

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2005, Legislative Day No. 38

Bill No. 78-05

Introduced by Mr. Dillon, Chairman
(by request of the County Executive)

By the County Council, September 19, 2005

Introduced and first read on September 19, 2005
Public Hearing set for October 17, 2005
Bill Expires January 19, 2006

By Order: Judy C. Holmes, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning

2
3 FOR the purpose of repealing or altering certain definitions; making certain changes to the requirements
4 relating to zoning certificates of use; allowing fences on lots without a principal structure; adding screening
5 requirements for outside storage; adding a certain setback requirement for an open deck; adding a provision
6 pertaining to the expansion of certain dwellings under certain conditions; clarifying language for
7 exemptions from certain height limitations; adding a provision pertaining to exceptions to bulk regulations
8 for certain structures that are damaged or destroyed; revising certain parking space requirements for certain
9 categories of uses; repealing, adding, or altering certain provisions relating to signs; prohibiting guest
10 houses as accessory structures in residential districts; adding or altering uses in various districts under
11 certain circumstances; altering certain bulk regulations in various districts; clarifying and altering the
12 conditions for conditional and special exception uses; repealing, adding, and altering certain provisions
13 relating to commercial revitalization areas; clarifying certain uses as allowed in the Parole Town Center
14 Growth Management Area; altering certain contents of administrative site plans; altering certain provisions
15 relating to the parking of commercial vehicles in residentially zoned districts; altering certain fees; making
16 certain stylistic, technical, and formatting changes to the Zoning Article of the Anne Arundel County Code
17 (1985, as amended); and generally relating to zoning.

18
19 BY repealing: §§ 27-1-101(23) and (24); 27-3-301(b); 27-3-308; 27-3-110; 27-3-311; 27-10-122 and 27-14-
20 302 (all as amended by Bill No. 4-05)
21 Anne Arundel County Code (1985, as amended)

22
23 BY renumbering: § 27-1-101(25) through (116) to be § 27-1-101(23) through (114); § 27-2-303 to be § 27-2-
24 304; § 3-301(c) through (h) to be § 3-301(b) through (g); §§ 27-3-309 and 312 to be §§ 27-3-310 and 27-
25 3-313, §§ 27-11-125 through 27-11-143 to be §§ 27-11-126 through 27-11-144; and § 27-11-144 to be §
26 27-11-125, respectively (all as amended by Bill No. 4-05)
27 Anne Arundel County Code (1985, as amended)

EXPLANATION: CAPITALS indicate new matter added to existing law.

[Brackets] indicate matter stricken from existing law.

1 BY repealing and reenacting, with amendments: §§ 27-1-101(17), (31)(i), (38), (47), (67) (76), and (93);27-2-
2 202(b); 27-2-204(c); 27-2-301(d); 27-2-302(a) and (b); 27-3-104; 27-3-301(d) and (g); 27-3-303; 27-3-306;
3 27-3-307; 27-3-309; 27-3-312(a); 27-4-102; 27-4-106 (as amended by Bill No. 54-05); 27-4-301; 27-4-
4 401(a); 27-4-501; 27-4-601; 27-4-701; 27-4-801; 27-4-901; 27-4-1001; 27-5-102 (as amended by Bill No.
5 54-05); 27-6-103 (as amended by Bill No. 54-05); 27-7-106; 27-7-107; 27-8-301(b) (as amended by Bill
6 No. 54-05); 27-9-202; 27-9-402; 27-10-107; 27-10-108(2); 27- 10-112(1); 27-10-114; 27-10-115(1); 27-10-
7 123; 27-11-119; 27-11-123; 27-11-136; 27-12-203(e); 27-14-301; 27-14-303 (as amended by Bill No. 54-
8 05); 27-14-401(b); 27-16-201(b); 27-16-405(a); 27-17-103 and 27-18-101 (all as amended by Bill No. 4-
9 05)

10 Anne Arundel County Code (1985, as amended)

11
12 BY adding: §§ 27-2-206; 27-2-301(f); 27-2-303; 27-3-308; 27-3-309; 27-3-311; 27-3-312; 27-10-122; 27-14-
13 302; 27-14-401(b) and 27-14-303 (all as amended by Bill No. 4-05)
14 Anne Arundel County Code (1985, as amended)

15
16 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland, That* §§ 27-1-
17 101(23) and (24); 27-3-301(b); 27-3-310; 27-3-311; 27-3-308; 27-10-122 and 27-14-302 of the Anne Arundel
18 County Code (1985, as amended) (all as amended by Bill No. 4-05) are hereby repealed.

19
20 SECTION 2. *Be it enacted by the County Council of Anne Arundel County, Maryland, That* §§ 27-1-
21 101(25) through (116); 27-2-303; 27-3-309 and 27-3-312; 27-11-125 through 27-11-143; and 27-11-144 of the
22 Anne Arundel County Code (1985, as amended) (all as amended by Bill No. 4-05) are hereby renumbered to be
23 §§ 27-1-101(23) through (114); 27-2-304; 27-3-310 and 27-3-313; 27-11-126 through 27-11-144; and 27-11-
24 125, respectively.

25
26 SECTION 3. *And be it further enacted, That* Section(s) of the Anne Arundel County Code (1985, as
27 amended) read as follows:

28
29 ARTICLE 27 ZONING

30
31 TITLE 1. DEFINITIONS

32
33 **27-1-101. Definitions.**

34
35 Unless defined in this article, words defined elsewhere in this Code apply in this article. The following
36 words have the meanings indicated:

37
38 (17) "Business complex" means a development ON A LOT UNDER SINGLE OWNERSHIP OR
39 CONTROL that combines two or more of the permitted, conditional, or special exception uses allowed in the
40 commercial or industrial district in which the development is located [in single use or multiple use buildings on
41 a lot under single ownership or control].

42
43 [(23) "Construction and demolition debris" means solid waste that is acceptable for disposal in a rubble
44 landfill as regulated by COMAR 26.04.07.13.

45
46 (24) "Construction and demolition debris processing facility" means a facility used to reduce or alter
47 the volume or characteristics of non-hazardous solid waste as regulated by COMAR 26.04.07.]

48
49 [(31)] (29) " Dwelling unit" means a single unit, including attached garages and decks, providing
50 complete, independent living facilities for one or more persons, including permanent provisions for living space,
51 sleeping, eating, cooking, and sanitation. The following variations of "dwelling" have the meanings indicated:

52
53 (i) "Dwelling unit, accessory" means a second dwelling unit [located within the existing space of]
54 IN an owner-occupied, single-family detached dwelling that occupies the lesser of a maximum of 800 square
55 feet of floor area or one-third of the floor area of the dwelling[, excluding an attached garage].

1 [(38)] (36) "Floor area" means the sum of the gross horizontal area of all floors of a structure OTHER
2 THAN THOSE AREAS USED FOR OR RELATED TO THE PARKING OF VEHICLES, AND IT IS
3 measured from the exterior faces of the exterior walls or from the center line of party walls.

4
5 [(47)] (45) "Institutional uses" means those uses that serve a recreational, social, MEDICAL,
6 educational, or religious purpose, such as schools, NURSING HOMES, ASSISTED LIVING FACILITIES,
7 hospitals, libraries, museums, and nonprofit charitable or philanthropic organizations.

8
9 [(67)] (65) "Open area" means [land in a development that is not on a separate] THAT PORTION OF
10 A lot that PROTECTS NATURAL FEATURES AND PROVIDES FOR RECREATIONAL ACTIVITIES [is
11 designed and intended for the common use or enjoyment of the residents of the development,] and that [may
12 include structures and improvements that support the open area uses] IS REQUIRED ONLY WHEN AN OPEN
13 SPACE LOT IS NOT CREATED UNDER § 26-3-506 OF THIS CODE.

14
15 [(76)] (74) "Public utility uses" means [structures and facilities that provide or offer to provide such
16 services as electricity, communications, power, or fuel, including utility substations, pipelines, pumping
17 stations, AND compression stations, and greater than 69 kv transmission lines, but excluding generating stations
18 and public utility essential services] AN ELECTRIC SUBSTATION, A FUEL TRANSMISSION PUMPING
19 STATION, AND A TELEPHONE SWITCHING STATION.

20
21 [(93)] (91) "Sign" means any writing, letter, or numeric work, pictorial presentation, illustration or
22 decoration, emblem, device, symbol, trademark, flag, banner, pennant, or any other device, figure, or character
23 utilized to advertise, announce, identify, or make known or attract attention. The following types of signs have
24 the meanings indicated:

25
26 [(i) "Advertising sign" means a sign that directs attention to a business, commodity, service, or
27 other activity conducted, sold, or offered at a location other than the location of the sign.

28
29 [(ii) "Changeable copy sign" means a sign designed so that characters, letters, or illustrations on the
30 sign can be changed or rearranged without altering the face or surface of the sign.]

31
32 [(iii)] (I) "Directional sign" means a sign that directs traffic to a use[, business, service,] or area at
33 the location of the sign.

34
35 [(iv) "Directory sign" means a sign that gives the name and location of each occupant or use of a
36 property.

37
38 [(v)] (II) "Freestanding sign" means a sign that is permanently affixed to the ground and supported
39 [only] by one or more columns, uprights, or braces.

40
41 [(vi)] (III) "Identification sign" means a sign ATTACHED TO THE FACADE OF A
42 STRUCTURE that [identifies or advertises a business, person, activity, goods, products, or services] RELATES
43 TO A USE located at the same location as the sign.

44
45 [(vii)] (IV) "Temporary sign" means a sign that [advertises a community or civic project, political
46 campaign, construction project, real estate sale or lease, opening, special sale, or special event] IS POSTED NO
47 MORE THAN 60 DAYS BEFORE THE PROJECT, EVENT, OR CAMPAIGN TO WHICH IT APPLIES
48 AND REMOVED WITHIN SEVEN DAYS AFTER THE CONCLUSION OF THE PROJECT, EVENT, OR
49 CAMPAIGN.

