

Text Amendment for the Commercial, Industrial and Employment Campus Districts

Underlining = New text

~~Strikeout~~ = Deleted text

*** = Existing text

Yellow Highlighting = Correction/clarification

Green Highlighting = Changes made at BCC July worksessions

CHAPTER 158: ZONING REGULATIONS

GENERAL PROVISIONS

158.002 DEFINITIONS

ARTISAN MANUFACTURING AND PRODUCTION. The manufacture and production of commercial goods by a manual worker or craftsman, in a building no greater than 3,500 square feet in size, including but not limited to jewelry, metalwork, cabinetry, stained glass, textiles, ceramics, or hand-made food products. Artisan Manufacturing and Production does not include any activity that causes noise, odor, or vibration to be detectable on a neighboring property.

BULK REQUIREMENTS. The minimum dimensions relating to the size or volume of structures or uses, including lot area, lot width, height, and yard requirements.

BUSINESS PARK. Two or more uses, as those uses are delineated and as regulated in the underlying zoning district on one or more lots or parcels, designed as a unit with a common development scheme, with special attention given to aesthetic considerations, lighting, landscaping, and open space, and primarily served by common accessories or amenities such as signs, parking, arcades, and walkways. A self-contained development area of primarily business

uses that is cohesive, with a common development scheme, and generally developed as a stand-alone entity.

BUTCHER SHOP. A shop in which meat, poultry, and/or fish are processed and sold to the general public.

CATERING ESTABLISHMENT/BANQUET FACILITY. An establishment which is rented by individuals or groups to accommodate functions including, but not limited to, banquets, weddings, anniversaries, and other similar celebrations, and may also include on-site kitchen facilities. Food prepared on the premises may be delivered to another location for consumption.

COMMERCIAL PARKING LOT OR GARAGE. A lot or portion thereof, ~~other than an automobile sales lot, held out or used for the storage or parking of motor vehicles for consideration, but not including service or repair facilities, vehicles sales, or storage of dismantled or wrecked motor vehicles, parts thereof, junk, or storage of recreational or commercial vehicles~~ which is used for the storage of motor vehicles, which is not accessory to any other use on the same or any other lot, and which contains parking space rented to the general public or reserved for individuals by the hour, day, week, month, or year.

CONCRETE OR ASPHALT RECYCLING. An area in which concrete or asphalt is collected and processed through grinding or crushing in preparation for reuse as base material.

CONFERENCE CENTER. A facility for conducting meetings, discussions, and seminars. A **CONFERENCE CENTER** may include meeting rooms, auditoriums, cafeterias, dining rooms, and supporting services designed to accommodate planned meetings, and may be accessory to a hotel or motel.

DECLARATORY RULING. ~~An opinion by the Zoning Administrator as to a matter of general interpretation of a provision in this chapter. A **DECLARATORY RULING** is intended to give guidance to facilitate uniform interpretation of an ambiguous provision in this chapter and is not to be construed as binding in any fact specific case.~~

DISTILLERY. A facility that has been issued a Class 1 Manufacturer's license under the Alcoholic Beverages Article of the Annotated Code of Maryland.

GENERAL RETAIL USE. A commercial facility for the sale of commodities or goods directly to ultimate consumers.

GENERAL SERVICE USE. A commercial facility directly administering to the needs of persons, households, or businesses, including but not limited to such establishments as barber shop, beauty parlor, spa, pet grooming, shoe repair, tailoring, laundry and dry-cleaning, watch repair, bank or other financial institution, electronics, appliance or furniture repair, photographic studio, and the rental of products, but excluding the rental of products with primarily outdoor storage and the manufacturing or fabrication of goods for wholesale distribution.

GOLF COURSE. An area of land laid out for playing golf with a series of holes, each including a tee, fairway, and putting green, and often one or more natural or artificial hazards.

HEAVY MANUFACTURING AND PRODUCTION. A location used for the processing, manufacturing, or compounding of materials or products primarily from raw materials, which may include the storage of flammable or toxic matter, and may include outdoor operations as part of the manufacturing process. The products may be intermediaries for use by other industries, and the manufacturing usually has a significant environmental impact on adjacent properties, including water, air, and light pollution, noise, or odor. Heavy manufacturing includes, but is not limited to, brick or clay products, paper, cloth, paints, spice, glucose, wire and perfume. This use may also include the accessory storage and distribution of products or parts. This use does not include other manufacturing uses specifically listed in the Table of Principal Uses.

INDOOR RECREATIONAL FACILITY. A commercially operated indoor recreation or entertainment facility including, but not limited to, amusement arcade, bowling alley, billiard parlor, ice or roller skating rink, swimming pool, miniature golf, tennis or racquetball court, health or fitness club or gym, paintball, gymnastics, or game center. An Indoor Recreational Facility may include space for teaching of the recreational activity.

INDUSTRIAL PARK. A self-contained development area of primarily industrial uses that is cohesive, with a common development scheme, and generally developed as a stand-alone entity.

KENNEL, COMMERCIAL. Any premises Property on which any person engages in the business of is used or designed for the boarding (daily or overnight), breeding more than two litters per year, buying, letting for hire, training for a fee, or selling sale of more than three dogs or other canines.

LANDSCAPING CONTRACTOR. A person or entity that provides landscaping services and installation of hardscape such as retaining walls, patios, installation of trees and shrubbery, minor grading and excavating, home improvement or similar activities.

LIGHT MANUFACTURING AND PRODUCTION. A location used for the manufacturing of finished products or parts, usually from previously prepared materials, including processing, fabrication, compounding, assembly, treatment, and packaging of such products or parts. The products are usually made for end-users, and such uses do not include processing of hazardous gases and chemicals, and do not emit noise, smoke vapors, fumes, dust, odor or vibration. Light manufacturing includes, but is not limited to, electrical appliances, communications equipment, scientific instruments, photographic or optical products, apparel, cosmetics, musical instruments, commercial bakeries, and novelties. This use may also include the accessory storage, sales, and distribution of products or parts. This use does not include other manufacturing uses specifically listed in the Table of Principal Uses.

LIMITED DISTILLERY. A facility that has been issued a Class 9 Manufacturer's license under the Alcoholic Beverages Article of the Annotated Code of Maryland.

MEDICAL CLINIC. A medical or dental clinic building occupied by medical practitioners and dispensing health services.

MINI-STORAGE. A structure containing multiple, separate, self-contained storage units, that are leased or rented on an individual or collective basis.

OIL-CONTAMINATED SOIL FACILITY. A facility that receives oil-contaminated soil for treatment and storage; may include reuse and recycling of soils.

OUTDOOR RECREATIONAL AREA. A commercially operated outdoor recreation or entertainment facility, including but not limited to miniature golf course, skating rink, ball field, swimming pool, tennis court, paintball center, golf driving, or batting range. An Outdoor Recreational Facility may include space for teaching of the recreational activity.

PLANNED BUSINESS COMMERCIAL CENTER (PBCC). Three or more retail stores, or service establishments, medical facilities, or other commercial uses designed as a unit and primarily served by common accessories such as signs, parking lots, ~~arcades,~~ and walkways.

PRINCIPAL USE. The primary activity, ies or structures for which a site is used. A **PRINCIPAL USE** may be either a permitted use, a conditional use, or a legally existing nonconforming use.

RETREAT FACILITY ~~or CONFERENCE CENTER.~~ A facility site used for professional, educational, or religious conclaves, meetings, conferences, or seminars and which may provide meals, housing, and recreation for participants during the period of the retreat or program only. Such centers may not be utilized by the general public for meals or overnight accommodations. Housing for participants may be in lodges, dormitories, sleeping cabins (with or without baths), or in such other temporary quarters as may be approved by the BZA, but kitchen and dining facilities shall be located in a single centrally located building or buildings.

RURAL VILLAGE. An area designated in the Adopted Carroll County Master Plan and certified by the State of Maryland as a rural village pursuant to the the Smart Growth Act of 1997.

SELF- SERVICE STORAGE FACILITY. A building or group of buildings divided into multiple, separate, self-contained compartments used to meet the temporary storage needs of residents and small businesses, and may include climate controlled facilities and accessory outdoor storage of vehicles. No commercial transactions are permitted other than the rental of storage units and the ancillary sale of related products.

STEEL MILL. A facility where iron ore is processed into steel.

