

Harford County, Maryland

ZONING CODE



Chapter 267 of the Harford County Code, as amended

Effective December 22, 2008
Amended thru April 24, 2017

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 | 13-51 | 3/18/14 |
| 09-11 | 6/15/09 | 13-52 | 3/18/14 |
| 09-19AA | 8/17/09 | 14-1 | 4/22/14 |
| 09-31AA | 1/22/10 | 14-9 | 7/11/14 |
| 09-33AA | 1/22/10 | 14-26AA | 8/25/14 |
| 10-03 | 4/20/10 | 15-17 | 12/7/15 |
| 10-30 | 12/13/10 | 15-23AA | 1/4/16 |
| 10-32AA | 12/27/10 | 15-35AA | 2/8/16 |
| 11-04AA | 5/23/11 | 15-36AA | 2/16/16 |
| 11-05AA | 5/23/11 | 15-39AA | 2/16/16 |
| 11-03 | 5/31/11 | 16-02AA | 5/17/16 |
| 11-32 | 12/12/11 | 16-07 | 7/5/16 |
| 11-44 | 12/19/11 | 16-20 | 8/22/16 |
| 11-62AA | 1/13/12 | 16-28 | 2/13/17 |
| 12-07AA | 5/14/12 | 16-29AA | 2/13/17 |
| 12-14 | 5/21/12 | 17-02 | 4/24/17 |
| 12-44 | 1/26/13 | | |
| 12-48AA | 2/11/13 | | |
| 13-4AA | 5/6/13 | | |
| 13-17 | 7/22/13 | | |
| 13-35 | 1/21/14 | | |
| 13-36 | 1/21/14 | | |
| 13-50 | 2/18/14 | | |

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; and Bill 17-02]

§ 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 | | | | | | | | | | | | | | | |
|--|------------------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| AMUSEMENTS | AG | RR | R1 | R2 | R3 | R4 | RO | VR | VB | B1 | B2 | B3 | CI | LI | GI | MO |
| 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 | |
| Commercial amusement and recreation | | | | | | | | P | | P | P | P | P | P | P | P |
| Country clubs, golf clubs, tennis and swim clubs | SE | SE | SE | SE | SE | SE | | | | P | P | P | | SE | | |
| 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 | 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.

PERMITTED USE CHARTS

| 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 | | | | | | | | | | | | | | PERMITTED USE CHARTS | |
|--|------------------|----|----|----|----|----|----|----|----|----|----|----|----|----|----------------------|---|
| | AG | RR | R1 | R2 | R3 | R4 | RO | VR | VB | B1 | B2 | B3 | CI | LI | GI | |
| 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 | |
| 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 | |
| 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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