
Business Zones

Business Zones

	CB	BLR	BL	BM	BR	BMM	BMB	BYMC
Permitted Uses	Retail, service and restaurant (except fast food and tavern)	Permitted uses in CB, fast food, tavern, athletic club	Retail, service, bank, tavern, food store, medical clinic	Uses permitted in BL plus service garage, theater, warehouse	Uses permitted in BM plus kennel, greenhouse, printing	Marinas and water-oriented land uses in scale with the surrounding community	Uses permitted in BMM, boat yards, water-oriented uses	Yacht club community bldg., out of water storage facility-Class A
Minimum Front Setback	25 feet, or average of adjacent buildings within 100 feet, whichever is less	Same as CB zone	10 feet from the front property line and 40 feet from the street center line ¹	15 feet from front property line; 40 feet from the street center line ¹	25 feet from front property line; 50 feet from the street center line ³	Same as BM zone	Same as BMM zone	Same as BMM zone
Minimum Rear Setback	Same as for side setbacks	Same as CB zone	None, except 20 feet when abutting a residential zone	Same as BL zone	30 feet ¹	Same as BM zone	Same as BMM zone	Same as BMM zone
Minimum Side Setback	20 feet from property line of residentially zoned land, otherwise 10 feet	Same as CB zone	Interior lots: None Corner lots: 10 feet on the street side ^{1,2}	Same as BL zone	30 feet ¹	Same as BM zone	Same as BMM zone	Same as BMM zone
Max. Floor Area Ratio	0.33	0.33	3.0	4.0	2.0	0.33	0.33	0.33
Maximum Building Height	2 stories and not more than 35 feet	Same as CB zone	Subject to height tent regulations	Same as BL zone	Same as BL zone	Same as BM zone except 40 feet max.	Same as BMM zone	Same as BMM zone

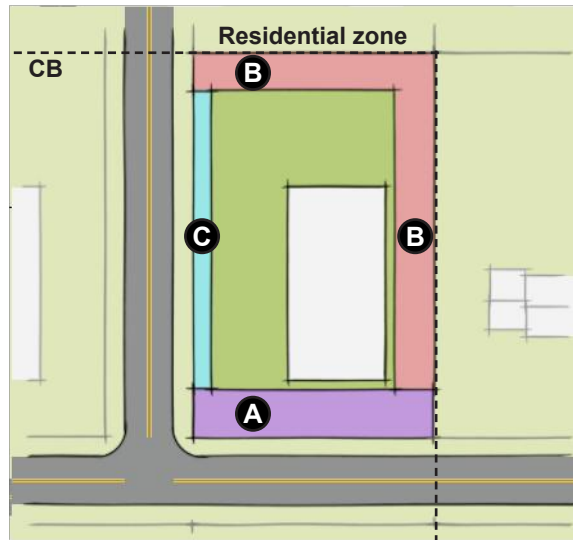
¹ For non-residential buildings

² Unless adjoining a residential zone, then the same as the dwelling setback

³ Except when fronting on a dual highway, then 50 feet from the property line

CB Community Business

Height and Area Requirements		
A	Minimum front setback	25 feet
B	Minimum rear or side setback to residentially-zoned property	20 feet
C	Minimum rear or side setback to non-residentially zoned property	10 feet
D	Maximum building height	35 feet; 2 stories



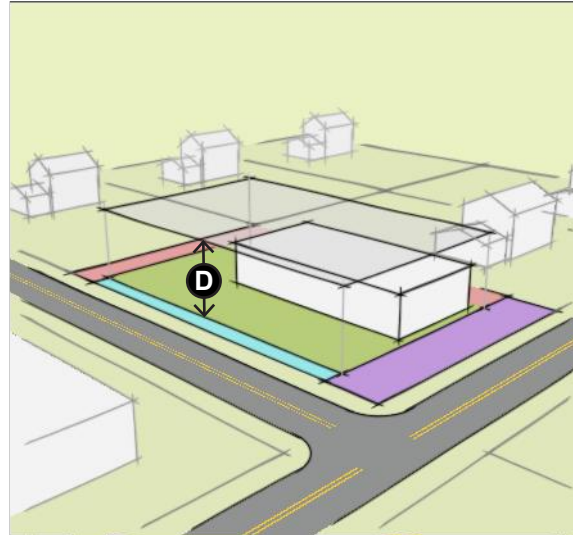
Intent: To allow commercial development that serves the daily shopping and service needs of nearby residents.