VETERINARY FACILITY. An establishment maintained by a licensed veterinarian for the care, observation, and medical or surgical treatment of animals. Any boarding of animals may only be during their convalescence and accessory to facility use.

WAREHOUSE. A building or part of a building used or intended to be used primarily for the storage of goods ~~or chattels~~ that are to be sold at retail or wholesale from other premises or sold wholesale from the same premises; for the storage of goods ~~or chattels~~ to be shipped on mail order or internet sales; for the storage of equipment or materials to be used or installed at other premises by the owner or operator of the warehouse; or for similar storage purposes. The term **WAREHOUSE** does not include a retail establishment whose primary purpose is for the sale of goods ~~or chattels~~ stored on the premises; however, nothing in this definition is meant to exclude purely incidental retail sales in **WAREHOUSES**. Further, the term ~~does not include~~ a trucking distribution facility, at which ~~any~~ storage is minor, transitory, and merely incidental to the purpose of facilitating order fulfillment and transportation of goods ~~or chattels~~.

WHOLESALE. The sale of commodities or goods, usually in large quantities, to distributors or retail outlets for resale to ultimate consumers.

DISTRICTS ESTABLISHED; MAPS AND BOUNDARIES

158.015 DISTRICTS ESTABLISHED.

For the purpose of these regulations, the unincorporated area of the county is hereby divided into districts as follows:

Abbreviation	District
"A"	Agricultural District
"C-1"	<u>Commercial Low Intensity District</u>
"C-2"	<u>Commercial Medium Intensity District</u>
"C-3"	<u>Commercial High Intensity District</u>
"C"	Conservation District

"B-G"	General Business District
"B-NR"	Neighborhood Retail Business District
"EC"	Employment Campus District
"H"	Heritage Zoning District
"HDO"	Historic District Overlay
"I-G2"	General <u>Heavy</u> Industrial District
"I-R1"	Restricted <u>Light</u> Industrial District
"MHP"	Mobile Home Park District
"MRO"	Mineral Resource Overlay District
R-40,000	Residence District
R-20,000	Residence, Suburban District
R-10,000	Residence, Urban District
R-7,500	Residence, Multi-Family District

GENERAL REGULATIONS

158.039 UTILITY EQUIPMENT AND TOWERS.

(C) Communications towers.

(3) Communications towers and tower complexes are permitted as a principal permitted use in ~~all Industrial Districts and all Business~~ the C-2 and C-3 Districts, and as a conditional use in the C-1 and Employment Campus Districts, subject to the conditions and exceptions noted hereafter, imposed elsewhere in this subsection, imposed elsewhere in this chapter, imposed elsewhere by law, and subject to the following:

(4) Communications towers and tower complexes are permitted as a ~~conditional~~ principal permitted use in the Industrial Districts subject to the conditions and exceptions noted hereafter, imposed elsewhere in this division (C), imposed elsewhere in this chapter, imposed elsewhere by law, and subject to the following:

(E) Conveyor systems.

(1) Conveyor systems shall be a principal permitted use in “I-G~~2~~” and “I-R~~1~~” Industrial Zoning Districts and “A” District and shall be a conditional use in all other zoning districts, except for Residential Districts. In considering an application for a conditional use, and in considering site plan approval, the BZA and Planning Commission shall consider whether the proposed conveyor system is more beneficial to the community at large than alternative systems for the transportation of materials, for example, railroad, or truck transportation. In comparing the proposed conveyor system to alternative transportation systems, the BZA and Planning Commission may consider the following factors:

158.040 DISTANCE REQUIREMENTS.

(A) Any uses or buildings subject to compliance with this section, as referenced in Section 158.082(A), shall be located at least 200 feet from:

- (1) Any lot in an Residence District;
- (2) Any lot of less than three acres in the Agricultural District which is:
 - a) occupied or intended to be occupied by a dwelling not located on the same lot as the said use or buildings, or
 - b) for which a residential lot has been recorded, or
 - c) for which a construction permit for a dwelling has been issued;

(3) Any lot occupied by a school, religious establishment, or institution for human care;
~~or~~

(4) ~~The curtilage area within a lot of three or more acres improved by a dwelling.~~ On adjoining lots of three acres or more, a minimum separation distance of 300 feet from dwellings shall be required.

(B) The following uses shall be subject to two times the distance requirement in subsection (A), above:

- (1) Coal yard;
- (2) Cooperage works;
- (3) Crematory;
- (4) Electric generating power plant;
- (5) Facility for the dispensing of medical cannabis;
- (6) Flour and grain milling;
- (7) Heavy manufacturing;
- (8) Indoor contractors' equipment and storage yard;
- (9) Indoor growing of medical cannabis;
- (10) Indoor processing of medical cannabis; and
- (11) Steel mill.

(C) The following uses shall be subject to three times the distance requirement in subsection (A), above:

- (1) Above ground petroleum products storage (2,000 gallons or greater);
- (2) Bituminous concrete mixing plant;
- (3) Commercial sawmill;
- (4) Concrete and ceramic products manufacture;
- (5) Concrete or asphalt recycling;
- (6) Incinerator;
- (7) Oil- contaminated soil facility;
- (8) Outdoor contractors' equipment and storage yard;
- (9) Sanitary landfill; and
- (10) Truck or motor vehicle freight terminal.

(D) The following uses shall be subject to four times the distance requirement in subsection (A), above, and shall be located not less than 1,000 feet from any Residence District:

- (1) Acid or heavy chemical manufacturing;
- (2) Airport;
- (3) Blast furnace, boiler works, foundry;
- (4) Cement, lime, gypsum manufacturing;
- (5) Distillation of bones, fat rendering, grease, lard or tallow manufacturing;
- (6) Explosive manufacture or storage;
- (7) Fertilizer, potash, insecticide, glue, size, or gelatin manufacture;
- (8) Junk, salvage, and recycling yard;
- (9) Outdoor trap, skeet, rifle, or archery ranges, including gun clubs;
- (10) Petroleum products refining; and
- (11) Slaughterhouse.

~~(B) The distance requirements herein shall not be applicable where lands not governed by this chapter are classified or reclassified to a zoning classification which permits, or conditionally permits, residential uses, schools, religious establishments, and/or institutions for human care, provided that such classification or reclassification occurs subsequent to the establishment of the county's zoning district in effect at the time of such classification or reclassification.~~

158.059 MEDICAL CANNABIS.

Uses related to the growing, processing, or dispensing of medical cannabis shall comply with the following requirements:

~~(A) The licensed premises of a medical cannabis dispensary, medical cannabis processor, or medical cannabis grower, may not be located within 1,000 feet of an existing public or private elementary school, middle school, or high school, or a site acquired for the location of such a facility, provided that the school is programmed for construction in the current Community Investment Plan (CIP).~~

~~(B)~~ (A)

~~(C)~~ (B)

~~(D)~~ (C)

~~(E)~~ (D)

158.060 MEASUREMENT OF SEPARATION OR DISTANCE BETWEEN USES.

When measuring a required separation between uses, distance shall be determined from the nearest point of the structure occupied by the use requiring separation to the nearest point of the boundary of the lot from which the separation is to be established. In the case of an outdoor principal or accessory use requiring separation from another use, distance shall be measured from the nearest point of the outdoor use to the nearest point of the boundary of the lot from which the separation is to be established.

DISTRICTS

158.077 ~~“B-NR” NEIGHBORHOOD RETAIL BUSINESS DISTRICT.~~ “C-1” COMMERCIAL LOW INTENSITY DISTRICT.

(A) Purpose and Intent. ~~The purpose of the “B-NR” District is to provide for logical locations where the retail services needed by a neighborhood population can be made available. The areas are in communities and at locations of expected population concentrations which might be termed a neighborhood or small community.~~ The purpose of the C-1 District is to provide locations for small-scale, low-intensity, retail and service commercial uses which are intended to provide goods and services primarily serving the residents of the surrounding neighborhoods with a minimum of consumer travel and convenient auto access. Uses are characterized by low volumes of traffic and generally not with expanded hours of operation. Regulations in the C-1 District are intended to ensure that uses are consistent with a pedestrian friendly and neighborhood scale, are well connected to and compatible with surrounding areas, and do not attract significant traffic from outside the surrounding neighborhoods. Uses allowed in the C-1 District include, but are not limited to, retail sales and services, personal services, medical facilities, eating establishments, recreation and entertainment, and small professional office uses.

