

Harford County, Maryland

ZONING CODE



Chapter 267 of the Harford County Code, as amended

Effective December 22, 2008

Amended thru April 20, 2020

DEPARTMENT OF PLANNING AND ZONING

Harford County, Maryland

FLOODPLAIN MANAGEMENT PROGRAM, Chapter 131

and

SUBDIVISION REGULATIONS, Chapter 268

of the Harford County Code, As Amended
are included at the end of
The Development Regulations.

**ZONING CODE
AMENDMENT INFORMATION:**

<u>Bill Number</u>	<u>effective date</u>	<u>Bill Number</u>	<u>effective date</u>
09-01	4/6/09	15-23AA	1/4/16
09-11	6/15/09	15-35AA	2/8/16
09-19AA	8/17/09	15-36AA	2/16/16
09-23AA	10/13/09	15-39AA	2/16/16
09-31AA	1/22/10	16-02AA	5/17/16
09-33AA	1/22/10	16-07	7/5/16
10-03	4/20/10	16-20	8/22/16
10-30	12/13/10	16-28	2/13/17
10-32AA	12/27/10	16-29AA	2/13/17
11-04AA	5/23/11	17-02	4/24/17
11-05AA	5/23/11	17-04	6/5/17
11-03	5/31/11	17-08AA	8/14/17
11-32	12/12/11	17-15AA	12/26/17
11-44	12/19/11	17-18AA	1/16/18
11-62AA	1/13/12	18-04AA	6/18/18
12-07AA	5/14/12	18-33	12/10/18
12-14	5/21/12	18-34	12/10/18
12-44	1/26/13	18-35	12/10/18
12-48AA	2/11/13	18-36	12/10/18
13-4AA	5/6/13	19-04AA	5/13/19
13-17	7/22/13	19-15AA	8/12/19
13-35	1/21/14	19-16AA	8/20/19
13-36	1/21/14	19-29AA	1/2/20
13-50	2/18/14	19-28	1/13/20
13-51	3/18/14	19-30	2/14/20
13-52	3/18/14	20-01	4/20/20
14-01	4/22/14		
14-09	7/11/14		
14-26AA	8/25/14		
15-17	12/7/15		

ARTICLE VII. District Regulations.

[The Permitted Use Charts have been amended by Bill 09-31 as amended; Bill 11-06; Bill 12-14; Bill 12-48 as amended; Bill 13-4 as amended; Bill 15-36 as amended; Bill 15-39 as amended; Bill 17-02; Bill 17-04; Bill 17-18 as amended; Bill 19-15 as amended; Bill 19-16 as amended; Bill 19-29 as amended; and Bill 20-01 as amended]

§ 267-49. General Provisions.

- A. The principal uses permitted in each district are set forth in the Permitted Use Charts and §267-50 (Principal Permitted Uses by District). Uses permitted by right, temporary uses, special developments or special exceptions are set forth in each of the zoning districts. The minimum design standards and specific regulations for each district are set forth in §267-51 (Requirements for Specific Districts) and in Tables 53-1 through 61-1. Any use not listed is prohibited, unless the Director of Planning determines that it falls within the same class as a listed use as set forth in §267-52 (Materially Similar Uses).
- B. Uses permitted by right, temporary uses, special developments or special exceptions shall be subject, in addition to zoning district regulations, to all other provisions of this Chapter.

§ 267-50. Principal Permitted Uses by District.

The Permitted Use Charts specify the principal permitted uses in each district. Only those uses with a letter designation are permitted, subject to other requirements of this Part 1. Uses designated as "P" are permitted uses. Uses designated as "SD" are permitted pursuant to the special development regulations in Article VIII of this Part 1. Uses designated as "SE" are special exception uses subject to approval of the Board pursuant to §267-9 (Board of Appeals). Uses designated as "T" are permitted pursuant to §267-28 (Temporary Uses). A blank cell indicates that the use is not permitted.