Typical Uses Permitted by Right: Basic retail and service operations including food store, office, convenience store, restaurant (standard and carry-out), dry cleaner, beauty salon, elderly housing facility.

Typical Uses Permitted by Special Exception: Bank with no more than two drive through lanes.

Notes:

- The CB zone is highly restrictive and is anticipated to be used primarily on small parcels of land.
- Stringent performance standards are designed to create quality commercial development that is compatible with nearby residential uses.



BLR

Business Local Restricted

Intent: To allow high quality commercial development that is compatible with nearby residential uses.

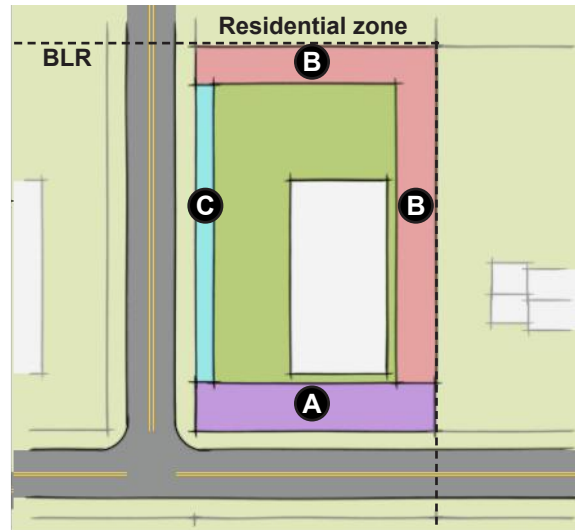
Typical Uses Permitted by Right: Uses permitted in CB, bank, fast food restaurant, tavern, health and athletic club.

Typical Uses Permitted by Special

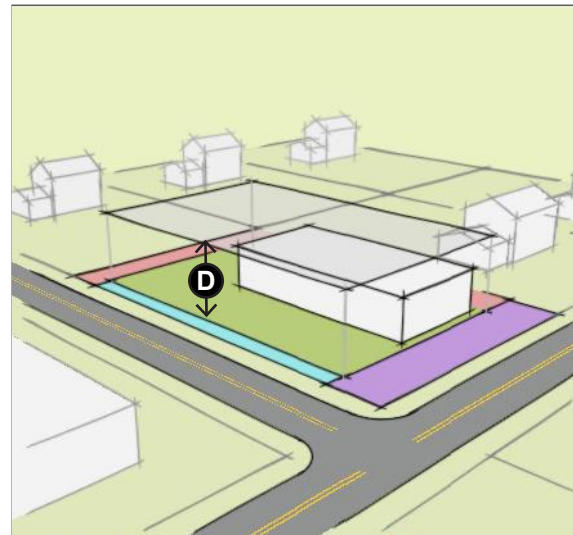
Exception: Arcade, bowling alley, miniature golf, batting range.

Notes:

- The BLR zone is more restrictive than BL, BM, and BR zones and is anticipated to be used on larger parcels of land than the CB zone.
- The performance standards are the same as for the CB zone.



Height and Area Requirements		
A	Minimum front setback	25 feet
B	Minimum rear or side setback to residentially-zoned property	10 feet
C	Minimum rear or side setback to non-residentially zoned property	20 feet
D	Maximum building height	35 feet; 2 stories



