated. It is intended that the placement of the zone will help eliminate encroachment onto productive agricultural and watershed areas.

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

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

Notes:

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



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

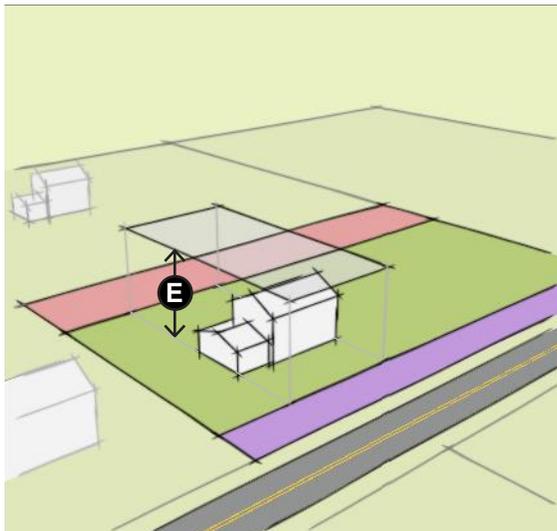
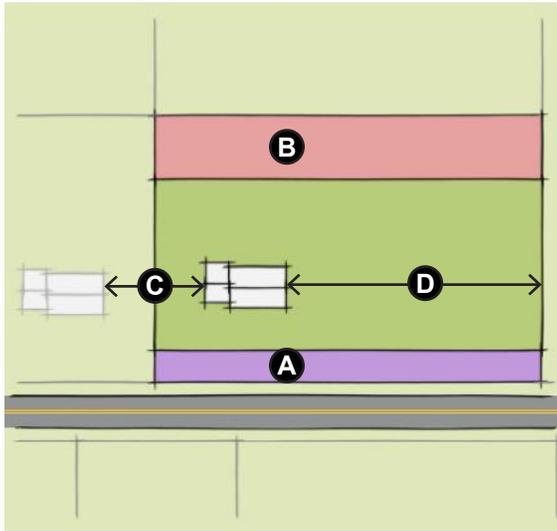
* Varies according to type of road



RC-6 Rural Conservation and Residential

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

* 35 feet minimum from edge of private road



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

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

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

Notes:

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



RC-7 Resource Preservation

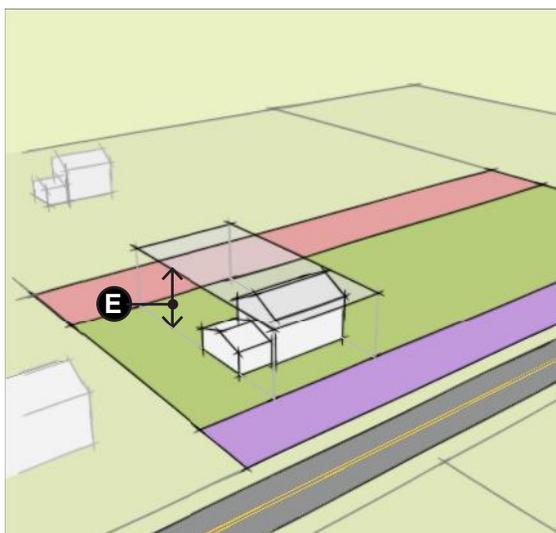
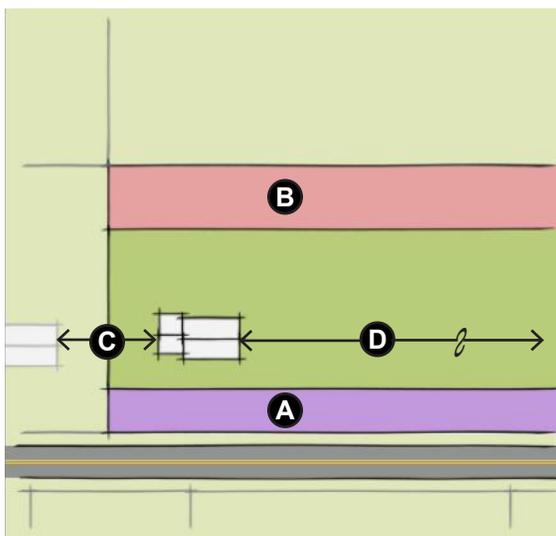
Intent: To protect and preserve valuable cultural, historical, recreational and environmental resources through a low density rural zone.