§ 267-51. Requirements for Specific Districts.

This Article sets forth the requirements for specific districts and includes the minimum lot area, area per dwelling or family unit, parcel area, lot width, yards, setbacks and maximum building height allowed for uses permitted for each district. Uses permitted under the Special Development Regulations shall also comply with the requirements contained in Article VIII.

§ 267-52. Materially Similar Uses.

Uses not listed as a permitted use, temporary use, special development or special exception are presumed to be prohibited from the applicable zoning district. In the event that a particular use is not listed as a permitted use, temporary use, special development or special exception, the Director of Planning shall determine whether a materially similar use exists in this Chapter. Should the Director of Planning determine that a materially similar use does exist, the regulations governing that use shall apply to the particular use not listed and the Director of Planning shall issue a zoning certificate pursuant to §267-8 (Zoning Certificates). Should the Director of Planning determine that a materially similar use does not exist, then the proposed use shall be deemed prohibited in the district.

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USE CLASSIFICATION	ZONING DISTRICTS															
	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
AMUSEMENTS																
Adult book stores, adult entertainment centers												P				
Agricultural public events	P															
Agricultural resource center	SE															
Arenas and stadiums												SE	SE	SE	SE	
Carnivals, circuses, concerts & public events (excluding religious activities)	T							T	T	T	T	T	T	T	T	
Club, private										P	P	P				
Club, recreational	SE	SE	SE	SE	SE	SE					P	P	P		SE	
Commercial amusement and recreation						P			P		P	P	P	P		P
Fairgrounds, racetracks, and theme parks	SE												SE	SE	SE	
Golf driving ranges and miniature golf courses	SE								SE			P	P			
Gymnasiums and health clubs									P	P	P	P	P	P	P	P
Marinas, boat launching, storage and repair	SE	SE	SE	SE	SE	SE				SE	SE	P	P	SE	P	
Motor vehicle recreation, ATV and go-cart tracks	SE														SE	
Nightclubs, lounges, bars and taverns									P			P	P			P
Noncompetitive recreational amusement cars													P			
Private parties and receptions	SD															
Riding stables, commercial or club (except accessory uses)	SD/SE											P	P			
Shooting ranges, indoor	SE											P	P			
Theaters, indoor	SE								P		P	P	P			P
Theaters, outdoor	SE								P			P	P			P
Trap, skeet, rifle and archery ranges, outdoor	SE												SE		SE	

(1) Indicates permitted in the Edgewood Neighborhood Overlay District (ENOD) 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.

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.

USE CLASSIFICATION	ZONING DISTRICTS															
	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
INDUSTRIAL																
Ammunition (SIC-3482 and 3483)														SE	SE	
Apparel and other textile products (SIC-23)													P		P	
Asbestos products (SIC-3292)															SE	
Bakery products (SIC-205)	P											P	P	P	P	
Biological products (SIC-2831)													SE	SE	SE	P
Biomedical laboratories													P	P	P	P
Blast furnace (SIC-3312)															P	
Boat building and repairing (SIC-3732)													P		P	
Bottled and canned soft drinks (SIC-2086)													P	P	P	
Brewery, Production													P	P	P	
Chemicals and allied products (SIC-28), unless otherwise listed															P	
Communication equipment (SIC-366)													P	P	P	P
Concrete and asphalt manufacturing															P	
Construction and related equipment (SIC-353)															P	
Custom made wood household furniture	SD												P		P	
Dairy products (SIC-202)	P												P	P	P	
Distillery, Full													P	P	P	
Electric and electronic equip. (SIC-36), unless otherwise listed													P	P	P	P
Electrometallurgical products (SIC-3313)													P	P	P	
Electronic components and accessories (SIC-367)													P	P	P	P
Engines and turbines (SIC-351)															P	

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§267-55. R1, R2, R3 and R4 Urban Residential Districts [Amended by Bill 20-01 as amended].

