

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 17-004

Introduced by _____ Council President Slutzky at the request of the County Executive _____

Legislative Day No. 17-006 _____ Date February 14, 2017 _____

AN ACT to repeal and reenact, with amendments, the definition of “basement” of Section 267-4, Definitions, of Article I, General Provisions; to repeal and reenact, with amendments, Subsection B(1), Front yards, of Section 267-24, Exceptions and modifications to height requirements; to add new Subsection B(6) to Section 267-26, Off-street parking and loading; to repeal and reenact, with amendments, Subsection B(8), Cottage houses, of Section 267-28, Temporary uses; to repeal and reenact, with amendments, Subsection B(2), Freestanding signs, of Section 267-33, Signs; and to repeal and reenact, with amendments, Subsection I(3)(a) and Subsection I(5)(a) of Section 267-33, Signs, all of Article V, Supplementary Regulations; to repeal and reenact, with amendments, Subsection E, Retail, of Section 267-73, Agricultural/commercial; and to repeal and reenact, with amendments, Subsection D(5) of Section 267-82, Housing for the elderly, both of Article VIII, Design Standards for Special Developments; to repeal and reenact, with amendments, Subsection C(7) of Section 267-88, Specific standards, of Article IX, Special Exceptions; to repeal and reenact, with amendments, Permitted Use Chart: Retail Trade; to repeal and reenact, with amendments,

By the Council, February 14, 2017 _____

Introduced, read first time, ordered posted and public hearing scheduled

on: March 14, 2017 _____

at: 7:00 PM _____

By Order: *Mylia A. Dixon* _____, Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on _____, and concluded on _____.

_____, Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

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BILL NO. 17-004

Introduced by Council President Slutzky at the request of the County Executive

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Design Requirements for Specific Uses Chart: CI Commercial Industrial District; to repeal and reenact, with amendments, Design Requirements for Specific Uses Chart: GI General Industrial District; and to repeal and reenact, with amendments, Design Requirements for Specific Uses Chart: LI Light Industrial District, all of Part 1, Standards; and to repeal and reenact, with amendments, Section 267-109, Nomination report and recommendation of Preservation Commission; to repeal and reenact, with amendments, Subsection B(3) of Section 267-110, Establishment of landmarks; and to repeal and reenact, with amendments, Section 267-116, Determination by Commission, all of Article XIII, General Provisions for Historic Landmarks, of Part 2, Miscellaneous, and all of Chapter 267, Zoning, of the Harford County Code, as amended; to revise the definition of basement; to allow for fences in the front yard to be up to a maximum of 6 feet in height in some circumstances; to allow for some institutional parks to utilize grass parking; to require a showing of medical need rather than a disability in cottage houses and to revise the requirement regarding conversion of the cottage into the rest of the dwelling unit; to clarify in which zoning districts

By the Council, February 14, 2017

Introduced, read first time, ordered posted and public hearing scheduled

on: March 14, 2017

at: 7:00 PM

By Order: *Mylia A. Dixon*, Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on _____, and concluded on _____.

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BILL NO. 17-004

Introduced by _____ Council President Slutzky at the request of the County Executive

Legislative Day No. 17-006 Date February 14, 2017

Electronic Message Boards are permitted and to require that freestanding signs in the Residential Office and Village Business zoning districts shall be no less than 20 feet from the right of way; to allow for auction houses regarding animal and agricultural related products or non-agricultural related products as Special Development in the Agricultural zoning district with certain conditions; to revise the height limitations for garden and mid-rise apartments in housing for elderly developments from 50 feet to 4 stories in the R2 zoning district and from 60 feet to 5 stories in the R3, R4 and CI zoning districts; to clarify that schools, colleges and universities are currently permitted uses in the LI zoning district; to allow the Historic Preservation Commission 90 days from receipt of a completed nomination to determine that the nominated landmark does or does not meet the criteria for designation; to require that the public meeting for a nominated landmark be scheduled within 14 calendar days after the notice sign is posted; to allow the Historic Preservation Commission 90 calendar days to approve or deny an application for a certificate of appropriateness; and generally related to zoning.

By the Council, February 14, 2017

Introduced, read first time, ordered posted and public hearing scheduled

on: March 14, 2017

at: 7:00 PM

By Order: *Mylia A. Dixon*, Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on _____, and concluded on _____.