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

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

Notes:

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



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

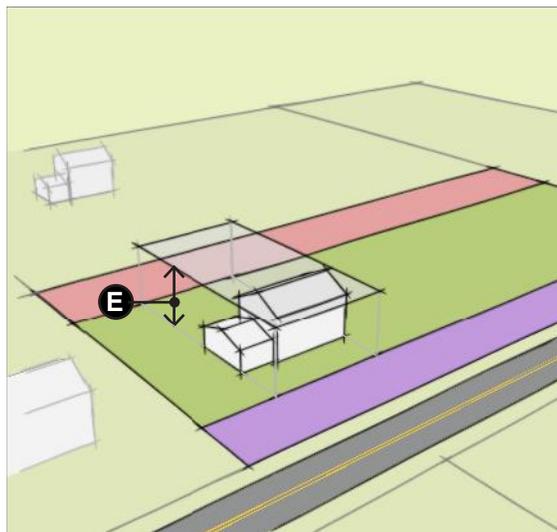
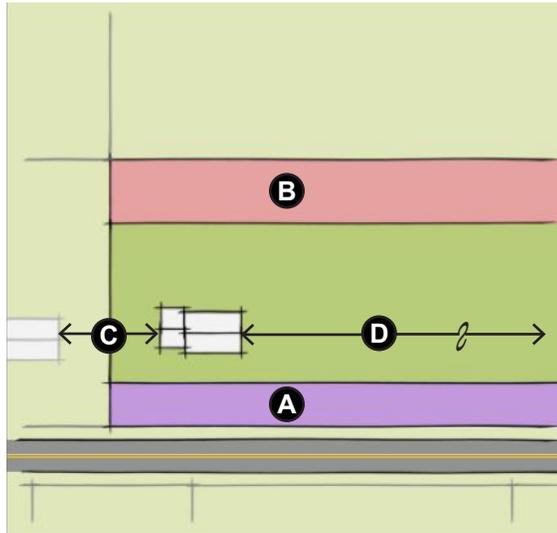
* 35 feet minimum from edge of private road



RC-8 Environmental Enhancement

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

* 35 feet minimum from edge of private road



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

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

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

Notes:

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

RC-20 Critical Area

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

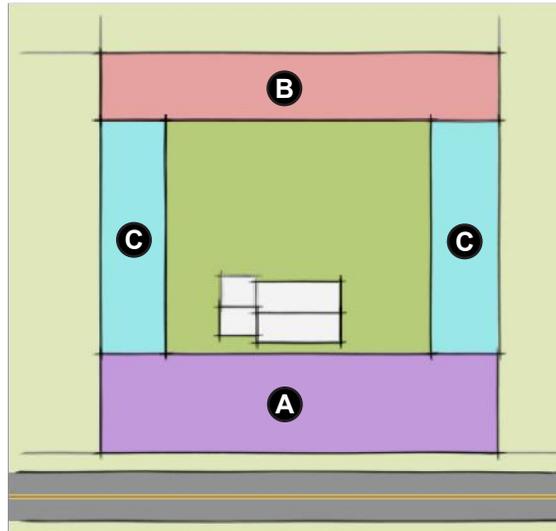
Typical Uses Permitted by Right: Single-family dwelling, fish and wildlife preserve, agriculture, aquaculture.

Typical Uses Permitted by Special

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

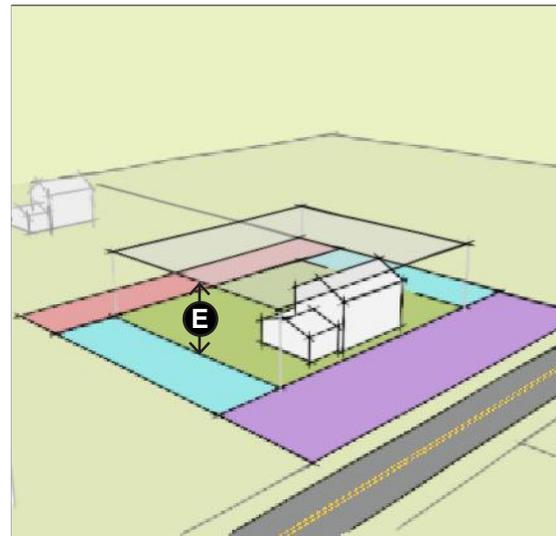
Notes:

