

ZONING

267 Attachment 13

County of Harford

**Table 59-3  
Design Requirements for Specific Uses  
B3 General Business District  
[Amended by Bill No. 23-027]**

| 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  | 20,000                         |                          |                                  |  | 25   | 70  | 30                              | 20                                    | 40                             | 3                                 |
| Natural resources            | 2 acres                        |                          |                                  |  | 50 (bldg.)   |   |                                 |                                       |                                | 3                                 |
| RESIDENTIAL:<br>CONVENTIONAL |                                |                          |                                  |  |  |   |                                 |                                       |                                |                                   |
| Single-family detached       | 7,500                          |                          |                                  |  |  | 60  | 25                              | 6<br>(total of 20)                    | 22                             | 3                                 |
| Semi-detached                | 4,000                          |                          |                                  |  |  | 45  | 25                              | 0 and 10                              | 22                             | 3                                 |
| Duplex                       | 8,000                          |                          |                                  | 4,000  |  | 70  | 25                              | 15                                    | 22                             | 3                                 |
| Multiplex (interior units)*  | 1,800                          |                          |                                  |  |  | 18  | 25                              | 0                                     | 25                             | 3                                 |
| Multiplex (end units)*       | 1,800                          |                          |                                  |  |  | 15  | 20                              | 25                                    | 0                              | 3                                 |
| Lot line dwellings*          | 4,000                          |                          |                                  |  |  | 45  | 25                              | 0 to 3<br>(total of 10)               | 22                             | 2                                 |
| Patio/court/atrium*          | 3,000                          |                          |                                  |  |  | 40  | 25                              | 0                                     | 22                             | 1 1/2                             |
| Townhouse*                   | 1,800                          |                          |                                  |  |  | 18  | 25                              | 0                                     | 22                             | 3                                 |

**NOTES:**

General requirements shall apply to all permitted uses in the classification. Some uses may have additional requirements specifically cited in Article IX, Special Exceptions. Section 2 of Bill 84-37 provided that said act “shall not apply to a prior conditional use approval authorized by the Board of Appeals or to any subdivision or development of land that has a recorded plat and has also received 3 or more building permits for the location of mobile homes by the effective date of said act.”

\* Only in the Chesapeake Science and Security Corridor.

HARFORD COUNTY CODE

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(Continued)**

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|---|--------------------------------|--------------------------|----------------------------------|--|--|---|---------------------------------|---------------------------------------|--------------------------------|-----------------------------------|
| RESIDENTIAL:<br>CONVENTIONAL<br>(Continued)                           |                                |                          |                                  |  |  |   |                                 |                                       |                                |                                   |
| Row duplex*   | 5,000                          |                          |                                  | 2,500  |  | 20  | 25                              | 0                                     | 22                             | 4                                 |
| Transient housing   | 10,000                         |                          |                                  | 2,000  |  | 70  | 30                              | 10                                    | 40                             | 3                                 |
| Hotel/motel   | 40,000                         |                          |                                  | 1,000  | 25   | 100                                       | 30                              | 20                                    | 40                             | 3                                 |
| Industrial  | 10,000                         |                          |                                  | 4,500  | 50   | 50  | 25                              | 10                                    | 40                             | 3                                 |
| Retail trade/services   |                                |                          |                                  |  | 25   | 50  | 25                              | 5                                     | 35                             | 3                                 |
| Transportation, 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                      |

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