_____, Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

1 Section 1. Be It Enacted By The County Council of Harford County, Maryland that the definition
2 of “basement” of Section 267-4, Definitions, of Article I, General Provisions, be, and it is hereby,
3 repealed and reenacted, with amendments; that Subsection B(1), Front yards, of Section 267-24,
4 Exceptions and modifications to height requirements, be, and it is hereby, repealed and reenacted,
5 with amendments; that new Subsection B(6) be, and it is hereby, added to Section 267-26, Off-street
6 parking and loading; that Subsection B(8), Cottage houses, of Section 267-28, Temporary uses, be,
7 and it is hereby, repealed and reenacted, with amendments; that Subsection B(2), Freestanding signs,
8 of Section 267-33, Signs, be, and it is hereby, repealed and reenacted, with amendments; and that
9 Subsection I(3)(a) and Subsection I(5)(a) of Section 267-33, Signs, be, and they are hereby, repealed
10 and reenacted, with amendments, all of Article V, Supplementary Regulations; that Subsection E,
11 Retail, of Section 267-73, Agricultural/commercial, be, and it is hereby, repealed and reenacted, with
12 amendments; and that Subsection D(5) of Section 267-82, Housing for the elderly, be, and it is
13 hereby, repealed and reenacted, with amendments, both of Article VIII, Design Standards for Special
14 Developments; that Subsection C(7) of Section 267-88, Specific standards, of Article IX, Special
15 Exceptions, be, and it is hereby, repealed and reenacted, with amendments; that Permitted Use Chart:
16 Retail Trade, be, and it is hereby, repealed and reenacted, with amendments; that Design
17 Requirements for Specific Uses Chart: CI Commercial Industrial District, be, and it is hereby,
18 repealed and reenacted, with amendments; that Design Requirements for Specific Uses Chart: GI
19 General Industrial District, be, and it is hereby, repealed and reenacted, with amendments; and that
20 Design Requirements for Specific Uses Chart: LI Light Industrial District, be, and it is hereby,
21 repealed and reenacted, with amendments, all of Part 1, Standards; and that Section 267-109,
22 Nomination report and recommendation of Preservation Commission, be, and it is hereby, repealed
23 and reenacted, with amendments; that Subsection B(3) of Section 267-110, Establishment of
24 landmarks, be, and it is hereby, repealed and reenacted, with amendments; and that Section 267-116,
25 Determination by Commission, be, and it is hereby, repealed and reenacted, with amendments, all of

1 Article XIII, General Provisions for Historic Landmarks, of Part 2, Miscellaneous, and all of Chapter
2 267, Zoning, of the Harford County Code, as amended, and all to read as follows:

3 **Chapter 267. Zoning**

4 **Part 1. Standards**

5 **Article I. General Provisions**

6 **§ 267-4. Definitions.**

7 As used in this Part, the following terms shall have the meanings indicated:

8 **BASEMENT** – [A story] AN AREA OF A STRUCTURE having ½ or more of its floor-to-ceiling
9 height below the average level of the adjoining ground and with a floor-to-ceiling height of not
10 less than 6 ½ feet.

11
12 **Article V. Supplementary Regulations.**

13 **§ 267-24. Exceptions and modifications to height requirements.**

14 B. Fences and walls. A zoning certificate is required for all fences and walls. Fences and walls
15 may be located in required yards in accordance with the following:

16 (1) Front yards. For all residential units, walls and fences shall not exceed 4 feet in height
17 above ground elevation. Where fences and walls are an integral part of the unit design
18 or are applied in a consistent manner throughout the project, fences and walls may be
19 constructed to a maximum of 6 feet above ground elevation. For continuing care
20 retirement communities, consistent and coordinated fencing or walls may be
21 constructed to a maximum of 8 feet above ground elevation provided strategically
22 located gates are provided for emergency access.

