

Harford County, Maryland

ZONING CODE



Chapter 267 of the Harford County Code, as amended

Effective December 22, 2008
Amended thru August 6, 2021

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	20-11	8/10/20
14-09	7/11/14	21-01AA	5/10/21
14-26AA	8/25/14	21-03AA	8/6/21
15-17	12/7/15		

§ 267-59. B1, B2 and B3 Business Districts. [Amended by Bill 09-31, as amended and Bill 21-03, as amended]

A. Purpose. The B1, B2 and B3 districts are intended to provide sufficient and convenient locations for business uses that serve the needs of local neighborhoods and communities and the traveling public.

- (1) B1 Neighborhood Business District. This district is intended to provide limited retail and service facilities convenient to residential neighborhoods. Uses are limited primarily to convenience of goods and services satisfying the household and personal needs of the residents of abutting residential neighborhoods. Standards are established compatible with low-density residential districts, resulting in similar building bulk and low concentration of vehicular traffic.
- (2) B2 Community Business District. This district is intended to provide a wider range and scale of retail, business and service uses than are permitted in the B1 district and is oriented to serve several neighborhoods. The intensity of development as well as the concentration of vehicular traffic is greater than the B1 district.
- (3) B3 General Business District. The purpose of this district is to provide a wide range of retail, service and business uses serving local and Countywide areas. Such activities are generally located along arterial roads.

B. General regulations.

- (1) Minimum lot area, area per family, building setback from adjacent residential lot lines, lot width, front, side and rear yard and maximum building height, as displayed in Tables 59-1 through 59-3, 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).
- (5) Lighting shall be designed and controlled so that any light shall be shaded, shielded or directed so that the light intensity or brightness does not adversely affect the operation of vehicles or reflect onto residential lots or buildings.

C. Specific regulations. The following uses are permitted in each business district, 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) Residential uses as accessory uses, in accordance with the following:
 - (a) Not more than 1 dwelling unit for any business lot, provided that said lot is a minimum of 20,000 square feet.

(b) The dwelling unit shall conform to the setback requirements of the principal use.

(3) Shopping center, provided that it contains less than 75,000 square feet. Shopping centers over 75,000 square feet shall be developed as an Integrated Community Shopping Center (ICSC) in accordance with §267-79 (Integrated Community Shopping Center (ICSC)).

(4) Lot coverage. The building coverage and impervious surface standards shall be as follows:

Maximum Building Coverage (percent of total lot)			
District	Individual Uses or Shopping Center	Integrated Community Shopping Center	Maximum Impervious Surface for All Uses (percent of total lot)
B1	25%	N/A	80%
B2	30%	40%	85%
B3	35%	45%	85%

Note: the maximum building coverage and impervious surface shall be reduced where required by the Chesapeake Bay Critical Area or Water Source Protection Districts.

(5) Modification of height requirement. Maximum building height may be exceeded if side and rear yards are increased in width and depth by 1 additional foot for every 1 foot of excess height.

(6) Use limitations. The permitted uses in the business districts shall comply with the following:

(a) Enclosed building. All uses permitted, except secondhand merchandise shops in a B3 district, shall be conducted within an enclosed building, except parking, loading, unloading, incidental storage and display or as otherwise permitted. Secondhand merchandise shops in a B3 district shall be permitted to conduct such uses outside of the building between the hours of 8:00 a.m. and 5:00 p.m.

(b) Storage restriction. Outside storage of material or equipment shall not be permitted in the B1 and B2 districts. Outside storage shall be permitted in the B3 district, provided that such storage does not cover more than 35% of the lot area and shall not be within the required front yard. Outside storage for the following uses may exceed 35% of the lot area when located not less than 200 feet from any residential district.

[1] Building material sales yards, including concrete mixing; lumberyard, including millwork; contractor's equipment storage yard or plant or rental of equipment commonly used by contractors; storage and sale of livestock feed and/or solid fuel, provided that dust is effectively controlled; storage yards for

vehicles of a delivery or draying service; and public utility yards for construction, maintenance or storage.

- [2] Carnivals, circuses, concerts or public events.
- [3] Flammable liquids, underground storage only, not to exceed 25,000 gallons.
- [4] Liquefied petroleum products, provided that said products are stored in tanks which meet the American Society of Mechanical Engineers Code design approval and said storage shall comply with the rules and regulations of the latest edition of the NFPA No. 58 standard for the storage and handling of liquefied petroleum gases, including any revisions thereof, and that the extent of such installation shall not exceed 30,000 gallons water capacity.
- [5] Secondhand merchandise shops in a B3 district, provided that such products shall not be stored outside after 5:00 p.m.
- [6] All outside storage shall be fully buffered from view of adjacent residential lots and public roads.

(7) Motor vehicle filling or service stations and repair shops, in the B2 and B3 districts, provided that:

- (a) Pumps shall be at least 25 feet from all road rights-of-way.
- (b) All portions of the lot used for storage or service of motor vehicles shall be paved with a hard surface.
- (c) No obstructions which limit visibility at intersections or driveways shall be permitted.
- (d) Vehicles, except those vehicles used in the operation of the business, may not be stored on the property for more than 90 calendar days.
- (e) Motor vehicle filling or service stations shall only be permitted if either:
 - [1] All properties adjacent to the proposed use are served by a public water supply; or
 - [2] The proposed use will be situated on a minimum 1 acre parcel located within 1 mile of both the Harford County water service boundary and the development envelope boundary, as defined on the most recent Land Use Plan. The property must have been previously approved and operated as a motor vehicle filling or service station. The property shall not be subject to Section 267-66 of the Zoning Code provided that all COMAR regulations are met.

(8) Housing for the elderly in the B2 and B3 districts when developed in accordance with Article VIII.

- (9) Rubble landfills are permitted in accordance with §267-90 (Rubble Landfills).
- (10) Adult bookstores and/or entertainment centers. These uses are limited to the B3 district upon the condition that:
 - (a) No lot on which such establishment is located shall be located within 1,000 feet of any institutional or residential use as listed on the appropriate use tables.
 - (b) The merchandise shall be arranged to ensure that no merchandise depicting, describing, showing or relating to sexual conduct, sexual excitement, sadomasochistic abuse or human genitalia is visible from the outside of the establishment.
 - (c) No use shall be located within 1,000 feet of an existing adult bookstore/adult entertainment center.
 - (d) The hours of operation shall not include any time periods between midnight and 6:00 a.m.