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



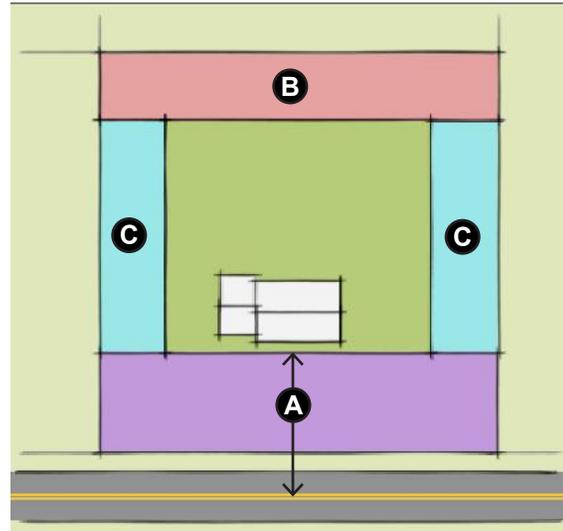
Height and Area Requirements		
A	Minimum front setback	*
B	Minimum rear setback	*
C	Minimum side setback	*
E	Maximum building height	35 feet

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



RC-50 Critical Area, Agriculture

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



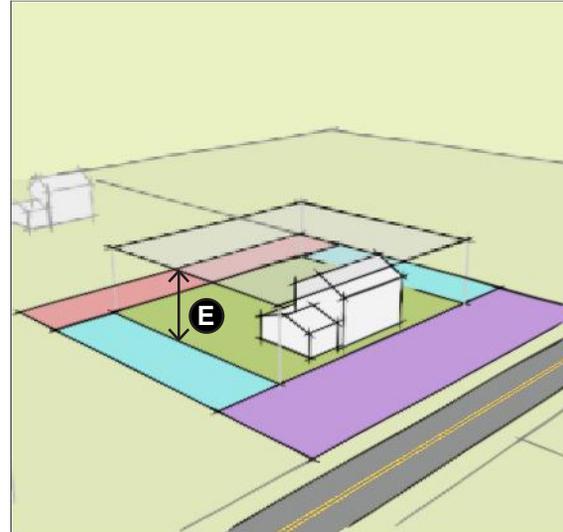
Intent: To meet the criteria of the Critical Area Law as approved by the Chesapeake Bay Critical Area Commission by protecting water quality, natural habitats, and wildlife populations.

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

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

Notes:

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



RCC

Rural Commercial

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

Typical Uses Permitted by Right:

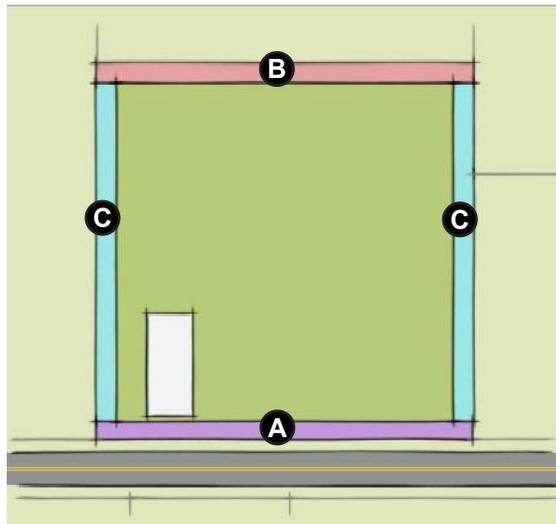
Agriculturally related retail, office and service use, farm market, bank, garden center, restaurant/tavern, retail establishments, barber and beauty shop, bed and breakfast.

Typical Uses Permitted by Special Exception:

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

Notes:

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



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