50
51 TITLE 2. GENERAL PROVISIONS

52
53 **27-2-202. Zoning certificate of use.**

54
55 (b) **Acquisition of certificate required.** A person may not [use or alter a structure other than a single
56 family dwelling] INITIATE OR CHANGE A USE without [first] obtaining a zoning certificate of use [for each
57 use], EXCEPT THAT THE REQUIREMENT DOES NOT APPLY TO SINGLE-FAMILY DWELLINGS. For
58 a commercial telecommunication facility, "person" includes the owner and each user of the facility and "alter"

1 includes any change in configuration, transmit frequency range, or maximum power level from that shown on
2 the application for the zoning certificate of use.

3
4 **27-2-204. Accessory structures.**

5
6 (c) **On a different lot.** An accessory structure or use OTHER THAN A FENCE may not be located on a lot
7 other than the lot on which a principal structure is located.

8
9 **27-2-206. Outside storage.**

10
11 OUTSIDE STORAGE SHALL BE SCREENED IN ACCORDANCE WITH THE LANDSCAPE
12 MANUAL.

13
14 **27-2-301. Setbacks.**

15
16 (d) **Decks.** An open deck attached to a dwelling unit may project no more than 10 feet into a rear setback
17 SO LONG AS THE DECK IS LOCATED AT LEAST THREE FEET FROM THE LOT LINE.

18
19 (F) **Expansion of dwellings.** A SINGLE-FAMILY DETACHED DWELLING ON A LOT THAT DOES
20 NOT MEET THE AREA, WIDTH, OR COVERAGE REQUIREMENTS OF THIS ARTICLE OR A
21 DWELLING THAT DOES NOT MEET THE SETBACK REQUIREMENTS OF THIS ARTICLE MAY BE
22 EXPANDED IF THE EXPANSION IS SET BACK AT LEAST 25 FEET FROM THE FRONT AND REAR
23 LOT LINES AND SEVEN FEET FROM SIDE LOT LINES.

24
25 **27-2-302. Exceptions to height limitations.**

26
27 (a) **Generally.** Height limitations specified in this article do not apply to [church spires] STEEPLES ON A
28 RELIGIOUS FACILITY, FLAGPOLES, OR PUBLIC UTILITY ESSENTIAL SERVICES.

29
30 (b) **Roof features.** Height limitations specified in this article do not apply to the following when they are
31 created only to the height necessary to accomplish the intended purpose, are no more than 15 feet above the
32 lowest point of contact with the roof, and the total area is not more than 15% of the cross sectional area of the
33 section of the roof on which located:

34
35 (1) belfries;

36
37 (2) chimneys, ventilators, sky lights, water tanks, cooling towers, air conditioning units, bulkheads, or
38 similar roof features, including the necessary associated mechanical equipment carried above roof level; OR

39
40 (3) cupolas[;

41
42 (4)] OR domes consisting only of non-habitable space[;

43
44 (5) flagpoles; or

45
46 (6) towers, antennas, or monopoles for commercial telecommunication facilities].

47
48 **27-2-303. Exceptions to bulk regulations.**

49
50 A STRUCTURE DAMAGED OR DESTROYED BY FIRE OR NATURAL CATASTROPHE THAT
51 DOES NOT COMPLY WITH APPLICABLE BULK REGULATIONS MAY BE REPLACED, RESTORED,
52 OR RECONSTRUCTED IN KIND IF A BUILDING PERMIT AUTHORIZING THE REPLACEMENT,
53 RESTORATION, OR RECONSTRUCTION IS OBTAINED WITHIN TWO YEARS OF THE DAMAGE OR
54 DESTRUCTION.

27-3-104. Parking space requirements.

The minimum onsite required parking spaces are listed in the chart below. They may be increased based on site development plan review or special exception approval, reduced as provided in § 27-3-105, or superseded by a parking program allowed by this Code. The Planning and Zoning Officer may determine reasonable and appropriate onsite parking requirements for structures and land uses that are not listed on the chart based on requirements for similar uses, comments from reviewing agencies, and the parking needs of the proposed use.

Use	Parking
Dwellings: adult independent units	[1 space] 1.5 SPACES for [every 2] EACH dwelling [units] UNIT
Schools, arts, business, technical, or trade	1 space for [each] EVERY 160 square feet of floor area
Schools, PUBLIC CHARTER AND private ACADEMIC:	

27-3-301. General provisions.

[(b) **Location.** Except as provided in §§ 27-3-305 and 306 relating to directional signs in a County right-of-way, a sign shall be located within the lot lines of the use to which it refers.]

[(d)](C) **Projection from facade.** [A] AN IDENTIFICATION sign [affixed to a building or façade] may not project more than two feet from the [wall] FACADE, except that a canopy or awning attached to a principal structure may be used as [a building] AN identification sign.

[(g)] (F) **Color of freestanding signs.** The [back, including braces and supports,] PARTS of a freestanding sign that [does] DO not contain sign area, SUCH AS THE BACK, BRACES, AND SUPPORTS, shall be of a single color.

27-3-303. Prohibited signs; location; removal from County rights-of-way.

(A) **Definition.** FOR PURPOSES OF THIS SECTION, A “CHANGEABLE COPY SIGN” MEANS A SIGN DESIGNED SO THAT CHARACTERS, LETTERS, OR ILLUSTRATIONS ON THE SIGN CAN BE CHANGED OR REARRANGED WITHOUT ALTERING THE FACE OR SURFACE OF THE SIGN.

(B) **Prohibition.** The following TYPES OF signs are prohibited:

(1) a portable sign, including a portable changeable copy sign, with or without wheels;

(2) a sandwich sign;

[(3)] (3) a sign posted on any pole, fence, building, tree, or other property of a public utility company;]

[(4)](3) wind signs, revolving signs, whirling signs, animated signs, or signs that move in any manner or have a major moving part that gives the illusion of motion;

[(5)](4) a sign that projects above the roof of a [building] STRUCTURE, a sign painted on the roof of a [building] STRUCTURE, and a sign supported by poles, uprights, or braces extending from or attached to the roof of a [building] STRUCTURE; and

[(6)](5) a sign with a blinking, flashing, or fluttering light or with a device that creates an appearance of movement.

1 (C) **Location.** A SIGN SHALL BE LOCATED WITHIN THE LOT LINES OF THE USE TO WHICH IT
2 REFERS, EXCEPT THAT A DIRECTIONAL SIGN MAY BE LOCATED WITHIN A COUNTY RIGHT-OF-
3 WAY TO THE EXTENT PERMITTED BY § 27-3-305 AND § 27-3-306.

4
5 (D) **Removal from County rights-of-way.** THE COUNTY MAY REMOVE AND DISPOSE OF A SIGN
6 POSTED IN A COUNTY RIGHT-OF-WAY THAT DOES NOT COMPLY WITH § 27-3-305 OR § 27-3-306
7 AND MAY IMPOSE THE COSTS OF REMOVAL AND DISPOSITION ON THE PERSON OR ENTITY
8 RESPONSIBLE FOR THE SIGN.

9
10 **27-3-306. Temporary signs.**

11
12 (a) **Generally.** A temporary sign is allowed in all zoning districts. A temporary real estate or construction
13 sign for more than one lot shall have a maximum area of 48 square feet or, if the property has 500 feet or more
14 of road frontage, 64 square feet. Otherwise, a temporary sign shall have a maximum area of nine square feet in
15 residential districts and 24 square feet in all other districts. The height of a temporary sign may not exceed 12
16 feet above grade level. [Except for a temporary political sign, a temporary sign may be posted no more than 60
17 days before the event to which the temporary sign applies and shall be removed within seven days after the
18 conclusion of the event.]

19
20 (b) **Temporary directional signs.** A maximum of six temporary directional signs of no more than three
21 square feet in area or three feet in height are allowed per event or destination, with a double-faced sign counting
22 as one sign. A temporary directional sign shall be self-supporting and may be posted only on weekends between
23 3:00 p.m. on Friday and 9:00 a.m. on the following Monday or between 9:00 a.m. on County, State, or federal
24 holidays and 9:00 a.m. on the following day. Temporary directional signs may be placed within a County right-
25 of-way if the signs are located at least three feet from any curbed or paved area. [The County shall have the
26 right to remove and dispose of the signs if the County determines that signs so placed constitute a hazard.]

27
28 **27-3-307. Signs in residential districts and for certain dwellings in commercial districts.**

29
30 (A) **Scope.** THIS SECTION APPLIES TO SIGNS IN RESIDENTIAL DISTRICTS AND TO SIGNS FOR
31 ADULT INDEPENDENT DWELLING UNITS, MULTIFAMILY DWELLINGS, AND TOWNHOUSE
32 DWELLINGS LOCATED IN COMMERCIAL DISTRICTS.

33
34 [(a)] (B) **Freestanding signs.**

35
36 (1) A [subdivision] RESIDENTIAL DEVELOPMENT WITHOUT A COMMUNITY FACILITY OR
37 MULTIFAMILY DWELLING may have [no more than] two freestanding signs AT THE MAIN ROADWAY
38 ENTRY POINT [that state the name of the development]. If one sign is used, it may not exceed 40 square feet
39 in area. If two signs are used, each sign may not exceed 20 square feet in area. THE [Signs] SIGNS may not
40 exceed a height of six feet [and shall be located at the main roadway entry point].

41
42 (2) A RESIDENTIAL DEVELOPMENT WITH A COMMUNITY FACILITY OR MULTIFAMILY
43 DWELLING MAY HAVE THE FREESTANDING SIGNS ALLOWED BY PARAGRAPH (1). THE
44 DEVELOPMENT ALSO MAY HAVE ONE FREESTANDING SIGN FOR EACH COMMUNITY FACILITY
45 OR MULTIFAMILY DWELLING WITHIN THE DEVELOPMENT, AND EACH SIGN MAY NOT
46 EXCEED TWO SQUARE FEET IN AREA OR A HEIGHT OF FOUR FEET.