23 (A) **MULTIPLE FRONTAGE RESIDENTIAL LOTS.** A FENCE MAY BE
24 INSTALLED WITHIN A REQUIRED FRONT YARD ON A DOUBLE
25 FRONTAGE LOT OR CORNER LOT UP TO A MAXIMUM OF 6 FEET IN

1 HEIGHT ABOVE GROUND ELEVATION, PROVIDED IT DOES NOT
2 EXTEND PAST THE FRONT FAÇADE OF THE DWELLING.

3 (B) ARTERIAL ROADS. A FENCE MAY BE INSTALLED WITHIN A
4 REQUIRED FRONT YARD ALONG AN ARTERIAL ROAD UP TO A
5 MAXIMUM OF 6 FEET IN HEIGHT ABOVE GROUND ELEVATION,
6 CONTINGENT UPON APPROVAL BY THE COUNTY DEPARTMENT OF
7 PUBLIC WORKS OR BY THE STATE HIGHWAY ADMINISTRATION,
8 WHICHEVER IS APPLICABLE.

9
10 **§ 267-26. Off-street parking and loading.**

11 B. Group parking requirements. When group parking is provided, the facility shall be designed as
12 follows:

13 (6) INSTITUTIONAL PARKS CONTAINING OUTDOOR PASSIVE OR ACTIVE
14 RECREATIONAL FACILITIES WITH NO PERMANENT STRUCTURES MAY
15 UTILIZE GRASS PARKING. THE DESIGN OF THE GRASS PARKING AREAS
16 SHALL BE APPROVED BY THE DIRECTOR OF PLANNING AND ZONING
17 AND THE DIRECTOR OF PUBLIC WORKS.

18
19 **§ 267-28. Temporary uses.**

20 Temporary uses shall be permitted, subject to the following:

21 B. Specific temporary uses. The temporary uses described below shall be subject to the following:

22 (8) Cottage houses.

23 (a) A cottage house is permitted on a single lot in the AG, RR, R1, R2, R3, R4, RO
24 and VR Districts, provided that:

25 (1) On a lot of 2 acres or less, the cottage house is located within a

1 dwelling currently on the lot;

2 (2) On a lot of more than 2 acres, the cottage house may be located within
3 a dwelling currently on the lot or may be a mobile home. If the cottage
4 house is a mobile home:

5 (a) The cottage house must meet the setback requirements for
6 transient housing uses, except that in the AG District, the
7 minimum rear yard setback for a mobile home cottage house is
8 40 feet;

9 (b) Skirting of a compatible material shall be substituted for a
10 foundation;

11 (c) If the cottage house is visible from a residence on an adjacent
12 parcel, the Department may require the lot owner to plant a
13 Type "A" buffer yard, pursuant to § 267-30 (Buffer yards);

14 (3) The cottage house may be located within a new addition to the dwelling
15 which can be easily converted to general living space once the need for
16 cottage housing no longer exists. The addition must conform to all
17 applicable Zoning Code requirements and approvals;

18 (4) The lot owner shall live in 1 of the 2 dwellings on the lot;

19 (5) A relative of the lot owner shall live in the other dwelling; and

20 (6) Either the lot owner or the relative:

21 (a) Is more than 62 years old; or

22 (b) Has a [disability.] MEDICAL NEED.

23 (b) Lot owner requirements:

24 (1) The lot owner shall submit a letter of approval from the Health Department,
25 stating that the water and sewer facilities for the cottage house meet Health

- 1 Department requirements.
- 2 (2) The lot owner shall submit a copy of the property deed [and any homeowners’
3 association declarations and covenants to which the lot is subject].
- 4 (3) The lot owner shall submit a conversion plan for approval by the Department if
5 the cottage house will be within the dwelling or within a new addition to the
6 dwelling, said plan to be applied once the need for the cottage housing no
7 longer exists. The conversion plan must include a floor plan reflecting how the
8 overall cottage housing area [will be converted to another use which] will flow
9 easily with unrestricted access into, and be compatible with, the main dwelling.
- 10 (4) If an application for a cottage house permit is based upon a [disability]
11 MEDICAL NEED of the lot owner, or a [disability] MEDICAL NEED of a
12 relative of the lot owner, THE LOT OWNER SHALL INCLUDE A
13 PHYSICIAN’S STATEMENT.[:
- 14 (a) The lot owner shall include a physician’s statement documenting the
15 disability; and
- 16 (b) Every 2 years the lot owner shall submit an additional statement from a
17 physician that documents the lot owner’s or relative’s continuing
18 disability; and
- 19 (c) At least 60 calendar days before the additional statement is due, the
20 Department shall notify the lot owner of the date by which the
21 statement is due.]
- 22 (5) If an application for a cottage house permit is based upon age of the lot owner,
23 or age of a relative of the lot owner, THE APPLICATION SHALL INCLUDE
24 A COPY OF THE BIRTH CERTIFICATE OR DRIVER’S LICENSE OF THE
25 LOT OWNER OR RELATIVE OF THE LOT OWNER DOCUMENTING

