

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; 7-17-2023 by Ord. No. 813-23; 6-2-2025 by Ord. No. 841-25]

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
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
Shooting range, indoor							SE	
Smoking lounge							SE	SE
Tavern						SD	SD	SD
Tavern with entertainment						SE	SE	SE
Theater						P	P	P

KEY:

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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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Table 3-3, Institutional
 Principal permitted uses for specific zoning districts
 [Amended 4-3-2017 by Ord. No. 780-17; 7-17-2023 by Ord. No. 813-23]

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 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; 7-17-2023 by Ord. No. 813-23; 3-3-2025 by Ord. No. 839-25; 9-15-2025 by Ord. No. 846-25]

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								
Accessory dwelling unit	SD	SD	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	
Short-term rental					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 § 165-53G(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; 7-17-2023 by Ord. No. 813-23; 3-3-2025 by Ord. No. 839-25]

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	SD	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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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; 7-17-2023 by Ord. No. 813-23; 3-3-2025 by Ord. No. 839-25]

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/barber/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
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
Mixed-use				SD	SD	SD	SD	
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
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 exemption 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 cafe					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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