47
48 (c) **Identification signs.** [One building identification sign that does not exceed two square feet in area is
49 allowed on the entrance of each community facility within a subdivision or on each main entry of a multifamily
50 structure. One freestanding identification sign is allowed to identify a community facility or destination point
51 within a subdivision and for each multifamily structure. The sign may not exceed two square feet in area or a
52 height of four feet.] A RESIDENTIAL DEVELOPMENT MAY HAVE ONE IDENTIFICATION SIGN ON
53 EACH MAIN ENTRANCE FACADE OF A COMMUNITY FACILITY OR MULTIFAMILY DWELLING.
54 EACH SIGN MAY NOT EXCEED TWO SQUARE FEET IN AREA.

55
56 [(b)] (D) **Directional signs.** A RESIDENTIAL DEVELOPMENT MAY HAVE [Directional]

1 DIRECTIONAL signs [are allowed within a subdivision to direct residents and visitors to community facilities
2 or destination points within the subdivision] AS NECESSARY. [The signs] EACH SIGN may not exceed six
3 square feet in area or a height of five feet.

4
5 [(d)] (E) **Nonresidential and institutional use signs.** Except as OTHERWISE provided in [subsections (e),
6 (f), and (g)] THIS SECTION, EACH NONRESIDENTIAL OR INSTITUTIONAL USE LOCATED IN A
7 RESIDENTIAL DISTRICT MAY HAVE one freestanding [identification] sign, [building] ONE identification
8 [signs] SIGN ON NOT MORE THAN TWO FACADES, and directional signs [are allowed for each
9 nonresidential or institutional use located in a residential district] AS NECESSARY. A freestanding
10 [identification] sign may not exceed an area of 64 square feet or a height of ten feet. [Building] THE TOTAL
11 SQUARE FOOTAGE OF ALL identification signs [shall be located on not more than two facades of each
12 building and the total square footage for all such signs shall] MAY not exceed 400 square feet. [Directional
13 signs shall be located within the site area to direct traffic to specific areas and] EACH DIRECTIONAL SIGN
14 may not exceed [an area of] twenty square feet IN AREA or a height of seven feet.

15
16 [(e)] (F) **Home occupation signs.** One freestanding sign that does not exceed two square feet in area or a
17 height of five feet is allowed to identify a home occupation.

18
19 [(f)] (G) **Bed and breakfast homes and inns signs.** One [informational] FREESTANDING sign THAT
20 DOES not [to] exceed four square feet in area OR A HEIGHT OF FIVE FEET [may be placed on] IS
21 ALLOWED TO IDENTIFY a bed and breakfast home or bed and breakfast inn.

22
23 [(h)] **Waterman's home commercial use signs.** One [identification] FREESTANDING sign that does not
24 exceed two square feet in area [and] OR a [maximum] height of five feet is allowed TO IDENTIFY [for] a
25 waterman's home commercial use.

26
27 [(g)] (I) **Roadside stand signs.** Two [identification] FREESTANDING signs are allowed for the sale of
28 agricultural produce AT A ROADSIDE STAND [grown or produced on the premises]. Each sign may not
29 exceed 20 square feet in area or a height of eight feet. [The signs shall be removed during the off-season.]

30
31 **[27-3-308. Signs in commercial, industrial, and town center districts.**

32
33 (a) **Business complexes.** A business complex in a commercial, industrial, or town center district may have
34 one freestanding sign at each entrance to identify the name of the complex and its tenants. The signs may not
35 exceed a height of 40 feet or an area that is the lesser of 400 square feet or one square foot for each one foot of
36 property road frontage. A business complex that is enclosed may have one identification sign on each entry that
37 does not exceed the lesser of 200 square feet or 10% of the area of the façade. Directional signs that do not
38 exceed six square feet in area or a height of five feet are allowed as necessary to direct customers within the
39 boundaries of the complex.

40
41 (b) **Individual establishments in a business complex.** Each individual establishment in a business
42 complex in a commercial, industrial, or town center district may have an identification sign on not more than
43 three facades, and the total square footage of the signs may not exceed 400 square feet. An individual
44 establishment may also have one identification sign on a service entry that does not exceed four square feet in
45 area.

46
47 (c) **Secondary establishment within a principal establishment.** An individual establishment containing a
48 secondary leased business may install an additional identification sign on the facade for each secondary leased
49 business. The total square footage of all such identification signs, including the principal individual
50 establishment, may not exceed 400 square feet.

51
52 (d) **Individual establishments other than a theater on a single lot.** An individual establishment other
53 than a movie theater that is located on a single lot in a commercial, industrial, or town center district may have
54 one freestanding identification sign at each entrance. The signs may not exceed a height of 30 feet or an area
55 that is the lesser of 250 square feet or one square foot for each one foot of property road frontage. Directional
56 signs that do not exceed six square feet in area or a height of five feet are allowed as necessary to direct
57 customers within the boundaries of the lot. The individual establishment may have an identification sign on not

1 more than three facades, and the total square footage of the signs may not exceed 400 square feet. An individual
2 establishment also may have one identification sign on a service entry that does not exceed four square feet in
3 area. If the establishment has a ticket, drive-in, or ordering window, it may have one freestanding or facade sign
4 at the window that directly relates to the business operation or services provided and that does not exceed a total
5 area of 32 square feet or a total height of six feet above grade.

6
7 (e) **Movie theaters.** A movie theater in a commercial, industrial, or town center district may have one
8 poster case sign of no more than 20 square feet of area and one marquee sign of no more than 400 square feet of
9 area or one freestanding multi-faced sign with no more than 450 square feet of area and a height of 25 feet.

10
11 (f) **Self-service storage facilities signs.** A self-service storage facility may have one freestanding
12 informational sign limited to 20 feet in height and 50 square feet in area and signs for traffic movement and
13 parking limited to five feet in height and 50 square feet in area.]

14
15 **27-3-308. Signs for business complexes.**

16
17 (A) **Freestanding signs.** A BUSINESS COMPLEX MAY HAVE ONE FREESTANDING SIGN AT
18 EACH ROAD FRONTAGE. THE AREA OF THE SIGN MAY NOT EXCEED THE LESSER OF 400
19 SQUARE FEET OR ONE SQUARE FOOT FOR EACH ONE FOOT OF ROAD FRONTAGE, EXCEPT
20 THAT THE AREA OF THE SIGN FOR A MOVIE THEATER MAY NOT EXCEED 450 SQUARE FEET.
21 THE HEIGHT OF THE SIGN MAY NOT EXCEED 40 FEET. AN AUTOMOBILE GASOLINE STATION
22 MAY HAVE ONE ADDITIONAL FREESTANDING SIGN AT EACH ROAD FRONTAGE, AND THE
23 AREA OF THE SIGN MAY NOT EXCEED 60 SQUARE FEET OR A HEIGHT OF 10 FEET.

24
25 (B) **Identification signs.** A BUSINESS COMPLEX MAY HAVE THE FOLLOWING IDENTIFICATION
26 SIGNS:

27
28 (1) ONE ON NOT MORE THAN THREE FACADES, AND THE COMBINED AREA OF THE
29 SIGNS MAY NOT EXCEED 400 SQUARE FEET;

30
31 (2) ONE ON NOT MORE THAN TWO FACADES FOR EACH USE IN A ONE OR TWO STORY
32 STRUCTURE, AND THE AREA OF EACH SIGN MAY NOT EXCEED THE LESSER OF 200 SQUARE
33 FEET OR 10% OF THE AREA OF THE FACADE;

34
35 (3) ONE AT EACH SERVICE ENTRY, AND THE AREA OF EACH SIGN MAY NOT EXCEED
36 FOUR SQUARE FEET;

37
38 (4) ONE ON EACH ENTRY FACADE IF THE BUSINESS COMPLEX IS A MALL OR
39 OTHERWISE ENCLOSED, AND THE AREA OF EACH SIGN MAY NOT EXCEED THE LESSER OF 200
40 SQUARE FEET OR 10% OF THE AREA OF THE FACADE;

41
42 (5) ONE FOR EACH SECONDARY BUSINESS IN A STRUCTURE THAT CONTAINS ONE
43 PRINCIPAL USE, SO LONG AS THE COMBINED AREA OF ALL IDENTIFICATION SIGNS ON THE
44 STRUCTURE DOES NOT EXCEED 400 SQUARE FEET; AND

45
46 (6) ONE ON A CANOPY OVER A GROUP OF GAS PUMPS AT AN AUTOMOBILE GASOLINE
47 STATION, AND THE AREA OF THE SIGN MAY NOT EXCEED 12 SQUARE FEET.

48
49 (C) **Directional signs.** A BUSINESS COMPLEX MAY HAVE DIRECTIONAL SIGNS AS
50 NECESSARY. EACH SIGN MAY NOT EXCEED SIX SQUARE FEET IN AREA OR A HEIGHT OF FIVE
51 FEET.