(B) Applicability. The following regulations and applicable regulations contained in other sections shall apply in the ~~“B-NR C-1”~~ District.

(C) Principal Uses. The regulation of principal uses is set forth in Section 158.082.

~~(C) Principal permitted uses. Principal permitted uses shall be as follows:~~

~~(1) Local retail business or service shops, including:~~

~~(a) Alcoholic beverage package stores;~~

~~(b) Antique shops;~~

~~(c) Appliance stores;~~

~~(d) Automobile accessory;~~

~~(e) Bakery shops;~~

~~(f) Banks, savings and loan institutions;~~

~~(g) Beauty shops and barbershops;~~

~~(h) Candy stores;~~

~~(i) Clothing stores;~~

- ~~(j) Convenience stores;~~
- ~~(k) Dress or millinery shops;~~
- ~~(l) Drugstores;~~
- ~~(m) Dry goods or variety stores;~~
- ~~(n) Florist or garden shops;~~
- ~~(o) Food and grocery stores;~~
- ~~(p) Fruit or vegetable stores;~~
- ~~(q) Fuel stations;~~
- ~~(r) Furniture and upholstering stores;~~
- ~~(s) Gift or jewelry shops;~~
- ~~(t) Hardware stores;~~
- ~~(u) Laundromats;~~
- ~~(v) Laundry or dry cleaning establishments and pickup stations;~~
- ~~(w) Meat markets;~~
- ~~(x) Office supply stores;~~
- ~~(y) Pet shops;~~
- ~~(z) Photographic studios;~~
- ~~(aa) Produce stands;~~
- ~~(bb) Radio and television studios or repair shops;~~
- ~~(cc) Restaurants and lunch rooms;~~
- ~~(dd) Shoe repair shops;~~
- ~~(ee) Specialty shops;~~
- ~~(ff) Sporting goods or hobby shops;~~
- ~~(gg) Tailor establishments;~~

~~(hh) Taverns; and~~

~~(ii) Taxi stands.~~

~~(2) Commercial parking lots;~~

~~(3) Funeral establishments;~~

~~(4) Offices and clinics, professional and business, including animal hospitals or veterinary clinics without runways;~~

~~(5) PBC, subject to the provisions of § 155.094;~~

~~(6) Retirement homes, nursing homes, continuing care retirement communities and assisted living facilities, or boarding homes;~~

~~(7) Schools, art, trade, business, or nursery and day care centers;~~

~~(8) Social clubs, fraternal organizations, and community meeting halls;~~

~~(9) Department stores, as part of a PBC;~~

~~(10) Any use or structure, except mineral resource recovery operations, which is permitted and regulated as a principal permitted use in an "A", R-20,000, or R-10,000 District, except as may hereinafter be modified; and~~

~~(11) Amusement arcades, provided that they cause no disturbance to adjacent residents and properties. The Zoning Administrator shall revoke the Zoning Certificate of any amusement arcade which is causing a disturbance to adjacent residents and properties. Any decision of the Zoning Administrator may be appealed to the BZA. Upon appeal, the BZA shall have the authority to affirm, reverse, or establish conditions for the continued operation of the arcade. Every amusement arcade shall obtain a Zoning Certificate therefor, and the Zoning Certificate shall state on its face that it is revocable as provided herein.~~

~~(D) Conditional uses requiring BZA authorization. Conditional uses requiring BZA authorization shall be as follows:~~

~~(1) Any conditional use permitted and as regulated in the "A" District, except mobile homes, mobile home parks, race tracks or courses for the conduct of races, meets, contests, shows, or similar activities of automobiles, motorcycles, etc.; or manufacture of mulch; or as modified in division (C) above;~~

~~(2) Custom carpentry and woodworking shops;~~

~~(3) Custom printing shops;~~

~~(4) Custom sign painting shops;~~

~~(5) Sheet metal and light metal working shops; and~~

~~(6) Automobile service centers, but not including vehicle sales lots, vehicle repair shops, or motorcycle shops.~~

~~(E) Accessory uses. Accessory uses shall be as follows: uses and structures customarily accessory and incidental to any permitted principal use or authorized conditional use. The above or below ground storage of not greater than 2,000 gallons, in aggregate capacity of petroleum products which is not sold at retail or wholesale, and subject to Chapter 170 of the Carroll County Code and all applicable MDE and NFPA regulations, shall be considered an accessory use. Commercial establishments providing petroleum for retail sale shall be regulated in the same manner as a principal use.~~

~~(F)~~(D) Required conditions. Site plan review requirements shall be as provided by Chapter 155 of the Carroll County Code.

~~(1) All business, services, or processing shall be conducted wholly within a completely enclosed building, except for:~~

~~(a) Sale of automotive fuel, lubricants, and fluids at fuel stations;~~

~~(b) Off street automobile parking and loading areas;~~

~~(c) Public utility uses;~~

~~(d) Garden shops; and~~

~~(e) Outdoor restaurant seating, which shall include but not be limited to restaurants, fast food and carry-out establishments, cafes, bistros, bars, pubs, coffeehouses, eateries, or similar establishments that serve food or beverages as determined by the Zoning Administrator.~~

~~(2) Goods shall consist primarily of new or reconditioned merchandise or of bona fide antiques.~~

~~(3) Process and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reasons of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter, or water-carried waste.~~

~~(G) Height regulations. No structure shall exceed three stories or 40 feet, except as provided in § 158.130(E).~~

~~(H) Bulk requirements.~~

~~(1) Minimum requirements. The following minimum requirements shall be observed, subject to the modified requirements in § 158.130:~~

Use	Lot Area	Lot Width (feet)	Lot Area per Family (sq. ft.)	Front Yard Depth (feet)	Side Yard (Width Each Side Yard) (feet)	Rear Yard Depth (feet)
Dwellings	(Same as in R-10,000 District)	None	Principal permitted or conditional uses	40	10 1	None ¹
Nonresidential						
PBC	Subject to § 155.094					
Retirement homes, nursing homes, continuing care retirement communities, assisted living facilities, and boarding homes	Same as in R 20,000 District					
¹ Where adjoining any Residence District, not less than 25 feet.						

~~(2) Maximum size of use.~~

~~(a) Notwithstanding any other applicable regulation, no individual principal permitted use or conditional use may exceed 10,000 square feet gross floor area.~~

~~(b) No variances of the maximum size of use may be granted.~~

~~(c) This provision shall not apply to a PBC provided no individual use within the center exceeds 10,000 square feet gross floor area.~~

~~(d) For fuel stations, the gross floor area shall include any building or structure on the site and the area surrounding the gas pumps. The area surrounding the gas pumps shall be calculated as the area below any canopy over the gas pumps.~~

~~158.078 "B-G" GENERAL BUSINESS DISTRICT, "C-2" COMMERCIAL MEDIUM INTENSITY DISTRICT.~~

(A) Purpose and Intent. The purpose of the “B-G” District is to provide logical locations of all businesses of a more general nature than might be expected to be found in a neighborhood. The businesses proposed include retail, wholesale, and some light processing operations. The purpose of the C-2 District is to provide locations for a diverse range of medium-intensity retail, service and professional office uses needed by a larger population than those provided for in the C-1 District. This district is also intended to provide locations for compatible institutional and recreational uses, limited residential uses, and some of the general neighborhood uses associated with the C-1 District. Bicycle and pedestrian access are encouraged where possible to ensure compatibility with nearby neighborhoods. Uses are characterized by low to medium volumes of traffic.

(B) Applicability. The following regulations and applicable regulations contained in other articles shall apply in the “~~B-G~~C-2” District.

(C) Principal Uses. The regulation of principal uses is set forth in Section 158.082.

