

ZONING

267 Attachment 12

County of Harford

**Table 59-2
Design Requirements for Specific Uses
B2 Community 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						50	25	10	35	3
Institutional/motor vehicle	15,000				25	50	30	20	40	3
Natural resources	2 acres				50 (bldg.)					3
RESIDENTIAL: CONVENTIONAL										
Single-family detached	7,500					60	25	6 (total of 20)	22	3
Semi-detached	5,000					50	25	0 and 15	22	3
Duplex	9,000			4,500		70	25	15	22	3
Transient housing	10,000			3,000		70	30	10	40	3
Hotel/motel	40,000			1,000	20	100	30	20	40	3
Retail trade/services					20	50	25	5	35	3
Transportations, communications and utilities	10,000				50	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	2 acres				200	100	80	50	50	3
Warehousing, wholesaling and processing	40,000				50	100	30	20	40	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 IV, Nonconforming Lots, Buildings, Structures and Uses and Article IX, Special Exceptions.