

COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS

165 Attachment 2

Town of Bel Air

Table of Lot Requirements for Specific Uses

Table 165-25: R-1 Low-Density Residential District
[Amended 4-3-2017 by Ord. No. 780-17]

Use Classification	Minimum Lot Area (square feet)	Maximum Density (dwelling/acre)	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 Height (feet)
Residential uses								
Single-family detached	10,000	4		70	35	10	40	30
Service uses	10,000		10	70	35	10	40	30
Parks and recreation areas			10		35	10	40	30
Accessory buildings			3			3	3 (lot line); 6 (alley)	20
Other permitted uses	15,000		10	100	35	25	40	30

NOTES:

General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in Articles VI through X of this chapter. Structures shall not exceed 2 1/2 stories. Additionally, in no instance shall height exceed maximum number of feet cited in chart.

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Table 165-26: R-2 Medium-Density Residential District
 [Amended 5-21-2012 by Ord. No. 750-12; 4-3-2017 by Ord. No. 780-17; 3-3-2025 by Ord. No. 840-25]

Use Classification	Minimum Lot Area (square feet)	Maximum Density (dwelling/acre)	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 Height (feet)
Residential uses								
Single-family detached	8,750	5		70	30	10	35	35
Townhouse	1,800	10	§ 165-63C(2)	18	30*	0 (10 end unit)**	40	35
Semidetached dwelling	15,000	8	§ 165-63C(2)	100	30	10	40	30
Two-family dwelling	15,000	8		70	30	10	35	30
Group day care	8,750			70	30	10	35	30
Parks and recreation areas			10		35	10	40	30
Service uses	8,750		10	70	30	10	35	30
Accessory buildings			3			3	3 (lot line); 6 (alley)	20
Other permitted uses	15,000		10	70	30	20	40	30

NOTES:

General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in Articles VI through X of this chapter.

* Staggered townhouse units permitted with a minimum twenty-five-foot front yard depth.*

** 20-foot side yard setback required for overall parcel.

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Table of Lot Requirements for Specific Uses

Table 165-27: R-3 High-Density Residential District
[Amended 4-3-2017 by Ord. No. 780-17; 3-3-2025 by Ord. No. 840-25]

Use Classification	Minimum Lot Area (square feet)	Maximum Density (dwelling/acre)	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 Height (feet)
Residential uses								
Single-family detached	8,750	5		70	30	10	35	40
Townhouse	1,800	14	§ 165-63C(2)	18	30*	0 (10 end unit)**	40	40
Semidetached dwelling	10,000	10	§ 165-63C(2)	100	30	10	40	40
Two-family dwelling	10,000	10		70	30	10	40	40
Multifamily dwelling	60,000	20	§ 165-63C(2)					
1 1/2 stories		30 (55 and over)		100	30	16	42	30
2 1/2 stories				100	33	20	42	40
3 stories				100	36	24	42	40
Group home	8,750			70	30	10	35	40
Group day care	8,750			70	30	10	35	40
Parks and recreation areas			10		35	10	40	30
Service uses	8,750		10	70	30	10	35	40
Accessory buildings			3			3	3 (lot line); 6 (alley)	20
Other permitted uses	15,000		10	100	30	20	40	40

NOTES:

General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in Articles VI through X of this chapter.

* Staggered townhouse units permitted with a minimum twenty-five-foot front yard depth.

** 20-foot side yard setback for overall parcel.

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Table of Lot Requirements for Specific Uses

Table 165-28: R-O Residential Office District
 [Amended 4-3-2017 by Ord. No. 780-17; 3-3-2025 by Ord. No. 840-25]

Use Classification	Minimum Lot Area (square feet)	Maximum Density (dwelling/acre)	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 Height (feet)
Residential uses								
Single-family detached	8,750	5		70	30	10	35	40
Townhouse	1,800	14	§ 165-63C(2)	18	30*	0 (10 end unit)**	40	40
Semidetached dwelling	10,000	10	§ 165-63C(2)	100	30	10	40	40
Two-family dwelling	10,000	10		70	30	10	40	40
Multifamily dwelling	60,000	20	§ 165-63C(2)					
1 1/2 stories		30 (55 and over)		100	30	16	42	30
2 1/2 stories				100	33	20	42	40
3 stories				100	36	24	42	40
Group day care	8,750			70	30	10	35	40
Group home	8,750			70	30	10	35	40
Parks and recreation areas			10		35	10	40	30
Other institutional uses	5,000		10	50	25	10	40	40
Service uses	8,750		10	70	20	10	35	40
Accessory buildings			3			3	3 (lot line); 6 (alley)	20
Other permitted uses	15,000		10	100	20	20	40	40

NOTES:

General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in Articles VI through X of this chapter. A "unit" is defined as each individual apartment or condominium.