~~(C) Principal permitted uses. Principal permitted uses shall be as follows:~~

~~(1) Retail trades, businesses and services of a general commercial nature, including the following:~~

~~(a) Amusement parks;~~

~~(b) Animal hospitals or veterinary clinics without runways;~~

~~(c) Automobile, motorcycle, trailer, or implement sales and service establishments;~~

~~(d) Bottling of soft drinks or milk or distribution stations;~~

~~(e) Bowling alley;~~

~~(f) Carpentry or woodworking shops;~~

~~(g) Department stores;~~

~~(h) Drive-in eating and drinking establishments;~~

~~(i) Golf driving ranges;~~

~~(j) Hotels and apartment hotels, including motels;~~

~~(k) Manufacture and assembly of electrical appliances, electronics, and communication equipment, professional, scientific, and controlling instruments, and photographic or optical products, conducted entirely within an enclosed building;~~

- ~~(l) Newspaper publishing establishments;~~
- ~~(m) Printing shops;~~
- ~~(n) Schools, business, dancing, music, trade, or others of a commercial nature;~~
- ~~(o) Sheet metal and light metal working shop;~~
- ~~(p) Sign painting shop;~~
- ~~(q) Skating rink;~~
- ~~(r) Swimming pools;~~
- ~~(s) Telephone central office or service center;~~
- ~~(t) Tourist homes;~~
- ~~(u) Truck or motor freight terminals or warehouses;~~
- ~~(v) Vehicle repair shops and vehicle sales lot; and~~
- ~~(w) Wholesale business, warehousing, or service establishments, except as first allowed in an "I R" or "I G" District.~~
- ~~(2) Planned business centers, subject to the provisions of § 155.094;~~
- ~~(3) Any use or structure permitted and as regulated as a principal permitted use in an "A", R-20,000, R 10,000, R 7,500, or "B NR" District;~~
- ~~(4) Mini storage, when subject to the following conditions:~~
 - ~~(a) Maximum storage unit height shall be 15 feet.~~
 - ~~(b) Maximum area of each individual storage unit shall be 500 square feet.~~
 - ~~(c) The front building facade shall be designed, constructed, and maintained to be visually compatible with the neighborhood and surrounding properties so as not adversely to affect property values.~~
 - ~~(d) Parking shall be provided on site at a ratio of one space for each ten storage units, with a minimum of six spaces provided.~~
 - ~~(e) A business office shall be located on site, and the required parking spaces shall be located adjacent to the business office. Required parking may not be rented, used for storage of vehicles, or other storage.~~

~~(f) Areas providing access between storage units and areas designed for two-way vehicular traffic shall be 20 feet wide. One-way vehicular traffic aisles with units on one side may be 15 feet wide. Access aisles and storage units shall be designed and located to provide maneuvering space for emergency vehicles.~~

~~(g) All outdoor lighting must be shielded and focused to direct light onto the premises and away from adjoining properties. Lights may not be more than ten feet above ground level.~~

~~(h) Fences or walls for security or barrier purposes shall be located on site at least ten feet from adjacent property lines.~~

~~(i) All structures, storage units, commercial parking areas, aisles, security fences, or walls, except the front building facade, shall be screened from view off site.~~

~~(j) Outside storage of vehicles is prohibited unless the use of the site has been approved as a commercial parking lot.~~

~~(k) The site shall not be used for any activity or use except storage as specified herein.~~

~~(l) Flammable, toxic, or explosive materials or hazardous chemicals shall not be stored on site; provided, however, that fuel contained in standard fuel tanks of boats or vehicles which are themselves stored on site is allowed. Standard fuel tanks for purposes of this section are those tanks which were designed for the specific vehicle by the manufacturer of the vehicle.~~

~~(m) Signs shall be permitted in compliance with §§ 158.110 through 158.115, except that temporary signs, signs that relate to off-premises uses, or signs which exceed 50 square feet in area are prohibited.~~

~~(n) Landscaping shall be provided in accordance with Chapter 157.~~

~~(D) Conditional uses requiring BZA authorization. Conditional uses requiring BZA authorization shall be as follows:~~

~~(1) Building material sales and storage yards;~~

~~(2) Feed and grain sales, milling, and/or storage;~~

~~(3) Outdoor drive-in theaters;~~

~~(4) Animal hospitals, veterinary clinics, kennels with runways; and~~

~~(5) Any conditional use permitted and as regulated in the B-NR District, except as modified in § 158.078(C).~~

~~(E) Accessory uses. Accessory uses shall be as follows: uses and structures customarily accessory and incidental to any principal permitted use or authorized conditional use, including business signs pertaining to "use on the premises", provided that such signs are located as regulated in § 158.115, and the above or below ground storage of not greater than 2,000 gallons, in aggregate capacity of petroleum products which is not sold at retail or wholesale, and subject to all applicable MDE and NFPA regulations. Commercial establishments providing petroleum for retail sale shall be regulated in the same manner as a principal use.~~

~~(F) Height regulations. No structure shall exceed 50 feet in height, except as provided in § 158.130(E).~~

~~(G) Bulk requirements. The following minimum requirements shall be observed, subject to the modified requirements in § 158.133:~~

Use	Lot Area	Lot Width (feet)	Front Yard Depth (feet)	No. of Stories [±]	Side Yard (With Each Side Yard (feet))
Dwellings or residential parts of nonresidential buildings	Same as R-7,500 District				
Hotels	20,000 sq. ft. minimum (500 sq. ft. per bedroom)	100	40	1-1-1/2	15
				2-2-1/2	18
				3	20
Motels	1 acre (1,000 sq. ft. per bedroom)	100	40	1-2-1/2	15
Nonresidential buildings	None	None	40	±	10 ²

PBC	Subject to § 155.094
¹ Subject to the requirements of § 158.078(F).	
² Except adjoining any Residence District, in which case not less than 15 feet.	

(HD) Required conditions. ~~The required conditions~~ Site plan review requirements shall be ~~the same~~ as provided by Chapter 155.059 of the Carroll County Code.

158.078.01 “C-3” COMMERCIAL HIGH INTENSITY DISTRICT.

(A) Purpose and Intent. The purpose of the C-3 District is to provide locations for high-intensity, large-scale retail businesses and destinations of a regional nature, planned business parks, clusters of commercial development, wholesale businesses, offices, and certain light processing operations. This district is also intended to provide locations for compatible institutional and recreational uses, limited residential uses, and some of the medium-intensity uses associated with the C-2 District. Uses in this district should be located in proximity to transportation infrastructure and major corridors, and are characterized by medium to high volumes of traffic. Developments in the C-3 District should, where possible and appropriate, facilitate pedestrian circulation. Generally, longer hours of operation are to be expected.

(B) Applicability. The following regulations and applicable regulations contained in other sections shall be permitted in the “C-3” District.

(C) Principal Uses. The regulation of principal uses is set forth in Section 158.082.

(D) Required conditions. Site plan review requirements shall be as provided by Chapter 155 of the Carroll County Code.

158.079 “I-R1” RESTRICTED LIGHT INDUSTRIAL DISTRICT.

(A) Purpose and Intent. ~~The purpose of the “I-R” District is to provide locations for some of the lighter manufacturing processes and which may not be as extensive as those provided in the I-G2 District. For the most part, the manufacturing is composed of processing or assembly of previously processed materials. It is not the purpose of this district to promote or encourage the use of land within the district for retail services or PBCs normally expected to be located within the established business district; however, it is anticipated that there may be areas or locations where retail services or PBCs can be reasonably and logically considered due to their relationship with other uses existing within the district, as well as their relationship with the district boundary line or the configuration of the property and the relative scale of the project.~~

The purpose of the I-1 District is to provide locations and guidance for certain types of nonagricultural, nonresidential, and generally nonretail commercial activities characterized by light manufacturing, assembling, fabricating, warehousing, wholesale distribution, and limited office and commercial uses which are supportive or directly related to industrial uses, which may not be as intense as those provided for in the I-2 District, and which, with proper landscaping, separation, setback, and buffering, will not significantly detract from adjoining residential or commercial properties. Typically, this district would accommodate light manufacturing which is characterized by the utilization of partially processed materials which are used to produce relatively small and/or light consumer goods. The end products are generally more consumer than business-oriented, have processes that generate less environmental impacts, and are usually easier to transport than those of a heavy manufacturing process. It is intended that such districts be located with access to major thoroughfares or other major modes of transportation, depending upon the specific demands of the industry being served. Industrial Parks are encouraged in this district to provide for clustering of similar industrial uses with common access and infrastructure, as well as the provision of open spaces, stormwater management, and adequate buffering. It is not the purpose of this district to promote or encourage the use of land within this district for retail services, Planned Commercial Centers, or similar uses typically expected to be located within the established commercial districts. However, it is anticipated that there may be areas or locations where limited and specific retail services can be reasonably and logically considered under specific conditions within the district.