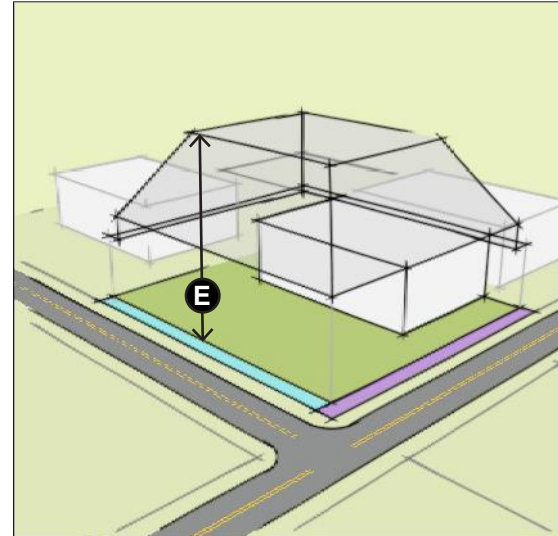
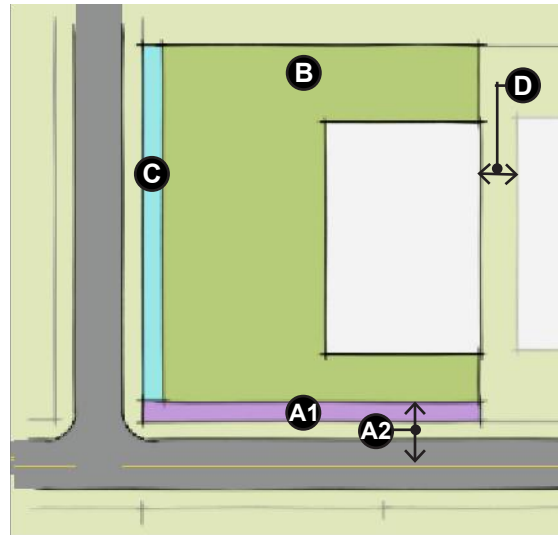
BL Business Local

Height and Area Requirements ¹		
A1	Minimum front setback to front property line	10 feet
A2	Minimum front setback from street centerline	40 feet
B	Minimum rear setback	None ²
C	Minimum corner side setback	10 feet
D	Minimum interior side setback	None ²
E	Maximum building height	40 feet + H.T. ³

¹ For non-residential buildings

² When not abutting a residential zone

³ Height tent up to 100 feet



Intent: No intent statement in the regulations.

Typical Uses Permitted by Right: Retail sales, personal services, restaurant, bank, office, tavern, food store, medical clinic.

Typical Uses Permitted by Special Exception: Arcade, car wash, service garage, hotel/motel, funeral establishment, golf course, driving range, animal boarding place Class A, theater, retail business in a structure more than 80,000 square feet meeting certain conditions.

BM

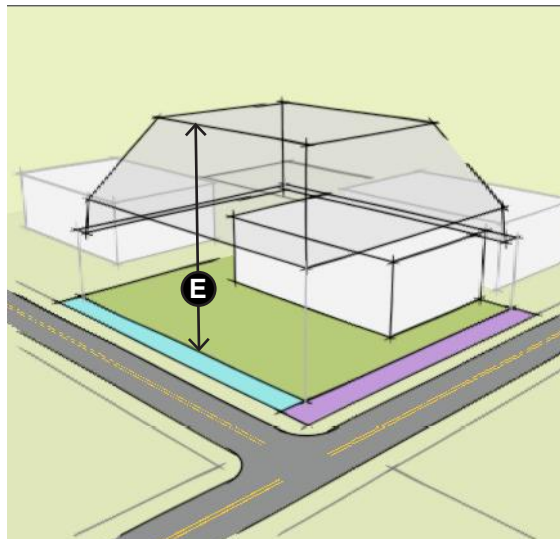
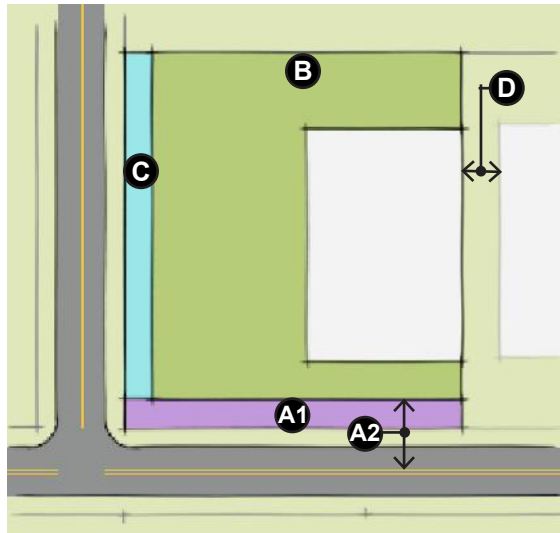
Business Major

Intent: No intent statement in the regulations.

Typical Uses Permitted by Right: Uses permitted in BL, service garage, hotel/motel, theater, warehouse, automobile sales, night club.

Typical Uses Permitted by Special

Exception: Arcade, car wash, bus terminal, striptease business.