* Staggered townhouse units permitted with a minimum twenty-five-foot front yard depth.

** 20-foot side yard setback for overall parcel.

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Table of Lot Requirements for Specific Uses

Table 165-29: B-1 Limited Business District
 [Amended 4-3-2017 by Ord. No. 780-17; 3-3-2025 by Ord. No. 840-25]

Use Classification	Minimum Lot Area (square feet)	Maximum Density (dwelling/acre)	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 Height (feet)
Residential uses								
Single-family detached	8,750	5		70	30	10	35	40
Townhouse	1,800	14	§ 165-63C(2)	18	30*	0 (10 end unit)**	40	40
Semidetached dwelling	10,000	10	§ 165-63C(2)	100	30	10	40	40
Two-family dwelling	10,000	10		70	30	10	40	40
Multifamily dwelling	20,000	20	§ 165-63C(2)					
1 1/2 stories		30 (55 and over)		100	30	16	42	30
2 1/2 stories				100	33	20	42	40
3 stories				100	36	24	42	40
Group day care	8,750			70	30	10	35	40
Group home	8,750			70	30	10	35	40
Parks and recreation areas			10		35	10	40	30
Other institutional uses	5,000		10	50	25	10	40	40
Accessory buildings			10			3	3	20
Other permitted uses	8,750		20 (side yard) 40 (rear yard)		15	10	25	40

NOTES:

General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in Articles VI through X of this chapter. A "unit" is defined as each individual apartment or condominium.

* Staggered townhouse units permitted with a minimum twenty-five-foot front yard depth.

** 20-foot side yard setback for overall parcel

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Table of Lot Requirements for Specific Uses

Table 165-30: B-2 Central Business District
 [Amended 2-21-2012 by Ord. No. 748-12; 4-3-2017 by Ord. No. 780-17; 3-3-2025 by Ord. No. 840-25]

Type of Land Use	Minimum Lot Area (square feet)	Minimum Building or Use Setback From Adjacent Residential Lot (feet)	Minimum Lot Width at Building Line (feet)	Minimum Front Yard Depth (feet)	Maximum Front Yard Depth (feet)	Minimum Side Yard Width (feet)	Minimum Rear Yard Depth (each) (feet)	Minimum Height (feet)	Maximum Height (feet)
Residential uses									
Single-family detached	8,750		70	30		10	35	20	40
Townhouse	1,800		18	5	15	0 (10 end unit)**	40	20	45
Semidetached dwelling	10,000		100	30		10	40	20	45
Two-family dwelling	10,000		70	30		10	40	20	45
Group day care	8,750		70	30		10	35		40
Group home	8,750		70	30		10	35		40
Accessory buildings		0				0	0		20
Other permitted uses		§ 165-30C	§ 165-30C	§ 165-30C	§ 165-30C	§ 165-30C	§ 165-30C	20	55

NOTES:

General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in Articles VI through X of this chapter.

** 20-foot side yard setback for overall parcel

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Table of Lot Requirements for Specific Uses

Table 165-31: B-2A Central Business Gateway District
 [Amended 4-3-2017 by Ord. No. 780-17; 3-3-2025 by Ord. No. 840-25]

Type of Land Use	Minimum Lot Area (square feet)	Maximum Density (dwelling/acre)	Minimum Lot Width at Building Line (feet)	Minimum Front Yard Depth (feet)	Maximum Front Yard Depth (feet)	Minimum Side Yard Width (feet)	Minimum Rear Yard Depth (each) (feet)	Minimum Height (feet)	Maximum Height (feet)
Residential uses									
Single-family detached	8,750	5	70	30		10	35	20	40
Townhouse	1,800	14	18	15	25	0 (10 end unit)**	40	20	45
Semidetached dwelling	10,000	10	100	30		10	40	20	45
Two-family dwelling	10,000	10	70	30		10	40	20	45
Multi-family dwelling	60,000	20		15	25	0	0	20	45
Group day care	8,750		70	30		10	35		40
Group home	8,750		70	30		10	35		40
Accessory buildings						0	0		20
Other permitted uses				15	25	0	0	20	45

NOTES:

General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in Articles VI through X of this chapter.