(B) Applicability. The following regulations and applicable regulations contained in other sections shall be permitted in the "I-1" Restricted Industrial District.

(C) Principal Uses. The regulation of principal uses is set forth in Section 158.082.

~~(C) Principal permitted uses. Principal permitted uses shall be as follows:~~

~~(1) Uses of a light industrial nature including but not limited to the following, provided that such uses shall be subject to the distance requirements specified in § 158.040:~~

~~(a) Manufacture and assembly of electrical appliances, electronics, and communication equipment, professional, scientific, and controlling instruments, and photographic or optical products;~~

~~(b) Manufacturing, compounding, assembling, or treatment of articles or merchandise from previously prepared materials such as bone, cloth, fur, cork, fiber, canvas, leather, cellophane, paper, glass, plastics, horn, stone, shells, tobacco, wax, textiles, yarns, wood and metals, including light steel or other light meta~~

~~l, light metal mesh, pipe, rods, shapes, strips, wire, or similar component parts;~~

~~(c) Manufacturing, compounding, processing, packaging, or treatment of cosmetics, pharmaceuticals, and food products, except fish and meat products, sauerkraut, vinegar, yeast, and the rendering or refining of fats and oils;~~

~~(d) Manufacture of musical instruments, novelties, and molded rubber products, including tire manufacture, recapping, and treading;~~

~~(e) Manufacture of pottery or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas;~~

~~(f) Laboratories, chemical, physical, and biological;~~

~~(g) Clothing and shoe manufacture;~~

~~(h) Carpet and rug cleaning plants;~~

~~(i) Petroleum products storage underground;~~

~~(j) Blacksmith, welding, machine, or similar shops; and~~

~~(k) Heliports.~~

~~(2) The following business trades and services:~~

~~(a) Bottling of soft drinks or milk or distribution stations therefor;~~

~~(b) Carpentry or woodworking shops;~~

~~(c) Newspaper publishing establishments;~~

~~(d) Printing shops;~~

~~(e) Sheet metal shops;~~

~~(f) Sign painting shops;~~

~~(g) Truck or motor freight terminals or warehouses;~~

~~(h) Wholesale business;~~

~~(i) Warehousing or service establishments;~~

~~(j) Building materials sales and storage yards;~~

~~(k) Feed and grain sales;~~

- ~~(l) Milling and/or storage;~~
- ~~(m) Commercial parking lots;~~
- ~~(n) Trade schools;~~
- ~~(o) Professional training centers;~~
- ~~(p) Offices and office parks;~~
- ~~(q) Hotels and motels; and~~

(D) ~~(r)~~ Business/Industrial Parks. Business/Industrial Parks, approved as business parks prior to April 1, 2019, subject to a minimum size of ten acres, are permitted in the I-1 District. Retail and commercial uses, which are delineated as accessory uses in division ~~(E)(2)-(9)~~ below, or general service and general retail principal permitted uses in § 158.077(C)(1) and (C)(5) 158.082 (A), and Planned Commercial Center, subject to the provisions of Sec. 155.094, may be located on separate lots or parcels within a business/industrial park provided that:

(1) The gross acreage of such uses does not exceed 15% or 15 acres, whichever is lesser, of the business/industrial park.

(a) The area of the retail uses shall be computed as the building area containing the retail uses and the supporting parking lot area, but shall not include required yard setbacks and open space.

(b) No variance of the 15% limitation may be granted.

(2) The size of any individual retail or commercial use may not exceed a maximum of 6,000 square feet, except for day care centers and health clubs which may not exceed a maximum of 12,000 square feet. The area of a canopy over gasoline pumps shall not be included in the size limitation for a convenience store with gasoline pumps;

(3) The development of the retail or commercial space shall be phased in with the development of the industrial uses such that the ratio of retail or commercial space to industrial space which is constructed may not exceed 25% at any time until the business park is complete;

(4) The business/**industrial** park shall be ineligible for additional accessory uses under § ~~158.079(E)(2)~~ 158.083(B)(2);

(5) The development of the business/industrial park with retail or commercial uses shall not constitute a substantial change in the neighborhood with respect to a petition to change the zoning of the property pursuant to § 158.134(C);

(6) An average of four parking spaces per 1,000 square feet of building area shall be provided for the lots within a business/industrial park;

(7) The following uses are prohibited in a business/industrial park:

- (a) Antique shops;
- (b) Automobile service center;
- (c) Day treatment or care facility;
- (d) Funeral establishments;
- (e) Kennels, commercial;
- (f) Nonprofit clubs and fraternal organizations;
- (g) Religious establishments;
- (h) Residential dwelling units;
- (i) Retail greenhouses;
- (j) Retirement homes;
- (k) Second-hand or consignment shops;
- (l) Tattoo or body-piercing shops; and
- (m) Vehicle repair shops.

(8) Signage requirements are as follows.

(a) A signage plan shall be submitted with the site plan.

(b) One freestanding sign shall be allowed to identify the business/industrial park. This sign may not exceed 30 feet in height or 200 square feet per side, unless a variance is granted pursuant to § 158.130. This sign may include identification of the tenants or other entities within the business/industrial park.

(c) If a PBCC is located within a business/industrial park, then the PBCC may have an additional freestanding sign in accordance with § 155.094(E).

(d) All other buildings or lots within the business/**industrial** park may have signs in accordance with § 158.114.

~~(s) Breweries or micro breweries provided that such operations shall be in compliance with any and all local and state liquor laws and licensing requirements and Health Department regulations, and shall possess any and all licenses which may be required by Carroll County and/or the State of Maryland.~~

~~(D) Conditional uses requiring BZA authorization. Conditional uses requiring BZA authorization shall be as follows:~~

~~(1) The following uses when the location of such use shall have been authorized by the BZA, provided that such use shall be subject to three times the distance requirements specified in § 158.040:~~

~~(a) Bituminous concrete (blacktop) mixing plants;~~

~~(b) Concrete and ceramic products manufacture, including ready-mixed concrete plants;~~

~~(c) Contractors' equipment and storage yards;~~

~~(d) Facilities for the cleansing of petroleum contaminated soil;~~

~~(e) Petroleum products storage tanks above ground, any one of which has the capacity in excess of 2,000 gallons, provided that all state and federal laws, as well as National Fire Underwriters' codes, are complied with;~~

~~(f) Sawmills, commercial; and~~

~~(g) Sanitary landfills, including solid waste transfer facilities, and solid waste incinerators.~~

~~(2) Any use permitted and as regulated as a principal permitted use or conditional use in the "B-NR" or "B-G" Districts, except dwellings, mobile homes, and mobile home parks, and manufacture of mulch, on a lot or parcel of land no greater than five acres in size and that was depicted on a plat or described in a deed recorded in the Land Records of Carroll County prior to March 9, 2004, provided that in addition to the criteria set forth under § 158.133(G), the BZA shall also consider criteria set forth under § 155.094(B) in authorizing the use of any land for a PBC or any other "B-NR" or "B-G" use that is determined by the BZA to be of the same general character as a PBC.~~

~~(3) Notwithstanding anything contained in this subchapter to the contrary, mini storage is not an authorized use in this district.~~

~~(E) Accessory uses. Accessory uses shall be as follows:~~

~~(1) Uses customarily accessory and incidental to any principal permitted use or authorized conditional use, including:~~

~~(a) A mobile home or dwelling associated with an industrial use, or a mobile home associated with an agricultural use subject to the provisions of § 158.150(B);~~

~~(b) Storage modules subject to the following standards:~~

- ~~1. The exterior surface shall be painted and kept in good repair;~~
- ~~2. The storage module shall be vented as needed for safety purposes;~~
- ~~3. The storage module shall be screened from the adjacent roadway; and~~
- ~~4. Number of storage modules to be determined by the Zoning Administrator.~~

~~(c) Retail sales and service of products manufactured on or distributed from the site.~~

~~(d) the following, when associated with a brewery or micro brewery, and pursuant to 158.079(C)(2)(c):~~

- ~~1. Tasting rooms;~~
- ~~2. Accessory food sales to accompany the beverage tasting;~~
- ~~3. Retail sales facility for the sale of novelty and gift items related to the beverage;~~
- ~~4. Guided tours; and~~
- ~~5. Promotional activities.~~

~~(2-9) Provided all accessory uses do not exceed 15% of the lot or parcel, and provided no individual use exceeds 3,000 square feet except as provided below, the following retail or other commercial uses in conjunction with a principal permitted or approved conditional use, not exceeding 15% of the lot or parcel, and subject to authorization of the BZA after a public hearing:~~

- (a) Retail bakeries;
- (b) Banks or savings and loan institutions;
- (c) Beauty salons or barbershops;
- (d) Convenience stores, including gasoline pumps, however the area of canopy over the gasoline pumps is excluded from the 3,000 square foot size limitation but included as part of the 15% gross acreage limitation;
- (e) Day care centers not exceeding 6,000 square feet;
- (f) Pharmacies;
- (g) Laundry or dry-cleaning establishments;
- (h) Office supply stores;
- (i) Shoe repair shops;
- (j) Restaurants or lunch rooms;
- (k) Tailor establishments;
- (l) Health clubs not exceeding 6,000 square feet; and
- (m) Florist or garden shops.

