

COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS

165 Attachment 1

Town of Bel Air

Permitted Use Tables

Table 3-1, Amusement/Entertainment

Principal permitted uses for specific zoning districts

[Amended 10-1-2012 by Ord. No. 754-12; 4-3-2017 by Ord. No. 780-17]

| Use Classification | Zoning Districts | | | | | | | |
|---|------------------|-----|-----|-----|-----|----------|----------|-----|
| | R-1 | R-2 | R-3 | R-O | B-1 | B-2/B-2A | B-3/B-3A | M-1 |
| Adult entertainment center | | | | | | | SE | |
| Arena/stadium | | | | | | | P | P |
| Bowling alley | | | | | | P | P | P |
| Amusement center | | | | | | SD | SD | SD |
| Country club, golf, tennis, swim club, Banquet facility | SE | SE | SE | SE | SE | SE | SE | SE |
| Fortune telling | | | | | | | SE | |
| Ice/roller rink | | | | | | P | P | P |
| Microbrewery/winery/distillery | | | | | | SD | SD | SD |
| Recreation, indoor | | | | | | SD | SD | SD |
| Recreation, outdoor | P | P | P | P | P | P | P | P |
| Smoking lounge | | | | | | | SE | SE |
| Tavern | | | | | | SD | SD | SD |
| Tavern with entertainment | | | | | | SE | SE | SE |
| Theater | | | | | P | P | P | P |

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A blank cell indicates that the use is not permitted

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Table 3-2, Industrial
Principal permitted uses for specific zoning districts
[Amended 4-3-2017 by Ord. No. 780-17]

| Use Classification | Zoning Districts | | | | | | | |
|--------------------------------|------------------|-----|-----|-----|-----|----------|----------|-----|
| | R-1 | R-2 | R-3 | R-O | B-1 | B-2/B-2A | B-3/B-3A | M-1 |
| Construction supply/service | | | | | | SD | SD | P |
| Electronics supply and service | | | | | | | SD | P |
| Electric substation | P | P | P | P | P | P | P | P |
| Feed and grain mill | | | | | | | | SD |
| Fuel storage facility | | | | | | | SE | SE |
| Manufacturing, primary | | | | | | | | SE |
| Manufacturing, secondary | | | | | | | SD | P |
| Medical, equipment and supply | | | | | | SD | P | P |
| Passenger transit | | | | | | | P | P |
| Printing and publishing | | | | | | SD | P | P |
| Vehicle/equipment storage | | | | | | | SE | SE |
| Warehousing | | | | | | | SE | SE |

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COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS

Table 3-3, Institutional
Principal permitted uses for specific zoning districts
[Amended 4-3-2017 by Ord. No. 780-17]

| Use Classification | Zoning Districts | | | | | | | |
|---|------------------|-----|-----|-----|-----|----------|----------|-----|
| | R-1 | R-2 | R-3 | R-O | B-1 | B-2/B-2A | B-3/B-3A | M-1 |
| Cemetery | SE | SE | SE | SE | SE | SE | SE | SE |
| Country Club, civic, service-club, fraternal organization | SE | SE | SE | SE | SE | SE | SE | SE |
| Community center | SE | SE | SE | SE | P | P | P | P |
| Convent | P | P | P | P | P | P | P | P |
| Day care, group | | SE | SE | SE | SE | SE | SE | SE |
| Dormitory | | SE | SE | SD | SD | SD | SD | |
| Fire station | SE | SE | SE | SE | SE | SE | SE | SE |
| Hospital | SD | SD | SD | SD | SD | SD | SD | SD |
| House of worship | P | P | P | P | P | P | P | P |
| Library | | | P | P | P | P | P | P |
| Nursing home, assisted living, | SE | SE | SE | SE | SE | SE | SE | SE |
| Parks and recreation area | P | P | P | P | P | P | P | P |
| Post office | | | | | | P | P | P |
| Prison | | | | | | | SD | SD |
| Recycling and reuse center | | | | | | | SE | SE |
| School, college, university* | SE | SE | SE | SE | SE | SE | SE | SE |

* Minor school expansions of less than 5,000 square feet permitted by right, special exception approval not required.