52
53 (D) **Service windows.** AN ESTABLISHMENT IN A BUSINESS COMPLEX WITH A TICKET, DRIVE-
54 THROUGH, OR ORDERING WINDOW MAY HAVE NO MORE THAN TWO SIGNS, FREESTANDING
55 OR IDENTIFICATION, THAT RELATE TO THE BUSINESS OPERATION OR SERVICES PROVIDED AT
56 THE WINDOW. THE AREA OF EACH SIGN MAY NOT EXCEED 32 SQUARE FEET. THE HEIGHT OF
57 A FREESTANDING SIGN MAY NOT EXCEED SIX FEET.
58

1 **27-3-309. Signs in commercial and industrial districts for uses other than dwellings and business**
2 **complexes.**

3 (A) **Scope.** THIS SECTION APPLIES TO SIGNS IN COMMERCIAL AND INDUSTRIAL DISTRICTS
4 FOR USES OTHER THAN DWELLINGS AND BUSINESS COMPLEXES.
5

6 (B) **Freestanding signs.** AN ESTABLISHMENT MAY HAVE ONE FREESTANDING SIGN AT EACH
7 ROAD FRONTAGE. THE AREA OF THE SIGN MAY NOT EXCEED THE LESSER OF 250 SQUARE
8 FEET OR ONE SQUARE FOOT FOR EACH ONE FOOT OF ROAD FRONTAGE, EXCEPT THAT THE
9 AREA OF THE SIGN FOR A MOVIE THEATER MAY NOT EXCEED 450 SQUARE FEET. THE HEIGHT
10 OF THE SIGN MAY NOT EXCEED 30 FEET. AN AUTOMOBILE GASOLINE STATION MAY HAVE
11 ONE ADDITIONAL FREESTANDING SIGN AT EACH ROAD FRONTAGE, AND THE AREA OF THE
12 SIGN MAY NOT EXCEED 60 SQUARE FEET OR A HEIGHT OF 10 FEET.
13

14 (C) **Identification signs.** AN ESTABLISHMENT MAY HAVE THE FOLLOWING IDENTIFICATION
15 SIGNS:
16

17 (1) ONE ON NOT MORE THAN THREE FACADES AND THE COMBINED AREA OF THE
18 SIGNS MAY NOT EXCEED 400 SQUARE FEET;
19

20 (2) ONE AT EACH SERVICE ENTRY, AND THE AREA OF EACH SIGN MAY NOT EXCEED
21 FOUR SQUARE FEET;
22

23 (3) ONE FOR EACH SECONDARY BUSINESS IN A STRUCTURE THAT CONTAINS ONE
24 PRINCIPAL USE, SO LONG AS THE COMBINED AREA OF ALL IDENTIFICATION SIGNS ON THE
25 STRUCTURE DOES NOT EXCEED 400 SQUARE FEET; AND
26

27 (4) ONE ON A CANOPY OVER A GROUP OF GAS PUMPS AT AN AUTOMOBILE GASOLINE
28 STATION, AND THE AREA OF THE SIGN MAY NOT EXCEED 12 SQUARE FEET.
29

30 (D) **Directional signs.** AN ESTABLISHMENT MAY HAVE DIRECTIONAL SIGNS AS NECESSARY.
31 EACH SIGN MAY NOT EXCEED SIX SQUARE FEET IN AREA OR A HEIGHT OF FIVE FEET.
32

33 (E) **Service windows.** AN ESTABLISHMENT WITH A TICKET, DRIVE-THROUGH, OR ORDERING
34 WINDOW MAY HAVE NO MORE THAN TWO SIGNS, FREESTANDING OR IDENTIFICATION, THAT
35 RELATE TO THE BUSINESS OPERATION OR SERVICES PROVIDED AT THE WINDOW. THE AREA
36 OF EACH SIGN MAY NOT EXCEED 32 SQUARE FEET. THE HEIGHT OF A FREESTANDING SIGN
37 MAY NOT EXCEED SIX FEET.
38

39 **[27-3-309] 27-3-310. Signs for marinas; signs in maritime districts.**
40

41 (a) **Community marinas.** [An MA1] A community marina [and a community marina authorized by special
42 exception] may have one freestanding [identification] sign that does not exceed [an area of] 36 square feet IN
43 AREA or a height of 8 feet.
44

45 (b) **Commercial marinas.** A commercial marina may have one freestanding [identification] sign at the
46 entrance that does not exceed [an area of] 200 square feet IN AREA or a height of 25 feet and a freestanding
47 [identification] sign on the shoreline or a pier that does not exceed [an area of] 48 square feet IN AREA or a
48 height of 10 feet.
49

50 (c) **Independent uses in a marina.** Each independent use in a marina may have [a building] TWO
51 identification [sign] SIGNS on [not more than two building facades of the] ON A structure to which the use
52 relates. [and the] THE total square footage of [all] the signs may not exceed 200 square feet.
53

54 (d) **Directional signs.** [All sites in a maritime district may have directional] DIRECTIONAL signs ARE
55 ALLOWED IN A MARITIME DISTRICT AS NECESSARY. EACH SIGN MAY [that do] not exceed six
56 square feet in area or A HEIGHT OF five feet [above grade in height].

1
2 (E) **Bed and breakfast homes and inns signs.** ONE FREESTANDING SIGN THAT DOES NOT
3 EXCEED FOUR SQUARE FEET IN AREA OR A HEIGHT OF FIVE FEET IS ALLOWED TO IDENTIFY A
4 BED AND BREAKFAST HOME OR BED AND BREAKFAST INN.

5
6 **[27-3-310. Signs in open space districts.**

7
8 A recreation, conservation, or open space area in an open space district may have one freestanding
9 identification sign that does not exceed an area of 20 square feet or a height of six feet. Directional signs that do
10 not exceed an area of four square feet or a height of four feet above grade are allowed to direct traffic to specific
11 areas or facilities.]

12
13 **27-3-311. Signs in open space districts.**

14
15 (A) **Freestanding or identification signs.** AN ESTABLISHMENT OR USE IN AN OPEN SPACE
16 DISTRICT THAT RELATES TO CONSERVATION, FARMING OR NURSERIES, NATURE STUDY, OR
17 RECREATION MAY HAVE ONE SIGN, FREESTANDING OR IDENTIFICATION, THAT DOES NOT
18 EXCEED 20 SQUARE FEET IN AREA. THE HEIGHT OF A FREESTANDING SIGN MAY NOT EXCEED
19 SIX FEET.

20
21 (B) **Directional signs.** AN ESTABLISHMENT OR USE IN AN OPEN SPACE DISTRICT MAY HAVE
22 DIRECTIONAL SIGNS AS NECESSARY. EACH SIGN MAY NOT EXCEED FOUR SQUARE FEET IN
23 AREA OR A HEIGHT OF FOUR FEET.

24
25 (C) **Home occupations.** ONE FREESTANDING SIGN THAT DOES NOT EXCEED TWO SQUARE
26 FEET IN AREA OR A HEIGHT OF FIVE FEET IS ALLOWED TO IDENTIFY A HOME OCCUPATION IN
27 A DWELLING LOCATED IN AN OPEN SPACE DISTRICT.

28
29 **[27-3-311. Signs in small business districts.**

30
31 One sign is allowed in a small business district for each principal structure, either as a free-standing
32 monument sign no more than six feet high or mounted on a fence or facade. Each sign shall be no more than 10
33 square feet in size. A sign may be illuminated only by lighting exterior to the sign. An accessory structure may
34 not have a sign.]

35
36 **27-3-312. Signs in small business districts.**

37
38 (A) **Freestanding or identification signs.** AN ESTABLISHMENT OR USE IN A SMALL BUSINESS
39 DISTRICT MAY HAVE ONE SIGN, FREESTANDING OR IDENTIFICATION, THAT DOES NOT
40 EXCEED 10 SQUARE FEET IN AREA. THE HEIGHT OF A FREESTANDING SIGN MAY NOT EXCEED
41 SIX FEET.

42
43 (B) **Illumination of signs.** A SIGN IN A SMALL BUSINESS DISTRICT MAY BE ILLUMINATED
44 ONLY BY LIGHTING EXTERIOR TO THE SIGN.

45
46 (C) **Signs prohibited on accessory structures.** AN ACCESSORY STRUCTURE IN A SMALL
47 BUSINESS DISTRICT MAY NOT HAVE A SIGN.

48
49 **[27-3-312] 27-3-313. Signage programs.**

50
51 (a) **Signage program.** The developer of a project located in a mixed use OR TOWN CENTER district or of
52 a PUD shall submit a signage program to the Office of Planning and Zoning. If approved, the program shall
53 supersede the standards described in this subtitle to the extent of any conflict.

54
55 TITLE 4. RESIDENTIAL DISTRICTS

56
57 **27-4-102. Limitation on the number of dwellings on a lot.**

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2 Except as provided otherwise in this [article] CODE, there may be only one single-family detached
3 dwelling on a lot.

4
5 **27-4-106. Permitted, conditional, and special exception uses.**

6 The permitted, conditional, and special exception uses allowed in each of the residential districts are listed
7 in the chart in this section using the following key: P = permitted use; C = conditional use; SE = special
8 exception use. A blank means that the use is not allowed in the district. Except as provided otherwise in this
9 article, uses and structures customarily accessory to the listed uses also are allowed, except that GUEST
10 HOUSES AS ACCESSORY STRUCTURES ARE PROHIBITED AND outside storage as an accessory use is
11 limited to the lesser of 10% of the allowed lot coverage or 500 square feet.
12

Permitted, Conditional, and Special Exception Uses	RA	RLD	R1	R2	R5	R10	R15	R22
Commercial telecommunication facilities that are antennas attached to a nonresidential structure if the antenna does not exceed 15 feet in height above the structure, does not project more than two feet beyond the façade, does not support lights or signs unless required for safety reasons, and accessory structures meet the requirements of [§ 27-10-109(8)(iv)] § 27-10-109(7) of this Code	P	P	P	P	P	P	P	P
Conference retreat facilities	SE	SE	SE					
CONSTRUCTION OR SALES TRAILERS, TEMPORARY, IN AN APPROVED DEVELOPMENT ACTIVELY UNDER CONSTRUCTION	P	P	P	P	P	P	P	P
Conversion of existing single-family DETACHED dwellings [into] TO duplex [or multifamily] dwellings				SE	SE	[SE]	[SE]	
Dwellings, duplex and semi-detached				SE	[P] SE	P	P	
Piers and [water-oriented recreational facilities, structures, and uses] LAUNCHING RAMPS, community	SE	SE	SE	SE	SE	SE	SE	SE
Stables, commercial or community, and riding clubs	C	C	C					

STAGING AREAS FOR COUNTY CAPITAL PROJECTS	P	P	P	P	P	P	P	P
Swimming pools and recreational facilities, community, if located at least 50 feet from each lot line[, structure,] and dwelling unit	P	P	P	P	P	P	P	P

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27-4-301. Bulk regulations.