1 AGE.[:

2 (a) The application shall include a copy of the birth certificate or drivers
3 license of the lot owner or relative of the lot owner documenting age;
4 and

5 (b) Every 2 years the lot owner or lot owner's relative shall submit an
6 affidavit or sworn statement in writing that documents the continued
7 need for the cottage housing.]

8 (6) The zoning certificate for a cottage house will be deemed null and void if:

9 (a) The parcel is transferred or assigned; OR

10 [(b) Any of the requirements of this section are not met by the applicable
11 due date; or

12 (c) The need for the cottage house ends.]

13 (B) THE NEED FOR THE COTTAGE HOUSE ENDS.

14 (7) When a zoning certificate is nullified, the lot owner shall remove the mobile
15 home from the lot or incorporate the cottage house into the principal dwelling
16 within 60 calendar days. If the cottage house is located within the dwelling, the
17 overall cottage housing area will be converted [to another use] with unrestricted
18 access into, and is compatible with, the main dwelling as shown in the
19 approved conversion plan required in Subsection (8)(b)[3]. At no time shall a
20 mobile home or area of the dwelling approved for cottage housing be utilized as
21 a rental unit or second dwelling unit.

22 (8) Use of a cottage house under this Subsection B(8) is not grounds for or
23 evidence of a hardship for a variance under § 267-11 (Variances).

24 (c) If the lot owner satisfies the requirements of this Subsection B(8), the Department shall:

25 (1) Issue a zoning certificate to the lot owner;

1 (2) Within 7 calendar days after the lot owner satisfies the requirements, notify by
2 mail each owner of real property adjacent to the lot:

3 (a) That the lot owner has applied for a cottage house zoning certificate
4 and has satisfied the requirements;

5 (b) That the zoning certificate is temporary;

6 (c) That the cottage house must be removed or incorporated into the
7 principal dwelling when the zoning certificate is nullified;

8 (d) Of the requirements imposed on the lot owner; and

9 (e) Of any other information the Department deems relevant.
10

11 **§ 267-33. Signs.**

12 B. General provisions. Signage shall be constructed in an unobtrusive manner which compliments
13 the architectural elements of quality, style, color and material of the building, and the
14 architectural period of the building(s). The following broad categories of sign types are
15 regulated by this section unless otherwise provided herein:

16 (2) Freestanding signs. The maximum area of any freestanding sign shall not exceed 120
17 square feet. The setback measured to the edge of the sign shall be equal to 1/3 of the
18 required building setback. Unless otherwise provided herein, the maximum height
19 allowed for any freestanding sign is 20 feet measured from the base of the sign.

20 EXCEPT AS OTHERWISE PROVIDED FOR HEREIN, electronic message boards
21 are permitted as freestanding signs IN THE B1, B2, B3, CI, LI AND GI ZONING
22 DISTRICTS and are limited to 1 single- or double-sided sign per road frontage.
23 Temporary or portable electronic message boards are not permitted. Electronic
24 message boards shall not exceed 60 square feet in size, and shall display only on-
25 premises messages, or time and/or temperature displays. An electronic message board

1 shall consist only of alphabetic or numeric characters and shall not include any graphic,
2 pictorial or photographic images or videos. The appearance of any animation, motion,
3 flashing, blinking or shimmering is not permitted. A single message, or segment of a
4 message, shall have a display time of at least 2 seconds, including the time needed to
5 move the message onto the sign board, with all segments of the total message to be
6 displayed within 10 seconds. A display traveling horizontally across the message board
7 shall move between 16 and 32 light columns per second. Requirements for display
8 times do not apply to time and/or temperature displays.

9
10 I. Sign standards by zoning district and development type.

11 (3) RO Residential Office District. In addition to the requirements set forth in this section,
12 signs in the RO District must comply with the following standards:

13 (a) One freestanding sign per parcel, which shall have a maximum of 16 square
14 feet in area, shall be no more than 6 feet in height, shall be placed perpendicular
15 to the road and shall be no [more] LESS than 20 feet from the right-of-way.