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Table 3-4, Natural Resources
Principal permitted uses for specific zoning districts
[Amended 4-3-2017 by Ord. No. 780-17]

| Use Classification | Zoning Districts | | | | | | | |
|-------------------------------------|------------------|-----|-----|-----|-----|----------|----------|-----|
| | R-1 | R-2 | R-3 | R-O | B-1 | B-2/B-2A | B-3/B-3A | M-1 |
| Agricultural products — processing | | | | | | | | SE |
| Greenhouse and nursery — commercial | | | | | | SD | P | P |
| Mining/mineral extraction | | | | | | | | SE |

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COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS

Table 3-5, Residential

Principal permitted uses for specific zoning districts

[Amended 2-21-2012 by Ord. No. 748-12; 4-3-2017 by Ord. No. 780-17; 4-2-2018 by Ord. No. 783-18; 9-16-2019 by Ord. No. 792-19]

| Use Classification | Zoning Districts | | | | | | | |
|---|------------------|---------|---------|-----|-----|----------|----------|-----|
| | R-1 | R-2 | R-3 | R-O | B-1 | B-2/B-2A | B-3/B-3A | M-1 |
| Dwellings | | | | | | | | |
| Cottage housing Accessory dwelling unit | SE SD | P SD | P SD | P | P | P | P | |
| Multifamily (apartment/condo) | | | SD | SD | P | P | P | P |
| Semidetached | | P | P | P | P | P | P | |
| Single-family detached | P | P | P | P | P | P | P | |
| Townhouse | | P | P | P | P | P | P | P |
| Two-family/duplex | | P | P | P | P | P | P | |
| Bed-and-breakfast | SE** | SE** | SE | SE | P | P | P | |
| Boardinghouse | | | SE | SE | SE | SE | SE | |
| Community shelter | | | SE | SE | SE | SD | SD | |
| Day care, family | P | P | P | P | P | P | P | |
| Group home, large | | | SD | SD | P | P | P | P |
| Group home, small | P | P | P | P | P | P | P | P |
| Halfway house | | | | SE | SE | SE | SE | |
| Home occupation* | P/SE | P/SE | P/SE | P | P | P | P | |
| 55 and over housing | | | SE | SE | SE | SE | SE | P |
| Mixed-use center | | | | SD | SD | SD | SD | |

* Home occupations occupying not more than 300 square feet and employing only persons residing within the home are permitted as right. Home occupations occupying in excess of 300 square feet and/or employing persons residing outside of the home require special exception approval **based upon Section 165-53.G(2)(i)**

** Permitted in R-1 and R-2 Transition Overlay District as special exception. Not permitted elsewhere in these districts.

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Table 3-6, Retail Uses
Principal permitted uses for specific zoning districts
[Amended 4-3-2017 by Ord. No. 780-17]

| Use Classification | Zoning Districts | | | | | | | |
|------------------------------------|------------------|-----|-----|-----|-----|----------|----------|-----|
| | R-1 | R-2 | R-3 | R-O | B-1 | B-2/B-2A | B-3/B-3A | M-1 |
| Antique shop/art gallery/museum | | | | SE | P | P | P | P |
| Auction house | | | | | | | P | P |
| Catalog showroom | | | | | | P | P | P |
| Convenience good | | | | | | P | P | P |
| Department store | | | | | | P | P | P |
| Discount store | | | | | | P | P | P |
| Farmers market | | | | | | P | P | P |
| General merchandise | | | | | SE | P | P | P |
| Liquor store | | | | | | SE | SE | SE |
| Medical equipment sale and leasing | | | | | | | P | P |
| Mixed-use center | | | | SD | SD | P SD | P SD | |
| Shoppers merchandise | | | | | SE* | P | P | P |
| Shopping center | | | | | | SD | SD | SD |
| Specialty food store | | | | | P | P | P | P |
| Specialty shop | | | | | P | P | P | P |
| Supermarket | | | | | | P | P | P |

* See Article VII, Development and Performance Standards. Establishment shall not exceed 5,000 square feet.