Except as provided otherwise in this article, the following bulk regulations are applicable in an RA District:

Minimum setbacks for accessory structures, other than sheds [less than] THAT DO NOT EXCEED 64 square feet in area [or] AND eight feet in height:	
Front lot line	50 feet
Side and rear lot lines	15 feet or, for structures less than 8 feet in height (other than swimming pools, tennis courts, basketball courts, and similar private recreational facilities accessory to single-family detached, duplex, or semi-detached dwellings), 10 feet
Corner side lot line	40 feet
Cluster development:	
Minimum lot size	20,000 square feet
Maximum lot size	120,000 square feet
Minimum width at front building restriction line	80 feet
Minimum setbacks for principal structures:	
[All lot lines]	[15 feet]
FRONT LOT LINE	5 FEET, BUT IF PARKING IS LOCATED IN THE FRONT YARD, 18 FEET
REAR LOT LINE	15 FEET
SIDE LOT LINES	10 FEET
Boundary line of the cluster development site	50 feet except that the setback may be 25 feet if the adjoining lot is an open space lot created under § 26-3-506 of this Code
Minimum setbacks from side and rear lot lines for accessory structures, other than sheds [less than] THAT DO NOT EXCEED 64 square feet in area [or] AND eight feet in height	10 feet or, for structures less than 8 feet in height (other than swimming pools, tennis courts, basketball courts, and similar private recreational facilities accessory to single-family detached, duplex, or semi-detached dwellings), 5 feet

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27-4-401. Bulk regulations.

(a) **Generally.**

(1) Except as provided otherwise in this article, the following bulk regulations are applicable in an RLD District:

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Minimum setbacks for accessory structures, other than sheds [less than] THAT DO NOT EXCEED 64 square feet in area [or] AND eight feet in height:	
Front lot line	60 feet
Side and rear lot lines	20 feet or, for structures less than 8 feet in height (other than swimming pools, tennis courts, basketball courts, and similar private recreational facilities accessory to single-family detached, duplex, or semi-detached dwellings), 10 feet
Corner side lot line	50 feet
Cluster development:	
Minimum lot size	20,000 square feet
Maximum lot size	120,000 square feet
Minimum width at front building restriction line	80 feet
[Maximum] MINIMUM setbacks for principal structures:	
[All lot lines]	[15 feet]
FRONT LOT LINE	5 FEET, BUT IF PARKING IS LOCATED IN THE FRONT YARD, 18 FEET
REAR LOT LINE	15 FEET
SIDE LOT LINES	10 FEET
Boundary line of the cluster development site	50 feet except that the setback may be 25 feet if the adjoining lot is an open space lot created under § 26-3-506 of this Code
Minimum setbacks from side and rear lot lines for accessory structures, other than sheds [less than] THAT DO NOT EXCEED 64 square feet in area [or] AND eight feet in height	10 feet or, for structures less than 8 feet in height (other than swimming pools, tennis courts, basketball courts, and similar private recreational facilities accessory to single-family detached, duplex, or semi-detached dwellings), 5 feet

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(2) A lot with an area of less than 40,000 square feet that was approved by a record plat prior to April 9, 1987, may be reviewed in accordance with the bulk regulations of [§ 27-4-701] § 27-4-601 and lot size is subject to [§ 27-4-601] § 27-4-202 of this article.

27-4-501. Bulk regulations.

Except as provided otherwise in this article, the following bulk regulations are applicable in an R1 District:

Minimum setbacks for accessory structures, other than sheds [less than] THAT DO NOT EXCEED 64 square feet in area [or] AND eight feet in height:	
Front lot line	50 feet
Side and rear lot lines	15 feet or, for structures less than 8 feet in height (other than swimming pools, tennis courts, basketball courts, and similar private recreational facilities accessory to single-family detached, duplex, or semi-detached dwellings), 10 feet
Corner side lot line	40 feet
Cluster development:	

Minimum lot size	20,000 square feet or, for adult independent dwelling unit developments served by public sewer with a minimum net area of 50 acres, 10,000 square feet
Minimum width at front building restriction line	80 feet or, for adult independent dwelling unit developments served by public sewer with a minimum net area of 50 acres, 60 feet
Minimum setbacks for principal structures:	
Front lot line	[None if there is a five foot planting and walkway area] 5 FEET, BUT IF PARKING IS LOCATED IN THE FRONT YARD, 18 FEET
Rear lot line	10 feet
Side lot [line] LINES	[10] 7 feet
[Local road]	[18 feet]
Boundary line of the cluster development site	50 feet except that the setback may be 25 feet if the adjoining lot is an open space lot created under § 26-3-506 of this Code
Minimum setbacks from side and rear lot lines for accessory structures, other than sheds [less than] THAT DO NOT EXCEED 64 square feet in area [or] AND eight feet in height	[10] 7 feet or, for structures less than 8 feet in height (other than swimming pools, tennis courts, basketball courts, and similar private recreational facilities accessory to single-family detached, duplex, or semi-detached dwellings), 5 feet

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27-4-601. Bulk regulations.

Except as provided otherwise in this article, the following bulk regulations are applicable in an R2 District:

Minimum setbacks for principal structures:	
Front lot line	30 feet
Rear lot line	25 feet
Side lot line	7 feet
[Combined side lot lines]	[20 feet]
Corner side lot line	20 feet
Principal arterial or higher classification road	40 feet
Minimum setbacks for accessory structures, other than sheds [less than] THAT DO NOT EXCEED 64 square feet in area [or] AND eight feet in height:	
Front lot line	40 feet
Side and rear lot lines	10 feet or, for structures less than 8 feet in height (other than swimming pools, tennis courts, basketball courts, and similar private recreational facilities accessory to single-family detached, duplex, or semi-detached dwellings), 5 feet
Corner side lot line	20 feet
Cluster development:	
Minimum lot size:	
Single-family detached AND DUPLEX dwellings	10,000 square feet
[Duplex or semi-detached] SEMI-DETACHED dwellings (PER UNIT)	[15,000] 6,000 square feet

Minimum width at front building restriction line	[60] 50 feet
Minimum setbacks for principal structures:	
Front lot line	[None if there is a five foot planting and walkway area] 5 FEET, BUT IF PARKING IS LOCATED IN THE FRONT YARD, 18 FEET
Rear lot line	10 feet
Side lot [line] LINES	[10] 7 feet
[Local road]	[18 feet]
Boundary line of the cluster development site	50 feet except that the setback may be 25 feet if the adjoining lot is an open space lot created under § 26-3-506 of this Code
Minimum setbacks from side and rear lot lines for accessory structures, other than sheds [less than] THAT DO NOT EXCEED 64 square feet in area [or] AND eight feet in height	[10] 7 feet or, for structures less than 8 feet in height (other than swimming pools, tennis courts, basketball courts, and similar private recreational facilities accessory to single-family detached, duplex, or semi-detached dwellings), 5 feet

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27-4-701. Bulk regulations.

Except as provided otherwise in this article, the following bulk regulations are applicable in an R5 District:

Minimum setbacks for principal structures:	
Front lot line	25 feet
Rear lot line	20 feet
Side lot [line] LINES	7 feet
[Combined side lot lines]	[20 feet]
Corner side lot line	20 feet
Principal arterial or higher classification road	[40] 35 feet
Minimum setbacks for accessory structures, other than sheds [less than] THAT DO NOT EXCEED 64 square feet in area [or] AND eight feet in height:	
Front lot line	50 feet
Side and rear lot lines	10 feet or, for structures less than 8 feet in height (other than swimming pools, tennis courts, basketball courts, and similar private recreational facilities accessory to single-family detached, duplex, or semi-detached dwellings), 5 feet
Corner side lot line	15 feet
Cluster development:	
Minimum lot size:	
Single-family detached AND DUPLEX dwellings	3,500 square feet
[Duplex or semi-detached] SEMI-DETACHED dwellings (PER UNIT)	[4,500] 2,000 square feet
Minimum width at front building restriction line	[50] 40 feet
Minimum setbacks for principal structures:	
Front lot line	[None if there is a five foot planting and walkway area] 5 FEET, BUT IF PARKING IS LOCATED IN THE FRONT YARD, 18 FEET
Rear lot line	10 feet
Side lot [line] LINES	[10] 7 feet

[Local road]	[18 feet]
Boundary line of the cluster development site	50 feet except that the setback may be 25 feet if the adjoining lot is an open space lot created under § 26-3-506 of this Code
Minimum setbacks from side and rear lot lines for accessory structures, other than sheds [less than] THAT DO NOT EXCEED 64 square feet in area [or] AND eight feet in height	[10] 7 feet or, for structures less than 8 feet in height (other than swimming pools, tennis courts, basketball courts, and similar private recreational facilities accessory to single-family detached, duplex, or semi-detached dwellings), 5 feet

1 **27-4-801. Bulk regulations.**

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(a) **Generally.** Except as provided otherwise in this article, the following bulk regulations are applicable in an R10 District:

Maximum coverage by structures AND PARKING	45% of gross area
[Minimum coverage by open area]	[50% of gross area]
Minimum setbacks for accessory structures, other than sheds [less than] THAT DO NOT EXCEED 64 square feet in area [or] AND eight feet in height:	
Side and rear lot lines	[10] 7 feet or, for structures less than 8 feet in height (other than swimming pools, tennis courts, basketball courts, and similar private recreational facilities accessory to single-family detached, duplex, or semi-detached dwellings), 5 feet
Corner side lot line	15 feet
[Maximum number of dwelling units per multifamily structure]	[20]

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(b) **Exception.** A single-family detached dwelling on a lot in a recorded subdivision shall comply with the bulk regulations of the R5 District.

10 **27-4-901. Bulk regulations.**

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(a) **Generally.** Except as provided otherwise in this article, the following bulk regulations are applicable in an R15 District:

[Minimum lot size:]	
[Single-family detached dwellings]	[7,000 square feet]
[Multifamily dwelling structures]	[12,000 square feet]
[Duplex and semi-detached dwellings]	[9,000 square feet]
Maximum coverage by [multifamily dwellings] STRUCTURES AND PARKING	[25%] 45% of gross area
[Minimum coverage by open area]	[50% of gross area]
Minimum setbacks for accessory structures, other than sheds [less than] THAT DO NOT EXCEED 64 square feet in area [or] AND eight feet in height:	

Side and rear lot lines	[10] 7 feet or, for structures less than 8 feet in height (other than swimming pools, tennis courts, basketball courts, and similar private recreational facilities accessory to single-family detached, duplex, or semi-detached dwellings), 5 feet
Corner side lot line	15 feet
[Maximum number of dwelling units per multifamily structure]	[20]

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(b) **Exception.** A single-family detached dwelling on a lot in a recorded subdivision shall comply with the bulk regulations of the R5 District.