16
17 (5) VB Village Business District. In addition to the requirements set forth in this section,
18 signs in the VB District must comply with the following standards:

19 (a) One freestanding sign per parcel, which shall have a maximum of 18 square
20 feet in area, shall be no more than 6 feet in height, shall be placed perpendicular
21 to the road and shall be no [more] LESS than 20 feet from the right-of-way.

22
23 **VIII. Design Standards for Special Developments**

24 **§ 267-73. Agricultural/commercial.**

25 E. Retail TRADE.

- 1 (1) Feed and grain storage and sales.
- 2 (a) Adequate on-site parking shall be gravel covered and a minimum of 100 feet
- 3 from any lot line except road frontage and 200 feet from any off-site residence.
- 4 (b) Hours of operation are permitted between 6:00 a.m. and 10:00 p.m. unless
- 5 otherwise specified.
- 6 (2) Farm markets, private.
- 7 (3) AUCTION HOUSES – ANIMAL AND AGRICULTURAL RELATED PRODUCTS
- 8 OR NON-AGRICULTURAL RELATED.
- 9 (A) AUCTIONS SHALL BE LIMITED TO 2 SALES PER MONTH.
- 10 (B) ADEQUATE ON-SITE PARKING SHALL BE PROVIDED.
- 11 (C) OUTSIDE SALES OR STORAGE SHALL BE A MINIMUM OF 100 FEET
- 12 FROM ANY LOT LINE.
- 13 (D) SALES ITEMS SHALL NOT BE STORED OUTSIDE FOR MORE THAN
- 14 30 DAYS.

§ 267-82. Housing for the elderly.

D. Specific design requirements.

- 18 (5) The height of each structure, other than garden or mid-rise apartments, shall comply
- 19 with the height requirement of the district. The height of a garden or mid-rise
- 20 apartment is limited to [50 feet] 4 STORIES in the R2 Zoning District and [60 feet] 5
- 21 STORIES in R3, R4 and CI Zoning Districts.

Article IX. Special Exceptions

§ 267-88. Specific standards.

The special exceptions enumerated herein, in addition to other conditions as may be imposed by the

1 Board, shall comply with the following requirements:

2 C. Institutional uses.

3 (7) Schools, colleges and universities, excluding Harford County public schools and
4 Harford Community College, offering general academic instruction. These uses may
5 be granted in the AG, RR, R1, R2, R3, R4, RO, VR, VB, B1, B2, B3[,] AND CI [and
6 LI] Districts, provided that:

7 (a) It is located on a parcel of at least 1 acre. An additional 800 square feet of
8 parcel area is required for each student in excess of 30.

9 (b) It is located on a parcel frontage of at least 200 feet.

10 (c) A front yard depth of at least 50 feet, a side yard depth equal to at least 2 times
11 the height of the tallest structure located on the parcel which is proximate to the
12 side yard and a rear yard depth of at least 50 feet.

13 (d) School buses shall be garaged or shall be stored in an area to the rear of the
14 main building and adequately buffered.

15 (e) A Type "C" buffer, pursuant to § 267-30 (Buffer yards), shall be provided
16 along any boundary with an adjacent residential lot.

17

18 **Part 2. Miscellaneous**

19 **Article XIII. General Provisions for Historic Landmarks**

20 **§ 267-109. Nomination report and recommendation of Preservation Commission.**

21 The Preservation Commission shall, within [45] 90 calendar days from receipt of a completed
22 nomination in proper form, determine that the nominated landmark does or does not meet the criteria
23 for designation.