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COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS

Table 3-7, Service Uses

Principal permitted uses for specific zoning districts
 [Amended 5-2-2011 by Ord. No. 741-11; 4-3-2017 by Ord. No. 780-17; 4-2-2018 by Ord. No. 783-18; 9-3-2019 by Ord. No. 791-19; 11-1-2021 by Ord. No. 806-21]

| Use Classification | Zoning Districts | | | | | | | |
|--|------------------|-----|-----|-----|----------|----------|-----------|----------|
| | R-1 | R-2 | R-3 | R-O | B-1 | B-2/B-2A | B-3/B-3A | M-1 |
| Bank | | | | | P | P | P | P |
| Beauty/nails shop/barbershop/spa services | | | | SE | SE | P | P | P |
| Body-piercing /tattoo service | | | | | | | SE | |
| Bulk mail service | | | SE | SE | SE | SE | P | P |
| Business incubator | | | | SE | SE | P | P | P |
| Business service (group) | | SE | SE | SE | SE | P | P | P |
| Business service (individual) | SE | SE | SE | P | P | P | P | P |
| Business support service | | SE | SE | P | P | P | P | P |
| Cannabis Business | | | | | | | SE | |
| Car wash/auto detailing service | | | | | | | SD | P |
| Cleaners/laundromat | | | | | | P | P | P |
| Communication towers and platform | | | | | SE | SE | SE | SE |
| Crematorium | | | | | | | SE | SE |
| Diaper service | | | | | | P | P | P |
| Disinfecting and exterminating service | | | | | | P | P | P |
| Drive-through facility | | | | | | SD | SD | SD |
| Fitness center | | | | | | SD | SD | SD |
| Hotel | | | | | | SD | SD | SD |
| Instructional service | | | | | SE | P | P | P |
| Kennel | | | | | | | SE | SE |
| Linen supply/diaper service | | | | | | P | P | P |
| Medical laboratory | | | | SE | SE | P | P | P |
| Medical service | SE | SE | SE | P | P | P | P | P |
| Ministorage | | | | | | P | P | P |
| Motion picture distribution | | | | | P | P | P | P |
| Motor vehicle sales and service | | | | | | | SD | P |
| Office or business equipment rental or leasing | | | | P | P | P | P | P |
| Outdoor dining/bar* | | | | | | SD/SE | SD/SE | SD/SE |
| Parking lot, commercial | | | | | | SD | SD | SD |
| Parking lot, satellite | | | | | | P | P | P |
| Personal service | SE | SE | SE | P | P | P | P | P |
| Pharmacy | | | | | | P | P | P |
| Professional service | SE | SE | SE | P | P | P | P | P |
| Professional service (group) | | SE | SE | P | P | P | P | P |
| Restaurant | | | | | P | P | P | P |
| Tattoo service | | | | | | | SE | |
| Telecommunications | | | | P | P | P | P | P |
| Veterinarian | | | | SE | SE | P | P | P |
| Veterinarian clinic/hospital | | | | | SE | P | P | P |

* When included in an outdoor setting, a Special Exception is required for inclusion of a physical bar as defined in this Part 2

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Table 3-8, Temporary Uses
Principal permitted uses for specific zoning districts
[Amended 4-3-2017 by Ord. No. 780-17]

| Use Classification | Zoning Districts | | | | | | | |
|-----------------------------|------------------|-----|-----|-----|-----|----------|----------|-----|
| | R-1 | R-2 | R-3 | R-O | B-1 | B-2/B-2A | B-3/B-3A | M-1 |
| Christmas tree sales | P | P | P | P | P | P | P | P |
| Modular classroom | P | P | P | P | P | P | P | P |
| Outdoor promotional events | P | P | P | P | P | P | P | P |
| Outdoor sales events | | | | | P | P | P | P |
| Sidewalk café & sales | | | | | P | P | P | P |
| Sales/construction trailers | P | P | P | P | P | P | P | P |
| Snowball stands | | | | | P | P | P | P |
| Yard sales | P | P | P | P | P | P | P | P |

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