27-4-1001. Bulk regulations.

[(a)] Except as provided otherwise in this article, the following bulk regulations are applicable in an R22 District:

[Minimum lot size:]	
[For each dwelling unit]	[1,900 square feet]
[For each multifamily dwelling structure]	[16,000 square feet]
Maximum coverage by [multifamily dwellings]	[20%] 45% of gross area
STRUCTURES AND PARKING	
[Minimum coverage by open area]	[50% of gross area]
Minimum setbacks for accessory structures other than sheds [less than] THAT DO NOT EXCEED 64 square feet in area [or] AND eight feet in height:	
Side and rear lot lines	[10] 7 feet, or, for structures less than 8 feet in height (other than swimming pools, tennis courts, basketball courts, and similar private recreational facilities accessory to single-family detached, duplex, or semi-detached dwellings), 5 feet
Corner side lot line	15 feet

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[(b) A single-family detached dwelling on a lot in a recorded subdivision shall comply with the bulk regulations of the R5 District.]

TITLE 5. COMMERCIAL DISTRICTS

27-5-102. Permitted, conditional, special exception, and business complex auxiliary uses.

The permitted, conditional, and special exception uses allowed in each of the commercial districts, and uses auxiliary to a business complex, are listed in the chart in this section using the following key: P = permitted use; C = conditional use; SE = special exception use; and A = auxiliary to a business complex use. A blank means that the use is not allowed in the district. Except as provided otherwise in this article, uses and structures customarily accessory to permitted, conditional, and special exception uses also are allowed.

Permitted, Conditional, and Special Exception Uses	C1	C2	C3	C4
Alcoholic beverage [sales and] uses AS ACCESSORY TO OTHER USES	[P]C	[P]C	[P]C	[P]C

Commercial recreational facilities, including miniature golf; driving ranges; tennis, racquet, and handball barns or courts; artificial ski slopes; indoor soccer; bowling alleys; BMX bike, skateboard or roller blade parks; GO-CARTING; and skating rinks		P	P	P
Commercial telecommunication facilities that are antennas attached to a structure if the antenna does not exceed 15 feet in height above the structure, does not project more than two feet beyond the façade, does not support lights or signs unless required for safety reasons, and accessory structures meet the requirements of [§ 27-10-109(8)(iv)] § 27-10-109(7) of this Code	P	P	P	P
Conference centers		P	P	P
CONSTRUCTION OR SALES TRAILERS, TEMPORARY, IN AN APPROVED DEVELOPMENT ACTIVELY UNDER CONSTRUCTION	P	P	P	P
Home centers and building supply stores			P	P
HOME OCCUPATIONS	C	C	C	C
Package goods stores	[P]C	A	[P]C	[P]C
Small engine repair if all work is done inside a building and there is no outside storage	P		P	P
STAGING AREAS FOR COUNTY CAPITAL PROJECTS	P	P	P	P

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TITLE 6. INDUSTRIAL DISTRICTS

27-6-103. Permitted, conditional, and special exception uses.

The permitted, conditional, and special exception uses allowed in each of the industrial districts are listed in the chart in this section using the following key: P = permitted use; C = conditional use; SE = special exception use; and A= auxiliary use to a business complex use. A blank means that the use is not allowed in the district. Except as provided otherwise in this article, uses and structures customarily accessory to permitted, conditional, and special exception uses also are allowed, EXCEPT THAT OUTSIDE STORAGE AS AN ACCESSORY USE IN W1 IS LIMITED TO 15% OF THE ALLOWED LOT COVERAGE.

Permitted, Conditional, and Special Exception Uses	W1	W2	W3
Commercial recreational facilities, including miniature golf; driving ranges; tennis, racquet, and handball barns or courts;		P	

artificial ski slopes; indoor soccer; bowling alleys; BMX bike, skateboard or roller blade parks; GO-CARTING; and skating rinks			
Commercial telecommunication facilities that are antennas attached to a structure if the antenna does not exceed 15 feet in height above the structure, does not project more than two feet beyond the façade, does not support lights or signs unless required for safety reasons, and accessory structures meet the requirements of [§ 27-10-109(8)(iv)] § 27-10-109(7) of this Code	P	P	P
Conference centers	P		
CONSTRUCTION OR SALES TRAILERS, TEMPORARY, IN AN APPROVED DEVELOPMENT ACTIVELY UNDER CONSTRUCTION	P	P	P
Heliports	SE	SE	SE
HOME OCCUPATIONS	C	C	C
Outside storage as a principal use	[C]	P	P
Stadiums, commercial	SE	SE	SE
STAGING AREAS FOR COUNTY CAPITAL PROJECTS	P	P	P

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TITLE 7. MARITIME DISTRICTS

27-7-106. Bulk regulations.

Except as provided otherwise in this article, the following bulk regulations are applicable in a maritime district:

Minimum setbacks for commercial piers, [buoy] PILING installations, launching facilities, covered and uncovered slips	25 feet from side limits of marina basin
Minimum setbacks for arc swing of a boat secured to A mooring [buoy] PILING	10 feet from side limits of marina basin

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27-7-107. Permitted, conditional, and special exception uses.

The permitted, conditional, and special exception uses allowed in each of the Maritime group districts are listed in the chart in this section using the following key: P = permitted use; C = conditional use; SE = special exception use. A blank means that the use is not allowed in the district. Except as provided otherwise in this article, uses and structures customarily accessory to the listed uses also are allowed.

Permitted, Conditional, and Special Exception Uses	MA1	MA2	MA3	MB	MC
Commercial telecommunication facilities that are antennas attached to a structure if the antenna does not exceed 15 feet in height above the structure, does not project more than two feet beyond the façade, does not support lights or signs unless required for safety reasons, and accessory structures meet the requirements of [§ 27-10-109(8)(iv)] § 27-10-109(7) of this Code				P	P
Construction of watercraft		P		P	P
CONSTRUCTION OR SALES TRAILERS, TEMPORARY, IN AN APPROVED DEVELOPMENT ACTIVELY UNDER CONSTRUCTION	P	P	P	P	P
Heliports				SE	SE
HOME OCCUPATIONS	C	C	C	C	C
Piers[,] and [water-oriented recreational facilities, structures, and uses] LAUNCHING RAMPS, community	C				
Piers, commercial		P	P	P	P
Sale of watercraft, marine engines, and watercraft trailers		P		P	P
STAGING AREAS FOR COUNTY CAPITAL PROJECTS	P	P	P	P	P

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TITLE 8. MIXED USE DISTRICTS

27-8-301. Permitted uses; conditional uses.

(b) **Categories in chart.** The chart in this section divides the permitted and conditional uses allowed under the optional method of development into the categories of residential, retail and service, office, and industrial, and the uses are subject to the percentage limitations on those categories described in § 27-8-302.

	MXD-R	MXD-C	MXD-E	MXD-T
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Retail and Service				
Commercial recreational facilities, including miniature golf; driving ranges; tennis, racquet, and handball barns or courts; artificial ski slopes; indoor soccer; bowling alleys; BMX bike, skateboard or roller blade parks; GO-CARTING; and skating rinks	P	P	P	P
Consignment shops, except pawn shops	P	P		P
CONSTRUCTION OR SALES TRAILERS, TEMPORARY, IN AN APPROVED DEVELOPMENT ACTIVELY UNDER CONSTRUCTION	P	P	P	P
Sporting and athletic goods manufacturing			P	
STAGING AREAS FOR COUNTY CAPITAL PROJECTS	P	P	P	P
Swimming pools and recreational facilities, community, if located at least 50 feet from each lot line[, structure,] and dwelling unit	P	P	P	P

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TITLE 9. OTHER ZONING DISTRICTS

27-9-202. Permitted, conditional, and special exception uses.

The permitted, conditional, and special exception uses allowed in Open Space Districts are listed in the chart in this section using the following key: P = permitted use; C = conditional use; SE = special exception use. Except as provided otherwise in this article, uses and structures customarily accessory to the listed uses also are allowed.

Permitted, Conditional, and Special Exception Uses	
Commercial telecommunication facilities that are antennas attached to a nonresidential structure if the antenna does not exceed 15 feet in height above the structure, does not project more than two feet beyond the façade, does not support lights or signs unless required for safety reasons, and accessory structures meet the requirements of [§ 27-10-109(8)(iv)] § 27-10-109(7) of this Code	P
Conservation uses, practices, and structures for the maintenance of the natural environment	P
[Piers, commercial]	[P]
Residential uses, existing	P

STAGING AREAS FOR COUNTY CAPITAL PROJECTS	P
Structures, temporary, for boating, swimming, fishing, hunting, golf courses, ice skating, nature study, picnic areas, play areas, stables, and stands for the sale of products raised on the premises	P

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27-9-402. Permitted and conditional uses.

The permitted and conditional uses allowed in the Small Business Districts are listed in the chart in this section using the following key: P = permitted use; C = conditional use; SE = special exception use. Except as provided otherwise in this article, uses and structures customarily accessory to the listed uses also are allowed. Outside storage as an accessory use is not allowed, except that the owner-occupant of a dwelling may store on the lot one commercial vehicle or a vehicle used for commercial purposes having a manufacturer's rating capacity of not more than one ton.

Permitted and Conditional Uses	
Commercial telecommunication facilities for testing purposes or emergency services for a period not exceeding 30 days if the facility is a monopole not exceeding 100 feet in height and is located at least 300 feet from any dwelling	P
CONSTRUCTION OR SALES TRAILERS, TEMPORARY, IN AN APPROVED DEVELOPMENT ACTIVELY UNDER CONSTRUCTION	P
Shoe repair shops	P
STAGING AREAS FOR COUNTY CAPITAL PROJECTS	P

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TITLE 10. REQUIREMENTS FOR CONDITIONAL USES

27-10-107. Business complexes with auxiliary uses.