- A. Purpose. These districts are intended to accommodate urban residential needs by providing for a wide range of densities and building types where public water and sewer are available. Conventional with Open Space (COS) and Planned Residential Development (PRD) are permitted where open space and environmental features are provided or preserved.
- B. General regulations.
- (1) Minimum lot area, area per dwelling or family unit, building setback from adjacent residential lot lines, lot width, front, side and rear yard and maximum building height, as displayed in Tables 55-1 through 55-4.3, shall apply, subject to other requirements of this Part 1.
 - (2) Landscaping shall comply with the requirements set forth in §267-29 (Landscaping).
 - (3) Buffer yards shall comply with requirements set forth in §267-30 (Buffer Yards).
 - (4) Signage shall comply with requirements set forth in §267-33 (Signs).
- C. Specific regulations. The following uses are permitted, subject to the additional requirements below:
- (1) Agriculture. On a lot of 2 acres or more, all buildings associated with this use, including farmhouses, barns and silos, shall meet the required minimum setbacks for principal uses.
 - (2) Urban residential uses. The permitted density of development, the permitted dwelling unit types and design requirements shall depend upon whether the development is designed as a conventional development, Conventional with Open Space (COS), Planned Residential Development (PRD), housing for the elderly or Continuing Care Retirement Community (CCRC).
 - (a) Conventional development. Conventional residential development shall be permitted, as of right, in all urban residential districts.
 - (b) Conventional with Open Space (COS) development and minimum parcel area. Conventional with Open Space shall be developed in accordance with the provisions of Article VIII. The Conventional with Open Space development shall be permitted in urban residential districts R1, R2, R3 and R4. The minimum parcel area (MPA) required shall be 5 acres.
 - (c) Planned Residential Development (PRD). The Planned Residential Development shall be developed in accordance with the provisions of Article VIII. The Planned Residential Development shall be permitted only in R3 and R4 districts.
 - (d) Housing for the elderly. The housing for the elderly shall be developed in accordance with the provisions of Article VIII. Housing for the elderly shall be permitted in the R2, R3 and R4 districts and minimum lot size shall be 4 acres.
 - (e) Continuing Care Retirement Community (CCRC). The Continuing Care Retirement Community shall be developed in accordance with the provisions of Article VIII. The CCRC shall be permitted in R1, R2, R3 and R4 districts. The minimum lot size is 20 acres.

- (f) Maximum density by district and type of development. The maximum density permitted shall be as follows:

District	Conventional (du/ga)	COS (du/ga)	PRD (du/ga)	Housing for the Elderly (du/go)	CCRC (du/ga)
R1	1.8	2.0	N/A	N/A	25
R2	3.5	4.5	N/A	7	25
R3	5.0	7.0	10.0	14	30
R4	8.0	10.0	14.0*	14	30

*Note: The maximum density permitted for a high-rise apartment dwelling shall be 30 dwelling units per gross acre.

- (g) Dwelling units per building block. A building block shall be a series of attached dwellings. The number of dwelling units per building block shall be as follows:

Dwelling type	Number of Dwelling Units Per Building Block	
	Minimum	Maximum
Semidetached dwelling	2	2
Patio/court/atrium dwelling	2	6
Multiplex dwelling	3	8
Townhouse dwelling, R2	3	4
Townhouse dwelling, R3/R4	3	8
Duplex dwelling	2	2
Row duplex dwelling	2	12
Garden apartment dwelling	4	36*
Mid-rise apartment dwelling	8	60*
High-rise apartment dwelling	8	80, except as special exception
Cluster townhouse	4	7
Carriage court unit	4	16

*In housing for the elderly and CCRC special developments, there is no maximum.

- (h) Building block length.