Height and Area Requirements ¹		
A1	Minimum front setback to front property line	10 feet
A2	Minimum front setback from street centerline	40 feet
B	Minimum rear setback	None ²
C	Minimum corner side setback	10 feet
D	Minimum interior side setback	None ²
E	Maximum building height	40 feet + H.T. ³

¹ For non-residential buildings

² When not abutting a residential zone

³ Height tent up to 100 feet



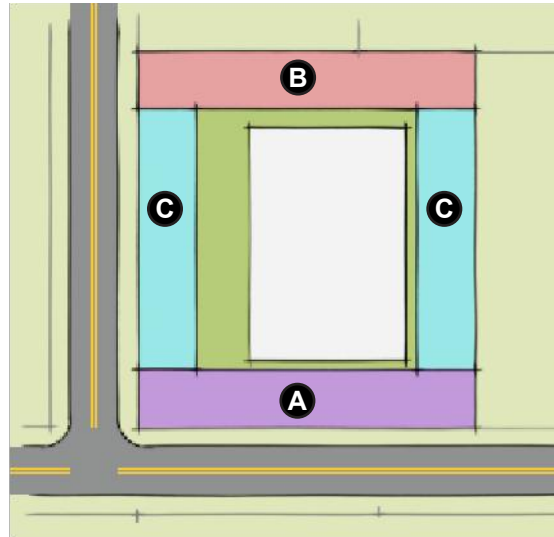
BR Business Roadside

Height and Area Requirements ¹		
A	Minimum front setback	25 feet ²
B	Minimum rear setback	30 feet
C	Minimum side setback	30 feet
E	Maximum building height	40 feet + H.T. ³

¹ For non-residential buildings

² 50 feet from the street center line, except when fronting on a dual highway, then 50 feet from the property line

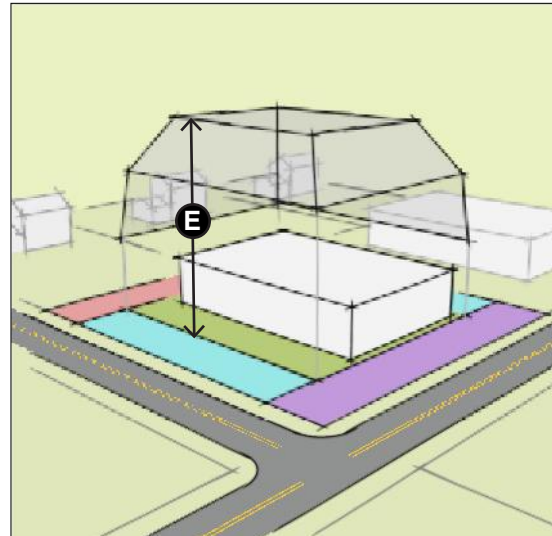
³ Height tent up to 100 feet



Intent: No intent statement in the regulations.

Typical Uses Permitted by Right: Uses permitted in BM, kennel, greenhouse, lumber yard, printing company, brewery, hotel/motel.

Typical Uses Permitted by Special Exception: Contractor's equipment storage yard, truck stop, airport, landfill, trailer park, shooting range, striptease business, used motor vehicle outdoors sales separated from a sales agency building.



BMM

Business Maritime Marina

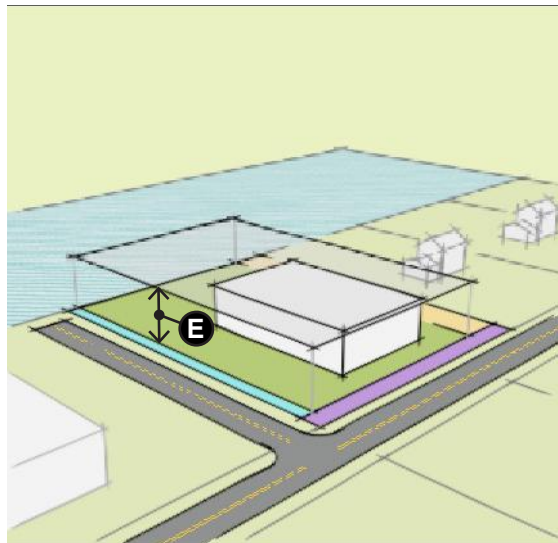
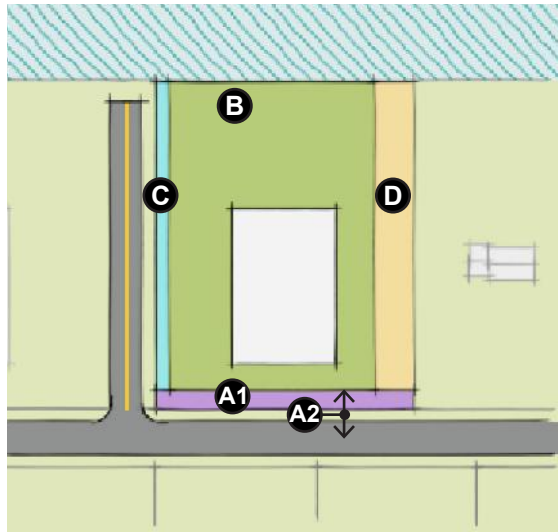
Intent: To accommodate water-dependent facilities and associated uses at a scale that is in keeping with the surrounding residential community.