A business complex with auxiliary uses shall comply with all of the following requirements.

(1) Auxiliary uses may occupy no more than 50% of the floor area of a business complex.

(2) Any auxiliary use may not occupy more than 25,000 square feet of floor area.

[(3) At least 50% of the floor area of the business complex shall consist of uses allowed in the zoning district in which the property is located.

(4)] (3) For an entertainment complex, including a multi-screen complex:

(i) the facility shall be located in a business complex of at least 100 acres that is located within one mile of a freeway;

(ii) the facility shall abut an arterial or greater capacity road; and

(iii) not more than one facility may be constructed in the business complex.

1 **27-10-108. Carnivals, circuses, and fairs, temporary.**

2
3 A temporary carnival, circus, or fair shall comply with all of the following requirements.

4
5 (2) In commercial and industrial districts:

6
7 (i) the use shall be located on a lot of at least one acre; and

8
9 (ii) the principal vehicular access for the use shall be located on a collector OR HIGHER
10 CLASSIFICATION road within one-half mile of a freeway or arterial road and may not draw traffic through
11 local roads in nearby residentially zoned areas.

12
13 **27-10-112. Dwelling units, accessory.**

14
15 An accessory dwelling unit shall comply with all of the following requirements.

16
17 (1) An accessory dwelling unit shall be located in a principal dwelling unit that is located on a lot of at
18 least [15,000] 14,000 square feet.

19
20 **27-10-114. Dwellings, multifamily.**

21
22 [A multifamily dwelling in a commercial district] MULTIFAMILY DWELLINGS shall comply with all of
23 the following requirements.

24
25 (1) Net density may not exceed 12 units per acre in a C1 District, 22 units per acre in a C2 District, or
26 15 units per acre in a C3 District.

27
28 (2) [Multifamily dwelling units] THE DEVELOPMENT shall [be located in structures that contain]
29 INCLUDE commercial uses [with vestibules or entrances] that [are separate from the commercial uses] EQUAL
30 AT LEAST 25% OF THE FLOOR AREA IN A C1 DISTRICT, 50% OF THE FLOOR AREA IN A C2
31 DISTRICT, AND 50% OF THE FLOOR AREA IN A C3 DISTRICT.

32
33 [(3) Commercial use of the floor area of a structure shall be at least 25% in a C1 District, 50% in a C2
34 District, and 50% in a C3 District.]

35
36 (3) IF COMMERCIAL USES ARE INCLUDED WITHIN A MULTIFAMILY DWELLING, THE
37 DWELLING UNITS SHALL HAVE ENTRANCES THAT ARE SEPARATE FROM THE ENTRANCES TO
38 THE COMMERCIAL USES.

39
40 **27-10-115. Dwellings, townhouses.**

41
42 Townhouses shall comply with all of the following requirements.

43
44 (1) The bulk regulations contained in the following chart shall be met:

Minimum setbacks for a townhouse structure:	
Front lot line:	[18] 5 feet, BUT IF PARKING IS LOCATED IN THE FRONT YARD, 18 FEET
[Units with front load garages]	[18 feet]
[Units without front load garages]	[10 feet]
Side lot line for end units	5 feet
Rear lot line	10 feet

46
47 **[27-10-122. Outside storage as a principal use.**

1 Outside storage as a principal use shall comply with all of the following requirements.

2 (1) Ground coverage may not exceed 15% of the allowed coverage area of the lot.

3

4 (2) Storage shall be located in a side or rear yard.]

5

6

7 **27-10-122. Package goods stores.**

8

9 A PACKAGE GOODS STORE SHALL COMPLY WITH ALL OF THE FOLLOWING
10 REQUIREMENTS.

11

12 (1) THE USE SHALL BE LICENSED BY THE BOARD OF LICENSE COMMISSIONERS.

13

14 (2) AN OFF-SALE ALCOHOLIC BEVERAGE LICENSE USE SHALL BE LOCATED AWAY
15 FROM PUBLIC PARKS, SCHOOLS, AND RELIGIOUS FACILITIES BY AT LEAST THE DISTANCE
16 REQUIRED BY ARTICLE 2B, § 9-203(C) OF THE STATE CODE. FOR STRUCTURES, THE DISTANCE
17 SHALL BE MEASURED IN A STRAIGHT LINE FROM ENTRY TO ENTRY EXCEPT THAT WHEN
18 MEASURING DISTANCE FROM A PUBLIC PARK, THE DISTANCE SHALL BE MEASURED FROM
19 THE ENTRY OF THE OFF-SALE ALCOHOLIC BEVERAGE USE TO THE LOT LINE OF THE PARK.

20

21 **27-10-123. Piers and launching ramps, community.**

22

23 A community pier or [a community water-oriented recreational facility, structure, or use] LAUNCHING
24 RAMP shall comply with all of the following requirements.

25

26 (1) The facility shall be located on a lot of at least 30,000 square feet that is owned by a homeowner's
27 association.

28

29 (2) The facility shall be established and operated for the benefit of the residents of a recorded
30 residential riparian subdivision.

31

32 (3) Adverse effects on water quality and fish, plant, and wildlife habitat shall be minimized.

33

34 (4) Nonwater-dependent structures or operations associated with water-dependent projects or activities
35 shall be located outside the buffer to the extent possible.

36

37 (5) Disturbance to the buffer shall be the minimum necessary to provide a single point of access to the
38 facility.

39

40 (6) Food, fuel, or other goods and services may not be offered for sale.

41

42 [(7) Adequate and clean sanitary facilities shall be provided.]

43

44 [(8)](7) When a community pier with slips is provided as part of a new residential riparian subdivision,
45 private piers in the subdivision are prohibited.

46

47 [(9)](8) The number of slips allowed with a community pier shall be the lesser of the following:

48

49 (i) one slip for each 50 feet of shoreline in a subdivision located in an intense or limited
50 development area, and one slip for each 300 feet of shoreline in a subdivision located in a resource conservation
51 area; or

52

53 (ii) a density of slips to platted lots or dwellings in the critical area in accordance with the
54 following chart:

55

Platted Lots or Dwellings	Slips
Up to 15	1 for each lot

16 to 40	15 or 75%, whichever is greater
41 to 100	30 or 50%, whichever is greater
101 to 300	50 or 25%, whichever is greater
More than 300	75 or 15%, whichever is greater

1
2 [(10) The accessory uses to a community pier shall be those set forth in § 27-7-107 for an MA1
3 District.]

4
5 **TITLE 11. REQUIREMENTS FOR SPECIAL EXCEPTION USES**

6
7 **27-11-119. Conversion of existing single-family detached dwellings to duplex dwellings.**

8
9 The conversion of [a] AN EXISTING single-family DETACHED dwelling to a duplex [or multifamily]
10 dwelling shall comply with all of the following requirements.

11
12 (1) The structure to be converted shall have been in existence as a single-family dwelling for at least
13 [two] FIVE years before the filing of [the] AN application FOR A SPECIAL EXCEPTION.

14
15 (2) No more than two dwelling units are allowed in a structure located in R2 or R5 Districts and no
16 more than five dwelling units are allowed in a structure located in an R10 District.

17
18 (3) (2) A converted dwelling unit shall have at least two rooms in addition to a kitchen and bathroom.

19
20 (4) (3) The lot on which the structure is located shall be at least 14,000 square feet [for conversion to
21 a duplex or, for conversion to a multifamily dwelling, at least 14,000 square feet plus an additional 2,000 square
22 feet for each dwelling unit exceeding two].

23
24 (5) (4) The lot is served by public water and public sewer.

25
26 **27-11-123. Dwellings, duplexes and semi-detached.**

27
28 A duplex or semi-detached dwelling development shall be [clustered] A CLUSTER DEVELOPMENT in
29 accordance with the requirements of [§ 27-4-601 of this article] THE DISTRICT IN WHICH THE USE IS
30 LOCATED.

31
32 **27-11-136. Piers and launching ramps, community.**

33
34 A community pier or [a community water-oriented recreational facility, structure, or use] LAUNCHING
35 RAMP shall comply with all of the following requirements.

36
37 (1) The facility shall be located on a lot of at least 30,000 square feet that is owned by a homeowner's
38 association.

39
40 (2) Adverse effects on water quality and fish, plant, and wildlife habitat shall be minimized.

41
42 (3) Nonwater-dependent structures or operations associated with water-dependent projects or activities
43 shall be located outside the buffer to the extent possible.

44
45 (4) Disturbance to the buffer shall be the minimum necessary to provide a single point of access to the
46 facility.

47
48 (5) Food, fuel, or other goods and services may not be offered for sale[, and adequate and clean
49 sanitary facilities shall be provided].

50
51 (6) When a community pier with slips is provided as part of a new residential riparian subdivision,
52 private piers in the subdivision are prohibited.

53

(7) The number of slips allowed with a community pier shall be the lesser of the following:

(i) one slip for each 50 feet of shoreline in a subdivision located in an intense or limited development area, and one slip for each 300 feet of shoreline in a subdivision located in a resource conservation area; or

(ii) a density of slips to platted lots or dwellings in the critical area in accordance with the following chart:

Platted Lots or Dwellings in the Critical Area	Slips
Up to 15	1 for each lot
16 to 40	15 or 75%, whichever is greater
41 to 100	30 or 50%, whichever is greater
101 to 300	50 or 25%, whichever is greater
More than 300	75 or 15%, whichever is greater

[(8) The accessory uses to a community pier shall be those set forth in § 27-7-107 for an MA1 District.]

TITLE 12. SPECIAL USES

27-12-203. Bulk regulations.