~~(F) Height regulations. No structure shall exceed 50 feet in height, except as provided in § 158.130(E).~~

~~(G) Bulk requirements. The following requirements shall be observed, subject to the provisions of § 158.130:~~

- ~~(1) Front yard: 50 feet;~~
- ~~(2) Side yard: 30 feet;~~
- ~~(3) Rear yard: 30 feet; and~~
- ~~(4) Within a business park, the yard requirements may be reduced with the approval of the Planning Commission.~~

~~(H) Required conditions. Site plan review requirements shall be the same as provided by Chapter 155.059 of the Carroll County Code.~~

158.080 "I-~~G2~~" ~~GENERAL~~ HEAVY INDUSTRIAL DISTRICT.

(A) Purpose and Intent. ~~The purpose of the "I-G" District is to provide for manufacturing or processing which may require extensive transportation, water, and/or sewerage facilities, as well as open space, because of the number of employees, the type of manufacturing operation, or any by products which might result from the heavier or larger manufacturing plants proposed.~~ The purpose of the I-2 District is to provide locations and guidance for certain types of nonagricultural, nonresidential, and noncommercial activities characterized by heavy manufacturing, refining, processing, or compounding of materials or products predominantly from raw materials. This district may also accommodate some of the light manufacturing uses permitted in the I-1 (Light Industrial) District. The uses associated with this district are intensive and frequently include operations that emit strong odors; loud noises, and some level or volume of dust, vibration, smoke, soot, vapors, light, and pollution. Typically, this district would accommodate heavy manufacturing which is characterized by the utilization of primary elements and raw materials which are used to produce large or heavy products that are sometimes difficult to transport. Heavy manufacturing typically requires large machines or facilities, large or specialized equipment, and involves complex or numerous processes. The products are often intermediaries for use by other industries, and the manufacturing usually has the potential for more of an environmental impact than in the I-1 District. It is intended that properties in this district be located with access to major thoroughfares or other major modes of transportation, depending on the specific demands of the industry being served. Industrial Parks are encouraged in this district to provide for clustering of similar industrial uses with common access and infrastructure as well as the provision of open spaces, stormwater management, and adequate buffering. It is not the purpose of this district to promote or encourage the use of land within this district for retail services, Planned Commercial Centers, or similar uses typically expected to be located within the established commercial districts. However, it is anticipated that there may be areas or locations where limited and specific retail services can be reasonably and logically considered under specific conditions within the district.

(B) Applicability. The following regulations and applicable regulations contained in other sections shall apply in the "I-~~2G~~" District.

(C) Principal Uses. The regulation of principal uses is set forth in Section 158.082.

~~(C) Principal permitted uses. Principal permitted uses shall be as follows:~~

~~(1) Uses of a heavy industrial nature, but not limited to the following, provided that such uses shall be located two times the distance requirements specified in § 158.040:~~

~~(a) Manufacture and assembly of aircraft, automobiles, house trailers, or other vehicles;~~

- ~~(b) Manufacture and bottling of alcoholic beverages;~~
- ~~(c) Manufacture of brick or clay products;~~
- ~~(d) Machine shops, structural steel fabricating;~~
- ~~(e) Coal yards;~~
- ~~(f) Cooperage works;~~
- ~~(g) Crematories;~~
- ~~(h) Manufacture or processing of chemicals, except sulfuric, nitric, or hydraulic or other corrosive or offensive acid;~~
- ~~(i) Manufacture of dye or dyestuff and printing ink;~~
- ~~(j) Electric generating or steam power plants;~~
- ~~(k) Flour mill, grain milling, or drying;~~
- ~~(l) Manufacture of felt, shoddy, hair products, feathers, emery cloth, sandpaper, or sand blasting and/or products therefrom;~~
- ~~(m) Enameling, lacquering, galvanizing, and plating;~~
- ~~(n) Manufacture or processing of meat or food products, except slaughterhouses;~~
- ~~(o) Manufacture of paper, pulp, or cloth;~~
- ~~(p) Manufacture of perfume;~~
- ~~(q) Manufacture of pickle, sauerkraut, vinegar, yeast, soda, or soda compounds;~~
- ~~(r) Manufacture of rayon or similar products;~~
- ~~(s) Manufacture of rubber or rubber products;~~
- ~~(t) Manufacture of starch, glucose, dextrin, or spice;~~
- ~~(u) Manufacture of soap, oil, paints, turpentine;~~
- ~~(v) Manufacture of wire or wire products; and~~
- ~~(w) Manufacture of mulch, including the processing, storage, and sale at retail and wholesale.~~

~~(2) Agriculture for interim use, provided that any buildings or feeding pens in which farm animals are kept shall comply with the distance requirements of § 158.040;~~

~~(3) Any use permitted and as regulated as a principal permitted use in the "I-R" District, except as hereinafter modified;~~

~~(4) Any other use that is determined by the BZA to be of the same general character as the above permitted uses and which would not be detrimental to the public health, safety, or general welfare of the community, but not including any use which is prohibited in the "I-R" District; and~~

~~(5) Subject to the requirements of this subchapter, an adult entertainment business, a massage establishment or a striptease business is a principal permitted use in the "I-G" District.~~

~~(a) An adult entertainment business, a massage establishment or a striptease business may not be located within 1,000 feet of:~~

~~1. A religious establishment;~~

~~2. A public or private school;~~

~~3. A public park or public recreational facility;~~

~~4. A public library;~~

~~5. A child care home, child care institution, or family day care home licensed or registered under state law; or~~

~~6. A lot zoned residentially or devoted primarily to residential use.~~

~~(b) An adult entertainment business, a massage establishment or a striptease business may not be located within 2,500 feet of another adult entertainment business, massage establishment or striptease business.~~

~~(c) In determining compliance with the siting requirements in division (E)(1) below, measurements shall be made in a straight line, without regard to intervening objects, from the closest point of the structure containing the adult entertainment business, massage establishment or striptease business to the nearest property line of the lot or use listed in division (E)(1) below.~~

~~(D) Conditional uses requiring BZA authorization. Conditional uses requiring BZA authorization shall be as follows:~~

~~(1) The following uses, when the location of such use shall have been authorized by the BZA, provided that such use shall not be less than 1,000 feet from any Residence District governed by this chapter, except an "I-R" District, and four times the distance requirements as specified in § 158.040:~~

- ~~(a) Slaughterhouses and stockyards;~~
- ~~(b) Acid or heavy chemical manufacture, processing, or storage;~~
- ~~(c) Blast furnace or boiler works;~~
- ~~(d) Cement, lime, gypsum, or plaster of paris manufacturing;~~
- ~~(e) Distillation of bones, fat rendering, grease, lard or tallow manufacturing or processing;~~
- ~~(f) Explosive manufacture or storage;~~
- ~~(g) Fertilizer, potash, insecticide, glue, size, or gelatin manufacture;~~
- ~~(h) Foundries;~~
- ~~(i) Garbage, offal, or dead animal reduction;~~
- ~~(j) Gas manufacture or storage for heat or illumination;~~
- ~~(k) Junkyards, provided that the area used shall not exceed five acres, shall be totally enclosed with adequate fencing, and no operations, including storage or sale of parts, shall be closer than 300 feet to any public highway; and~~
- ~~(l) Petroleum products, refining or storage above ground in tanks in excess of 2,000 gallons, provided that all state and federal laws, as well as National Fire Underwriters' codes, are complied with.~~