Typical Uses Permitted by Right: Marina, retail sales or rental of marine-related goods, out-of-water storage facility Class A, commercial fisheries facilities, restaurant (less than 5,000 sq. ft.).

Typical Uses Permitted by Special Exception: Out-of-water storage facility Class B, restaurant (5,000 sq. ft. and more).

Notes:

- The BMM zone may only be mapped on parcels which abut tidal waters or which are contiguous to parcels abutting tidal waters and which are designated as intensely developed area (IDA) or limited development area (LDA).
- Subject to Chesapeake Bay Critical Area regulations.
- The residential and institutional uses allowed in DR 5.5 are permitted by right, with the exception of any property located in the Bowleys Quarters District or the Lower Back River Neck District that is rezoned to BMM after August 1, 2008.
- Subject to signage performance standards.



Height and Area Requirements ¹		
A1	Minimum front setback to front property line	15 feet
A2	Minimum front setback from street centerline	40 feet
B	Minimum rear setback	None
C	Minimum corner side setback	10 feet
D	Minimum interior side setback	None ²
E	Maximum building height	40 feet

¹ For non-residential buildings

² Unless adjoining a residential zone, then the same as the dwelling setback

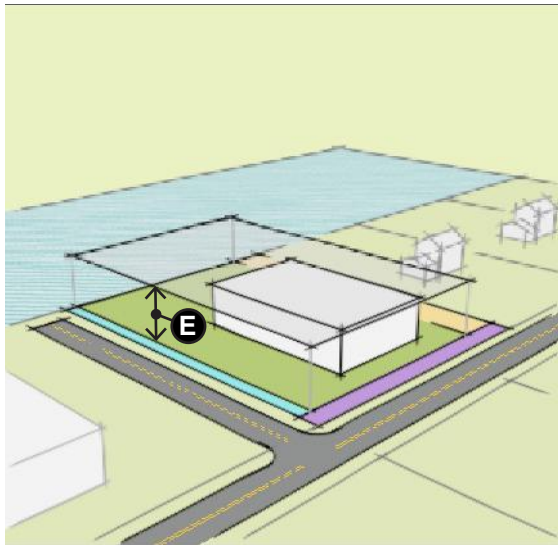
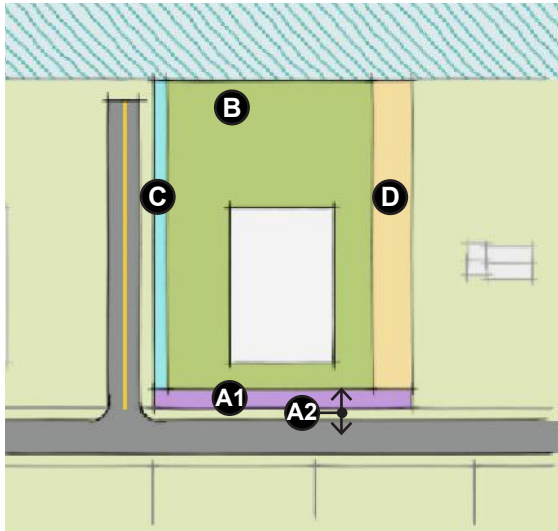


BMB Business Maritime Boatyard

Height and Area Requirements ¹		
A1	Minimum front setback to front property line	15 feet
A2	Minimum front setback from street centerline	40 feet
B	Minimum rear setback	None
C	Minimum corner side setback	10 feet
D	Minimum interior side setback	None ²
E	Maximum building height	40 feet

¹ For non-residential buildings

² Unless adjoining a residential zone, then the same as the dwelling setback



Intent: To accommodate those water-dependent facilities and associated uses that are of a more intense nature than the BMM zone.