24 A. The determination shall be forwarded in a report to the Director of the Department of Planning
25 and Zoning. The report shall include, but is not limited to, the following information:

- 1 (1) An explanation of the significance or lack of significance of the nominated landmark as
2 it relates to the criteria for designation.
 - 3 (2) An explanation of the integrity or lack of integrity of the nominated landmark.
 - 4 (3) In the case of a nominated landmark found to meet the criteria for designation, the
5 report shall include a detailed description of the property’s historic, archaeological or
6 architectural significance and an analysis/description of unique or special features that
7 contribute to the historical significance of the property:
 - 8 (a) The significant exterior architectural features of the nominated landmark that
9 should be protected.
 - 10 (b) The types of construction, alteration, demolition and removal, other than those
11 requiring a building or demolition permit that should be reviewed for
12 appropriateness.
 - 13 (4) Criteria for review of certificates of appropriateness shall conform to the United States
14 Secretary of Interior’s Standards for the Treatment of Historic Properties.
 - 15 (5) The relationship of the nominated landmark to the ongoing effort of the Commission to
16 identify and nominate all potential areas and structures that meet the criteria for
17 designation.
 - 18 (6) All landmarks, appurtenances and environmental settings appropriate to ensure
19 preservation of character and historical integrity.
 - 20 (7) Recommendations as to appropriate permitted uses, special uses, height and area
21 regulations, minimum dwelling size, floor area, sign regulations and parking
22 regulations necessary or appropriate to the preservation of the nominated landmark.
 - 23 (8) A map showing the location of the nominated landmark.
- 24 B. The recommendations and report of the Commission shall be sent to the Department of
25 Planning and Zoning within 14 calendar days following the vote of the Commission and shall

1 be available to the public.

2

3 **§ 267-110. Establishment of landmarks.**

4 B. Notice and hearing.

5 (3) The public meeting shall be held [no sooner than 45 calendar days, nor later than 60
6 calendar days] WITHIN 14 CALENDAR DAYS after the sign is posted.

7

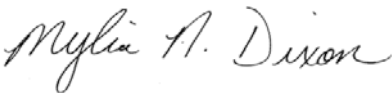
8 **§ 267-116. Determination by Commission.**

9 The Historic Preservation Commission shall review the application for a certificate of appropriateness
10 and recommend to the Department of Planning and Zoning, approval or denial of the certificate of
11 appropriateness within [45] 90 calendar days of receipt of the application. Written notice of the
12 approval or denial of the application for a certificate of appropriateness shall be provided to the
13 applicant, the Department of Planning and Zoning and the Department of Inspections, Licenses and
14 Permits within 14 calendar days following the determination.

15 Section 2. And Be It Further Enacted that this Act shall take effect 60 calendar days from the date
16 it becomes law.

EFFECTIVE:

The Council Administrator does hereby certify that seven (7) copies of this Bill are immediately available for distribution to the public and the press.



Council Administrator

Table 60-1

Design Requirements for Specific Uses - CI Commercial Industrial District

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Maximum Lot Area (acres)	Maximum Average Lot Area (acres)	Minimum Lot Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Building Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Building Height (feet)
Amusements	10,000					50	25	10	35	36
Industrial					50	60	25	15	25	40
Institutional	40,000					100	30	20	40	36
Motor Vehicles	20,000 10,000				25	70 50	30 25	20 10	40 35	36
Natural Resources	2 acres				50 (bldg.)					36
Retail Trade/Services	10,000				25	50	25	10	35	36
Transportation, Communications and Utilities	10,000				50	50	25	10	40	36
Public Utility Facilities					25		25	25	25	36
Sewage Pumping Stations					200		25	25	25	36
Sanitary Landfills	2 acres				200	100	80	50	80	36
Warehousing, Wholesaling and Processing	20,000				50	70	30	20	40	36
Residential (Transient Housing)	40,000			1,000	25	100	30	20	40	3 stories
Rubble Landfills	100 acres									See §267-90
Mineral Extraction and Processing	2 acres				See §267-61					36

Table 60-1

Design Requirements for Specific Uses - CI Commercial Industrial District

NOTE: General requirements shall apply to all permitted uses in the classification. Some uses may have additional requirements specifically cited in Article IX Special Exceptions.
Section 2 of Bill 84-37 provided that said act "shall not apply to a prior conditional use approval authorized by the Board of Appeals or to any subdivision or development of land that has a recorded plat and has also received 3 or more building permits for the location of mobile homes by the effective date of said act".