~~(2) Bituminous concrete (blacktop) mixing plants as regulated in the "I-R" District; and~~

~~(3) Any conditional use set forth and as regulated in the "I-R" District.~~

~~(E) Accessory uses. Accessory uses shall be as follows:~~

~~(1) Uses customarily accessory and incidental to any principal permitted use or authorized conditional use, including:~~

- ~~(a) A mobile home or dwelling associated with an industrial use;~~

~~(b) Storage modules subject to the following standards:~~

- ~~1. The exterior surface shall be painted and kept in good repair;~~
- ~~2. The storage module shall be vented as needed for safety purposes;~~
- ~~3. The storage module shall be screened from the adjacent roadway; and~~
- ~~4. Number of storage modules to be determined by the Zoning Administrator.~~

~~(c) Retail sales and service of products manufactured on or distributed from the site.~~

~~(2) Provided all accessory uses do not exceed 15% of the lot or parcel, and provided no individual use exceeds 3,000 square feet except as provided below, the following retail or other commercial uses in conjunction with a principal permitted or approved conditional use, not exceeding 15% of the lot or parcel, and subject to authorization of the BZA after a public hearing:~~

- ~~(a) Retail bakeries;~~
- ~~(b) Banks or savings and loan institutions;~~
- ~~(c) Beauty salons or barbershops;~~
- ~~(d) Convenience stores, including gasoline pumps;~~
- ~~(e) Day care centers not exceeding 6,000 square feet;~~
- ~~(f) Pharmacies;~~
- ~~(g) Laundry or dry cleaning establishments;~~
- ~~(h) Office supply stores;~~
- ~~(i) Shoe repair shops;~~
- ~~(j) Restaurants or lunch rooms;~~
- ~~(k) Tailor establishments;~~
- ~~(l) Health clubs not exceeding 6,000 square feet; and~~
- ~~(m) Florist or garden shops.~~

~~(F) Height regulations. No structure shall exceed three stories or 50 feet in height, except as provided in § 158.130(E).~~

~~(G) Bulk requirements. Bulk requirements shall be the same as in the "I-R" District.~~

~~(DH) Required conditions. Site plan review requirements Required conditions shall be the same as provided by Section Chapter 155-059 of the Carroll County Code.~~

158.081 "EC" EMPLOYMENT CAMPUS DISTRICT.

~~(1) It is the purpose of the "EC" District to provide a zoning district and implementation process that will encourage creative, well-planned, mixed industrial and commercial development in a campus-like setting, including: consistent and uniform site layouts; architecture designed to attract business and light industry that is clean and unobtrusive to surrounding properties; employers that provide primarily higher paying jobs requiring highly skilled workers; and businesses that are willing to construct buildings on campuses that are aesthetically pleasing and contribute significantly to the county's tax base.~~

~~(2) The following objectives are sought in providing for the "EC" District:~~

~~(a) To protect property values and enhance the landowner's investment by ensuring a well-planned and well-maintained development;~~

~~(b) To maintain a harmonious relationship between the various buildings and sites contained within the district;~~

~~(c) To minimize the disturbance to neighboring properties;~~

~~(d) To contribute to a positive and healthy working environment;~~

~~(e) To ensure that the limited number of permitted commercial uses within the district have the primary purpose of serving the light manufacturing, office space, research, and development uses contained within each campus;~~

~~(f) To assist in the implementation of the Master Plan by helping to create high-paying job opportunities for citizens closer to home, thereby relieving the strain on the transportation infrastructure; providing for interaction and integration among users; and, encouraging green spaces, walking trails and other recreational uses; and~~

~~(g) To serve as an economic development tool in the effort to increase the county commercial and industrial tax base.~~

~~(B) Employment campus. An employment campus may be applied to a property after review and approval by the Planning Commission.~~

~~(C) Area. The proposed employment campus shall be located on one or more lots, parcels or tracts of land comprising at least 50 contiguous acres.~~

~~(D) Designation of Employment Campus.~~

~~(1) Property meeting the minimum requirements may be designated by the Planning Commission as suitable for an employment campus and may be developed by the owner, if the owner so desires, according to this subchapter.~~

~~(2) No land shall be designated as an employment campus unless it satisfactorily meets such additional suitability criteria as may have been adopted by the Planning Commission. Such criteria shall include but not be limited to highway access, and availability of water and adequate sewage disposal methods.~~

~~(E) Uses.~~

~~(1) The following industries, offices, and establishments are permitted uses in an "EC" District:~~

~~(a) Computer and data processing services;~~

~~(b) Engineering and scientific research or development facilities;~~

~~(c) Hotels and motels;~~

~~(d) Establishments for the manufacture, assembly, service, or repair of the following products:~~

~~1. Pharmaceuticals;~~

~~2. Office, computing, and accounting machines;~~

~~3. Radio and television broadcasting equipment;~~

~~4. Communication equipment;~~

~~5. Electronic components and accessories;~~

~~6. Measuring and controlling instruments;~~

~~7. Optical instruments and lenses;~~

~~8. Surgical, medical, and dental instruments and supplies; and~~

~~9. Photographic equipment and supplies.~~

- ~~(e) Business and professional offices;~~
- ~~(f) Government offices;~~
- ~~(g) Advertising agencies;~~
- ~~(h) Colleges and universities; and~~
- ~~(i) Uses determined by the Zoning Administrator to be substantially similar to those listed above.~~

~~(2) The following commercial uses are permitted in the "EC" District, provided that the commercial uses do not exceed 20% of the gross floor area of the employment campus, and provided that no individual use exceeds 3,000 square feet except as provided below:~~

- ~~(a) Banks, savings and loan associations, investment companies, brokers, similar financial institutions;~~
- ~~(b) Blueprinting, printing, and duplicating services;~~
- ~~(c) Office machine sales, rental, and service establishments;~~
- ~~(d) Employment services;~~
- ~~(e) Laundry and dry cleaning establishments without delivery services;~~
- ~~(f) Newsstands;~~
- ~~(g) Delicatessens and coffee shops and similar eating establishments;~~
- ~~(h) Security services;~~
- ~~(i) Real estate agencies, insurance agencies, messenger services, computer services, travel agencies, and telegraph offices;~~
- ~~(j) Computer and computer software stores;~~
- ~~(k) Day care centers not exceeding 6,000 square feet;~~
- ~~(l) Health clubs not exceeding 6,000 square feet; and~~
- ~~(m) Uses determined by the Zoning Administrator to be substantially similar to those listed above.~~

~~(F) Prohibited uses. The following uses shall be prohibited in the Employment Campus District:~~

- ~~(1) Mini-storage facilities;~~
- ~~(2) Automobile service, collision repair, and automobile sales establishments;~~
- ~~(3) Guyed towers, freestanding towers, monopoles, and other freestanding communication towers; and~~
- ~~(4) Any commercial use requiring more than seven parking spaces per 1,000 square feet in accordance with §§ 155.075 through 155.078.~~

~~(G) Employment Campus concept plan.~~

~~(1) An applicant shall submit an employment campus concept plan to the Planning Commission for consideration. The purpose of the concept plan is to provide the Planning Commission and the Department of Land Use, Planning, and Development, or its successor agency, with sufficient information to determine the practicality and suitability of the proposed concept plan. The following information shall be shown on the concept plan:~~

- ~~(a) Location map;~~
- ~~(b) General topography;~~
- ~~(c) Property boundary;~~
- ~~(d) Existing and proposed roads;~~
- ~~(e) Number of lots proposed and total acreage of the tract;~~
- ~~(f) General drainage plan;~~
- ~~(g) List of required and proposed improvements; and~~
- ~~(h) Statement regarding the availability of public utilities or proposed alternative systems.~~

~~(2) Notice provisions are as follows.~~

- ~~(a) Notice of the hearing before the Planning Commission shall be advertised in two issues of a newspaper having general circulation in the county. The first notice shall be published in the newspaper at least 20 days prior to the hearing.~~
- ~~(b) Property upon which an employment campus is proposed shall be posted conspicuously by a notice at least 22 inches by 28 inches in size, at least 20 days before the date of the hearing.~~