- [1] The maximum length of a building block shall not exceed the following:

Building Block Type	Maximum Length without Offset (feet)	Maximum Length with Offset (feet)
Townhouse dwelling	100	160
Row duplex dwelling	100	160
Multiplex dwelling	100	160
Carriage court unit	100	300
Garden apartment dwelling	150	300
Mid-rise apartment dwelling	120	200
High-rise apartment dwelling	120	200
Cluster townhouse	120	150

- [2] Enclosed pedestrian bridges or walks between buildings shall not be construed as part of the building for building block length calculations.

- (i) Maximum building coverage. The maximum building coverage shall be as follows:

Dwelling Types	Maximum Building Coverage (percent of total lot)
Patio/court/atrium, semidetached, townhouse, multiplex and row duplex and cluster townhouse	40
Garden, mid-rise and high-rise apartments	30

- (j) Impervious surface ratio. The maximum impervious surface for any urban residential project shall not exceed 65% of the total parcel area.

- (k) Variation in townhouse or multiplex width.

[1] In the R3 and R4 districts, the permitted width of a townhouse or multiple dwelling may be reduced by a maximum of 4 feet, for not more than 50% of the townhouse or multiplex units, in any development. In the R2 district, the permitted width of a townhouse or multiplex dwelling may be reduced by a maximum of 4 feet, for not more than 25% of the townhouse or multiplex units, in any development.

[2] Where narrower units are provided, lot sizes, not yard sizes or setbacks, may be reduced proportionally. Such units shall be integrated into the overall design of the townhouse or multiplex development and shall be intermixed with other townhouses or multiplex units throughout the development.

- (l) Variation in patio/court/atrium yard requirements. The front and rear yards required for the patio/court/atrium building block may be waived when the following have been provided:

[1] An area for utility services in the road right-of-way.

[2] Private atriums or courts surrounded by buildings or enclosed walls totaling 25% of the minimum lot requirement.

[3] All living spaces face the atriums or courts.

- (m) Permitted dwelling units by lot. Types of dwelling units, for example, townhouse, lot line, single-family detached, shall be permitted only on lots for which specific approval is granted during subdivision review. Where no dwelling unit type is specified, only single-family detached units shall be permitted.

- (n) Multiplex dwellings and cluster townhouse. No detached accessory structures will be permitted in side or rear yards. Exterior storage shall be integrated in the design of the overall structure. Fencing shall be harmonious with the multiplex dwelling and shall be uniform in type and

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- height. Said fencing shall be constructed in conjunction with the construction of the multiplex or cluster townhouse dwelling.
- (o) Carriage court unit. Not more than 50% of carriage court unit building blocks, proposed for a development, shall contain the maximum number of dwelling units permitted for each building block.
 - [1] The following structures are permitted in accordance with the stated requirements:
 - [a] Detached accessory storage only as specified in the Site Plan approval; and
 - [b] Attached exterior storage, provided that the structure is integrated in the design of the overall dwelling and does not permit a direct means of access to the dwelling.
 - [2] All units shall be accessible to emergency vehicles by means of either a paved surface or alternative load-bearing way. The Director of Planning shall establish standards and specifications for the paved surface or load-bearing way.
 - (3) Dwelling units, when on a permanent foundation.
 - (4) Rubble landfills are permitted in accordance with §267-90 (Rubble Landfills).
 - (5) Commercial amusement and recreation. Commercial amusement and recreation shall be permitted in the R4 zoning district only and is subject to the additional requirements below:
 - (a) Notwithstanding the provisions of §267-30D, a bufferyard type E shall be provided on the subject property.
 - (b) Hours of operation are permitted between 8:00a.m. and 10:00 p.m.
 - (c) Outdoor lighting installed for the purpose of illuminating athletic fields shall not be mounted higher than 60 feet and shall be designed to minimize adverse impacts to off-site residences.
 - (d) All other lighting shall be shaded, shielded or directed so that the light intensity or brightness does not adversely affect the operation of vehicles or reflect into residential lots or buildings.
 - (e) All field lighting shall only be used during permitted hours of operation.
 - (f) Any public address system shall only be used during permitted hours of operation.