** 20-foot side yard setback for overall parcel.

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Table of Lot Requirements for Specific Uses

Table 165-32: B-3 General Business District
 [Amended 4-3-2017 by Ord. No. 780-17; 3-3-2025 by Ord. No. 840-25]

Use Classification	Minimum Lot Area (square feet)	Maximum Density (dwelling/acre)	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 Height (feet)
Residential uses								
Single-family detached	8,750	5		70	30	10	35	40
Townhouse	1,800	14		18	30*	0 (10 end unit)**	40	40
Semidetached dwelling	10,000	10		100	30	10	40	40
Two-family dwelling	10,000	10		70	30	10	40	40
Multifamily dwelling	60,000	20						
1 1/2 stories			20	100	30	16	42	30
2 1/2 stories			25	100	33	20	42	40
3 stories			30	100	36	24	42	50
4 stories and above			35	100	40	28	42	60
Group day care	8,750			70	30	10	35	40
Group home	8,750			70	30	10	35	40
Parks and recreation areas			10		35	10	40	30
Other institutional uses	5,000		10	50	35	10	40	40
Accessory buildings			10			3	3	20
Other permitted uses			10 (side yard) 30 (rear yard)		22	0	10	65

NOTES:

General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements cited in Articles VI through X of this chapter.

* Staggered townhouse units permitted with a minimum twenty-five-foot front yard depth.

** 20-foot side yard setback for overall parcel.

COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS

Table of Lot Requirements for Specific Uses

Table 165-33: B-3A General Business Gateway District
 [Amended 11-25-2011 by Ord. No. 744-11; 4-3-2017 by Ord. No. 780-17; 3-3-2025 by Ord. No. 840-25]

Type of Land Use	Minimum Lot Area (square feet)	Maximum Density (dwelling/acre)	Minimum Lot Width at Building Line (feet)	Minimum Front Yard Depth (feet)	Maximum Front Yard Depth (feet)	Minimum Side Yard Width (feet)	Minimum Rear Yard Depth (each) (feet)	Minimum Height (feet)	Maximum Height (feet)
Residential uses									
Single-family detached	8,750	5	70	30		10	35	20	40
Townhouse	1,800	14	18	10	20*	0 (10 end unit)**	40	20	45
Semidetached dwelling	10,000	10	100	30		10	40	20	45
Two-family dwelling	10,000	10	70	30		10	40	20	45
Multi-family dwelling	60,000	20		§ 165-33C(4)	§ 165-33C(4)	§ 165-33C(4)	§ 165-33C(4)	§ 165-33C(4)	§ 165-33C(4)
Group day care	8,750		70	30		10	35		40
Group home	8,750		70	30		10	35		40
Accessory buildings						0	0		20
Other permitted uses			§ 165-33C(4)	§ 165-33C(4)	§ 165-33C(4)	§ 165-33C(4)	§ 165-33C(4)	20	55

NOTES:

General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in Articles VI through X of this chapter.

* See § 165-33C.

** 20-foot side yard setback for overall parcel.

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Table of Lot Requirements for Specific Uses

Table 165-34: M-1 Industrial District
 [Amended 4-2-2018 by Ord. No. 783-18; 9-16-2019 by Ord. No. 792-19]

Use Classification	Minimum Lot Area (square feet)	Maximum Density (dwelling/acre)	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 Height (feet)
All permitted residential uses	15,000	20 30 (55 and over)		100	36	24	42	40
All permitted industrial and natural resource uses								
1 story			50		10	15	10	30
2 story			50			15	15	35
3 story			50			20	20	40
Other permitted uses (amusement, retail, service and institutional)			30		10	10	10	40
Accessory buildings			25			10	10	20

NOTES:

General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in Articles VI through X of this chapter.