Table 60-3

Design Requirements for Specific Uses - GI General Industrial District

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Maximum Lot Area (acres)	Maximum Average Lot Area (acres)	Minimum Lot Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Building Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Building Height (feet)
Amusements	10,000					50	25	10	35	36
Industrial					100	60	25	15	25	40
Institutional/Motor Vehicles	40,000				25	100	30	20	40	36
MOTOR VEHICLES	20,000				25	50	25	10	35	36
Natural Resources	2 acres				50 (bldg.)					36
Retail Trade/Services	20,000				25	50	25	10	35	36
Transportation, Communications and Utilities	10,000				50	50	25	10	40	36
Public Utility Facilities					25		25	25	25	36
Sewage Pumping Stations					200		25	25	25	36
Sanitary Landfills	2 acres				200	100	80	50	80	36
Warehousing, Wholesaling and Processing					50	50	25	10	25	40
Residential (Transient Housing)	40,000			1,000	25	100	30	20	40	3 stories
Rubble Landfills	100 acres									See §267-90
Mineral Extraction and Processing	2 acres				See §267-61					36

Table 60-3

Design Requirements for Specific Uses - GI General Industrial District

NOTE: General requirements shall apply to all permitted uses in the classification. Some uses may have additional requirements specifically cited in Article IX Special Exceptions.

Table 60-2

Design Requirements for Specific Uses - LI Light Industrial District

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Maximum Lot Area (acres)	Maximum Average Lot Area (acres)	Minimum Lot Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Building Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Building Height (feet)
Amusements	10,000					50	25	10	35	36
Industrial					50	60	25	15	25	40
Institutional	40,000				50	100	30	20	40	36
Motor Vehicles	20,000 10,000				25	100 50	30 25	20 10	40 35	36
Natural Resources	2 acres				50 (bldg.)					36
Services	10,000				25	50	25	10	35	36
Transportation, Communications and Utilities	10,000				50	50	25	10	40	36
Public Utility Facilities					25		25	25	25	36
Sewage Pumping Stations					200		25	25	25	36
Warehousing, Wholesaling and Processing	20,000				50	50	25	15	25	40
Residential (Transient Housing)	20,000				25	100	25	10	25	3 stories
Rubble Landfills	100 acres									See §267-90

Table 60-2

Design Requirements for Specific Uses - LI Light Industrial District

NOTE: General requirements shall apply to all permitted uses in the classification. Some uses may have additional requirements specifically cited in Article IX Special Exceptions.

USE CLASSIFICATION	ZONING DISTRICTS															
	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
RETAIL TRADE																
Agricultural retail	P						SE		P	P	P	P	P			P
Antique shops, art galleries and museums	SE						SD		P	P	P	P	P			P
Auction houses, animal and agricultural related products	SD/SE								SE			SE	P		P	
Auction houses, non agricultural related	SD								P		P	P	P		P	
Christmas tree sales	T	T	T	T	T	T		T	T	T	T	T	T		T	
Convenience goods stores							SD		P	P	P	P	P			P
Farm Market, Private	SD															
Farmers co-ops	P								P	P	P	P	P		P	
Feed and grain mills	P								P				P		P	
Feed and grain - storage and sales	SD								P							
General merchandise stores												P	P			
Hawkers and peddlers									T		T	T	T			
Integrated Community Shopping Centers (ICSC)											SD	SD	SD			
Liquor stores									P		P	P	P			P
Mixed Use Center							SD			SD	SD	SD	SD	SD	SD	
Shopping centers										P	P	P	P			
Shoppers merchandise stores							SD(4)		P		P	P	P			P
Specialty shop							SD		P	P	P	P	P			P

(1) Indicates permitted in the Edgewood Neighborhood Overlay District only.
 (2) RO - maximum of 4 units.
 (3) Indicates permitted in the Chesapeake Science and Security Corridor (CSSC) only.
 (4) The following shoppers merchandise stores-business and office equipment rental or leasing, business equipment sales, party supply shops, photography equipment and supply shops, and medical equipment rental and sales, are permitted in the RO District.
 (5) indicates that only apparel and accessories and communication equipment sales and service are permitted as shoppers merchandise stores within the MO district.

KEY:	
"P"	indicates permitted subject to applicable code requirements
"SD"	indicates permitted subject to special-development regulations, pursuant to Article VIII.
"SE"	indicates permitted subject to special-exception regulations, pursuant to Article IX.
"T"	indicates permitted subject to temporary-use regulations, pursuant to § 267-28 (temporary uses).
	A blank cell indicates that the use is not permitted.
"SE*"	indicates permitted subject to special-exception regulations, pursuant to Article XI.