Typical Uses Permitted by Right: Uses permitted by right in BMM, boat yard, repair shop for engines, marina and fishing equipment.

Typical Uses Permitted by Special Exception: Uses permitted by special exception in BMM, commercial beach, boat docking facility.

Notes:

- The BMB zone may only be mapped on parcels either abut tidal waters or are contiguous to parcels abutting tidal waters and which are designated as intensely developed area (IDA) or limited development area (LDA).
- The BMB zone should not be mapped close to residential uses.
- Subject to Chesapeake Bay Critical Area regulations.
- The residential and institutional uses allowed in DR 5.5 are permitted by right, with the exception of any property located in the Bowleys Quarters District or the Lower Back River Neck District that is rezoned to BMB after August 1, 2008.
- Subject to signage performance standards.

BMYC

Business Maritime

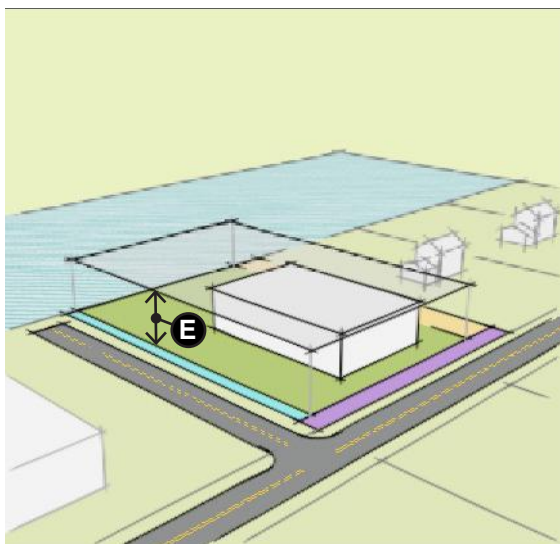
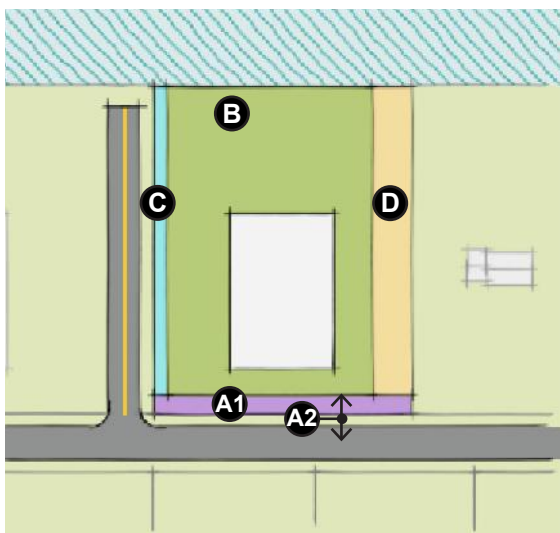
Intent: To accommodate yacht club facilities and associated uses.

Typical Uses Permitted by Right: Yacht club, area for food/drink for yacht club not to exceed 5,000 sq. ft., community bldg., swimming pool, other civic/social uses associated with yacht club, out-of-water storage facility Class A for not more than 20 boats if lot is greater than ten acres.

Typical Uses Permitted by Special Exception: Area for food/drink for yacht club exceeding 5,000 sq. ft. if lot is at least five acres.

Notes:

- Subject to Chesapeake Bay Critical Area regulations.
- Residential and institutional uses (permitted and as limited in the adjacent residential zone) are permitted by right, with the exception of any property in the Bowleys Quarters District or the Lower Back River Neck District that is rezoned to BMYC after August 1, 2008.
- Subject to signage and performance standards.



Height and Area Requirements ¹		
A1	Minimum front setback to front property line	15 feet
A2	Minimum front setback from street centerline	40 feet
B	Minimum rear setback	None
C	Minimum corner side setback	10 feet
D	Minimum interior side setback	None ²
E	Maximum building height	40 feet

¹ For non-residential buildings

² Unless adjoining a residential zone, then the same as the dwelling setback