(e) **Bulk regulations.** The following bulk regulations are applicable to a PUD:

Zoning district	Minimum site area	MINIMUM [Dwelling] DWELLING unit composition of total units	Maximum coverage by structures in residential areas	Minimum open area in residential areas
RA, RLD, R1	20 acres	40% are single-family dwellings	30%	40%
R2	20 acres	30% are single-family dwellings	30%	40%
R5	20 acres	30% are single-family dwellings	30%	40%
R10, R15	10 acres	10% are single-family dwellings or townhouses	30%	45%
R22	10 acres	10% are single-family dwellings or townhouses	25%	50%

TITLE 14. OTHER OVERLAYS

27-14-301. Scope.

(A) **Revitalization maps.** This subtitle applies to commercial revitalization areas as shown on a map adopted by the County Council, except that this subtitle does not apply to the commercial revitalization area shown ON THE MAP as Area H.

(B) **Particular properties.** THIS SUBTITLE APPLIES TO A PARTICULAR PROPERTY WITHIN A COMMERCIAL REVITALIZATION AREA ONLY IF THE PROPERTY HAS:

(1) AT LEAST ONE VACANT STRUCTURE OR A STRUCTURE THAT IS AKIN TO VACANT EVEN IF LEASED ON A TEMPORARY BASIS; AND

(2) AT LEAST ONE STRUCTURE THAT CONTAINED A COMMERCIAL USE FOR AT LEAST FIVE YEARS.

[27-14-302. Lot size and access.

1
2 A use in a commercial revitalization area shall be located on a lot of at least two acres that is located on an
3 arterial or collector road.]

4 **27-14-302. General provisions.**

5
6 A PROPERTY THAT QUALIFIES TO USE THE PROVISIONS OF THIS SUBTITLE MAY UTILIZE
7 EXISTING STRUCTURES OR NEW STRUCTURES, EXCEPT THAT A SELF-SERVICE STORAGE
8 FACILITY SHALL BE LOCATED IN AN EXISTING STRUCTURE AND THE STRUCTURE MAY NOT
9 BE EXPANDED TO PROVIDE ADDITIONAL STORAGE UNITS. A COMMERCIAL REVITALIZATION
10 PROPERTY MAY CONTAIN A SINGLE USE OR BE A BUSINESS COMPLEX OR A SUBDIVISION.
11

12 **27-14-303. Uses.**

13
14 (a) **In a C4 District.** The uses allowed [in a commercial revitalization area for a lot] FOR A
15 COMMERCIAL REVITALIZATION PROPERTY with underlying zoning of C4 are the permitted,
16 conditional, and special exception uses set forth in § 27-5-102 for C3 and C4 Districts.
17

18 (b) **In a C3 District.** The uses allowed [in a commercial revitalization area for a lot] FOR A
19 COMMERCIAL REVITALIZATION PROPERTY with underlying zoning of C3 are the permitted,
20 conditional, and special exception uses set forth in § 27-5-102 for a C3 District, except that outside storage
21 accessory to other uses shall be limited to 10% of the square footage of the [uses on the lot] STRUCTURE TO
22 WHICH IT RELATES and the following additional uses are allowed AS PERMITTED USES:
23

24 (1) animal hospitals [or] AND veterinary clinics;

25 [(2) appliance sales and service facilities;

26 [(3)] (2) carpet cleaning [facilities] ESTABLISHMENTS;

27 [(4) dwelling units, multifamily;

28 [(5)] (3) linen supply establishments;

29 [(6) schools, public charter, and schools, private: academic, arts, business, technical, or trade;

30 [(7)] (4) self-service storage facilities if:

31 [(i) the facility consists of one or more structures that may contain self-service storage units,
32 offices, caretaker residences, and parking;

33 [(ii) all of the individual units at the facility are located within existing structures that may not be
34 expanded to provide additional storage units;]

35 [(iii)] (I) the facility does not exceed 45 feet in height;

36 [(iv)] (II) accessory structures [related to the operation, such as offices and caretaker residences,]
37 are connected to [an] existing [structure that contains a self-service storage facility] STRUCTURES;

38 [(v)] (III) access to individual units is provided only through the interior of the facility;

39 [(vi)] (IV) entrances or overhead loading doors are not visible from a road or adjoining property at
40 ground level, exclusive of access driveways or gates; and

41 [(vii)] (V) THERE IS NO outside storage [is not part of the facility];

42 [(8)] (5) sign shops, including painting and fabrication;

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1 [(9)] (6) swimming pool AND SPA sales, WITH OUTDOOR DISPLAY;

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3 [(10)] (7) taxidermists; and

4 [(11)] (8) vending businesses.

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6 (c) **Other residential use provisions.** [A lot may contain a single use or be a business complex or
7 residential subdivision. A lot may include a combination of commercial and residential uses if all of the
8 following requirements are met.] FOR RESIDENTIAL DEVELOPMENT OF A COMMERCIAL
9 REVITALIZATION PROPERTY:

10

11 [(1)] Not more than 50% of the lot may be used for residential purposes on a lot of five acres or less.

12

13 [(2)] Not more than 65% of the lot may be used for residential purposes on a lot of more than five acres.

14

15 [(3)] (1) [Density] DENSITY may not exceed 22 dwelling units [per] FOR EACH acre OF NET
16 AREA[.];

17

18 [(2)] THE NUMBER OF DWELLING UNITS ALLOWED IN A GIVEN AREA SHALL BE APPLIED
19 IN THE AGGREGATE, RATHER THAN SEPARATELY TO INDIVIDUAL LOTS; AND

20

21 [(4)] (3) [An] AN area equal to 10% of the gross square footage of [a] THE residential [structure]
22 STRUCTURES shall be set aside for use by the residents of the development as{:

23

24 [(i)] an outdoor recreational area, such as a pocket park, plaza, or courtyard that may include
25 amenities such as benches, gazebos, and shade trees;

26

27 [(ii)] an indoor recreational facility, such as a community room, gymnasium, or swimming pool; or

28

29 [(iii)] a combination of an outdoor recreational area and indoor recreational facility, AND THE
30 PROVISIONS OF § 26-3-506 DO NOT APPLY.

31

32 **27-14-401. General criteria.**

33

34 (b) **Uses.** Uses allowed by existing zoning classifications are allowed in the periphery, center, and core
35 areas of the Parole Town Center Growth Management Area. IN ADDITION, THE USES SET FORTH IN
36 SUBTITLE 9 OF TITLE 7 OF ARTICLE 26 OF THIS CODE ARE ALLOWED TO THE EXTENT
37 PERMITTED BY THAT SUBTITLE.

38

39 TITLE 16. ADMINISTRATIVE HEARINGS

40

41 **27-16-201. Applications.**

42

43 (b) **Contents of administrative site plan.** An administrative site plan shall include:

44

45 (1) the outline of the property with scale and north arrow;

46

47 (2) zoning boundaries;

48

49 (3) critical area and bog protection areas;

50

51 (4) [construction] EXISTING AND PROPOSED STRUCTURES and uses ;

52

53 (5) setbacks, parking, and landscaping;

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55 (6) access and interior road circulation;

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57 (7) utilities and drainage structures;

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- (8) easements of record;
- (9) forested areas, tidal and nontidal wetlands, mean high water lines, and streams;
- (10) floodplains [and slopes of 15% or more];
- (11) for sites in the critical area, field run topography at two-foot intervals if the site has slopes of 15% or more;
- (12) for sites not in the critical area, field run topography at two-foot intervals if the site has slopes of 25% or more; and
- (13) a vicinity map.

27-16-405. Time period after which variances and special exceptions are void.

(a) **Expiration by operation of law.** A variance or special exception THAT IS NOT EXTENDED OR TOLLED expires by operation of law unless the applicant within [one year] 18 MONTHS of the granting of the variance or special exception (1) obtains a building permit or (2) files an application for subdivision. Thereafter, the variance or special exception shall not expire so long as (1) construction proceeds in accordance with the permit or (2) a record plat is recorded among the land records pursuant to the application for subdivision, the applicant obtains a building permit within one year after recordation of the plat, and construction proceeds in accordance with the permit. [The pendency of litigation may toll these time periods as provided by law, and an applicant may file for a variance to extend the time periods.]

TITLE 17. ENFORCEMENT AND PENALTIES

27-17-103. Commercial vehicles in residentially zoned districts.

(A) **More than one ton.** A vehicle [with commercial registration] WITH A MANUFACTURER’S RATING CAPACITY OF MORE THAN ONE TON may not be parked [on a lot] in a residentially zoned district except to provide[:

- (1)] temporary service[; or
- (2) transportation to and from a place of employment if the vehicle is an automobile, pickup truck, or van having a manufacturer’s rating capacity of not more than one ton and only one such vehicle is parked in connection with any one lot].

(B) **One ton or less.** UP TO TWO VEHICLES USED FOR COMMERCIAL PURPOSES WITH A MANUFACTURER’S RATING OF ONE TON OR LESS MAY BE PARKED IN A RESIDENTIALLY ZONED DISTRICT, EXCEPT THAT MORE THAN TWO SUCH VEHICLES MAY BE PARKED IN A RESIDENTIALLY ZONED DISTRICT TO PROVIDE TEMPORARY SERVICE.

TITLE 18. FEES

27-18-101. Fees

The following fees shall be paid as provided in the following chart, except that fees paid on an application governed by the law as it existed prior to the effective date of Bill No. 4-05 shall be credited against the fees in the following chart if the application is withdrawn and a new application is filed under this article:

Category	Fee

Title 16 applications:	
Critical area reclassification or declassification	\$1,000
Rezoning	\$1,000
Special exception (or modification) for a solid waste facility	\$2,500
Special exception (or modification) for any other use	\$1,000
Variance for a single-family [detached] dwelling or an accessory structure for a single-family [detached] dwelling	\$150
Variance for any other use	\$400

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SECTION 4. *And be it further enacted,* That those parts of a section or subsection of the Anne Arundel County Code (1985, as amended) that are not set forth in Section 2 of this Ordinance are not affected by this Ordinance, it specifically being the intent of the County Council to repeal, renumber, and repeal and reenact only those parts of sections or subsections affected by this Ordinance.

SECTION 5. *And be it further enacted,* That this Ordinance shall take effect 45 days from the date it becomes law.