

ZONING

267 Attachment 11

County of Harford

**Table 59-1
Design Requirements for Specific Uses
B1 Neighborhood Business District**

Use Classification	Minimum Lot Area (square feet)	Maximum Lot Area (acres)	Maximum Average Lot Area (acres)	Minimum Lot Area Per Dwelling or family Unit (square feet)	Minimum Building or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Building Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Building Height (stories)
Amusements/institutional	20,000					70	30	20	40	3
Motor vehicle	10,000				25	70	30	20	40	3
Natural resources	2 acres				50 (bldg.)					3
RESIDENTIAL: CONVENTIONAL										
Single-family detached	10,000					70	25	6 (total of 20)	22	3
Semi-detached	6,500					55	25	0 and 15	22	3
Duplex	12,000			6,000		80	25	15	22	3
Transient housing	10,000			3,000		70	35	20	40	3
Retail trade/services	10,000				15	50	25	5	40	3
Transportation, communications and utilities	10,000					50	25	10	40	3
Public utility facilities					25		25	25	25	3
Sewage pumping stations					200		25	25	25	3
Highway maintenance facilities, landfills and sewage treatment plants	5 acres				200	200	100	80	80	3
Rubble landfills	100 acres									See § 267-90

NOTE:

General requirements shall apply to all permitted uses in the classification. Some uses may have additional requirements specifically cited in Article IX, Special Exceptions.