~~(c) Notice of the hearing shall be sent by first class mail to the person making application to the Planning Commission no less than 20 days prior to the first scheduled hearing.~~

~~(d) At least 20 days prior to the first scheduled hearing, notice of the hearing shall be sent by first class mail to those persons identified by the applicant as persons owning property contiguous to the property, which is the subject of the proceeding. Notice shall be sufficient if given to the person shown as the owner on the tax rolls and sent to the address where tax bills are sent.~~

~~(3) The Planning Commission may approve or disapprove the concept plan after a public hearing. If the Planning Commission approves the concept plan, the Planning Commission may require a traffic impact study in accordance with § 155.059.~~

~~(4) If the concept plan is approved by the Planning Commission, the applicant shall submit a site plan prepared by a licensed architect, registered civil engineer, or other qualified land planner. The site plan shall show such items as the size of the project, the location and approximate shapes of the buildings, road ingress and egress, traffic patterns, topography, natural resource features as defined in the environmental resources element of the Master Plan (including tree cover, steep slopes, floodplains, and wetlands), access points, utilities, and other relevant features.~~

~~(5) The site plan shall include an architectural component and architectural harmony within the development shall be attained. Exteriors of all buildings shall be constructed of brick, glass, or a combination of both.~~

~~(6) The Planning Commission shall ascertain whether the location, size, and other characteristics of the site and the proposed plan comply with the following condition: The site plan provides for an employment campus consisting of one or more groups of buildings incorporating an integrated and harmonious design, together with adequate and properly arranged traffic and parking facilities and landscaping, so as to result in an attractive and efficient campus.~~

~~(7) The Planning Commission shall, within 60 days after consideration of a site plan for an employment campus, decide whether to approve or disapprove the site plan.~~

~~(a) The Planning Commission shall not approve a proposed employment campus site plan until the requirements of this chapter and the conditions of this section are determined to have been met.~~

~~(b) Upon receipt of written approval from the Planning Commission, the Zoning Administrator shall issue the necessary Zoning Certificate.~~

~~(8) Any PWA determined necessary by the Planning Commission shall be provided to the County Commissioners, thereby ensuring the construction of the project in accordance with any approved plan or amendments thereto.~~

~~(H) General regulations. The following regulations shall apply to an employment campus.~~

~~(1) Building height. The maximum height of each floor of the building shall not exceed 16 feet and the total maximum height of any building shall not exceed 120 feet.~~

~~(2) Yards.~~

~~(a) No building, parking area, or other facility, except permitted signs and landscape plantings, shall be erected within 50 feet of a public street right of way line.~~

~~(b) No building shall be located within 25 feet of any other lot line, and if required by the Planning Commission, screening of evergreen hedges or other screening devices shall be erected to protect adjoining properties.~~

~~(c) Landscape buffers and yard areas shall be at least:~~

~~1. Fifty feet in width along principal, intermediate, or minor arterial roadways, including a minimum of 25 feet in screening with the balance in lawn area; or~~

~~2. Thirty feet in width along major collectors, minor collectors, local roads and subdivision streets, including a minimum of 15 feet in screening with the balance in yard area.~~

~~(d) The yard area as part of a landscape buffer along any adjoining "B-NR", "B-G", "I-R", or "I-G" zoning district boundary line shall be at least 30 feet in width.~~

~~(3) Tract coverage. Buildings and paved surfaces shall not exceed 75% of a parcel. Open space and landscaping shall cover at least 25% of a parcel.~~

~~(4) Minimum setbacks. The minimum setback from any residentially zoned lot or lot occupied by a residence shall be 100 feet.~~

~~(5) Parking. All required parking areas, parking aisles, access drives, and travel ways within the employment campus shall be paved. Notwithstanding any other provision of this~~

~~chapter, off street parking shall be provided in accordance with a formula of five parking spaces for every 1,000 square feet.~~

~~(l) Signage requirements.~~

~~(1) A signage plan for an employment campus shall be submitted with the site plan. The signage plan shall outline:~~

- ~~(a) Size, type, and location of all signs at the entrance to the development;~~
- ~~(b) Size and type of the stationary direction sign;~~
- ~~(c) Size and type of all flat wall signs; and~~
- ~~(d) Size and type of service entrance signs.~~

~~(2) Exterior signage in an employment campus shall be for identification only and may not be treated as an advertising device. Signage text is limited to company name and/or logo.~~

~~(3) Sign locations shall be permitted as follows:~~

~~(a) For each single tenant building, one freestanding sign at a point near the project entrance and one building mounted sign; and~~

~~(b) For each multi-tenant building, one freestanding sign with only the building name at a point near the project entrance and a building mounted tenant identification system for each tenant.~~

~~(4) Sign types shall be permitted as follows.~~

~~(a) Freestanding signs.~~

- ~~1. Maximum size shall not exceed 24 square feet on a two-sided sign.~~
- ~~2. Maximum height shall not exceed six feet above grade except for the sign identifying the employment campus development.~~
- ~~3. The sign shall be constructed of durable materials, not including wood.~~
- ~~4. The sign shall be mounted on a sturdy base.~~
- ~~5. Illumination by nonobtrusive ground lighting is permissible.~~

~~(b) Building mounted signs.~~

~~1. Sign location on the building shall be compatible with the architectural design of the building.~~

~~2. No signs may extend above the roof or parapet line of the building.~~

~~3. Illumination may be internal through a translucent letter face or opaque letters projected slightly off the wall and back-lit from a source concealed within the letter.~~

~~(5) In multi-tenant buildings, the developer or owner is responsible for submitting a tenant identification system for approval.~~

~~(a) The system shall include a standardized design format to ensure matching of size, materials, color, finish, and type face.~~

~~(b) The system shall be of a scale to identify individual tenants from parking areas rather than to provide major tenant visibility from surrounding roads.~~

~~(c) Tenant signage shall be building mounted. The placement shall relate architecturally to door and window openings or other elements of the building.~~

~~(d) Each tenant shall be assigned a designated sign panel.~~

~~(6) Sign color shall be limited to one color for the lettering and one color for the background. The background color shall be darker than the message and graphics. Where an additional color is desired because it is part of the owner's or tenant's logo, the Planning Commission may modify this requirement.~~

~~(7) Each lot is limited to one temporary sign, which may be double-sided and shall be removed within one year.~~

~~(a) Maximum sign area shall not exceed 32 square feet.~~

~~(b) Signs shall be mounted on two four-inch by four-inch wood posts with top of sign a maximum of eight feet above grade.~~

~~(c) Actual mounting height permitted shall be determined by sign proportions and location.~~

~~(8) The following are prohibited:~~

~~(a) Flashing or moving signs;~~

~~(b) Exposed neon or other exposed light source signs; and~~

~~(c) Applied wood letters.~~

(A) Purpose and Intent. The purpose of the E-C District is to provide for and foster comprehensively planned employment centers in campus-like settings to attract employers of highly skilled workers and primarily higher paying jobs, including but not limited to, research and development, institutional, office, flex space, and other light and limited industrial uses, while also providing a more flexible approach to design and development. In this district, the integration of trails, sidewalks, communal plazas, and shared amenities is encouraged. The following objectives are sought in providing for the E-C District:

(1) To facilitate a well-planned development with higher standards of development than are typically found in other employment districts;

(2) To provide for development that will incorporate the natural features of the land and protect the environment;

(3) To maintain a harmonious relationship between the various buildings and sites contained within the district;

(4) To provide development patterns that recognize the character of established surrounding neighborhoods and other types of land uses, and consider potential adverse impacts on neighboring properties;

(5) To provide for interaction and integration among users, thereby contributing to a positive and healthy working environment;

(6) To ensure that the limited number of permitted and accessory residential, retail, service, eating and drinking uses within the district have the principal purpose of serving the employment campus;

(7) To encourage green spaces, walking trails and other recreational uses;

(8) To serve as an economic development tool in the effort to increase the County's commercial and industrial tax base;

(9) To encourage development of buildings that can be easily adapted as the range of tenants and regional market for employment evolves; and

(10) To provide a flexible employment district.

(B) Development Plan. The developer of any employment campus (prior to any construction) shall present to the Planning Commission for its review, a development plan of such proposed campus. The purpose of the development plan is to provide the Planning Commission with the

necessary information to ascertain whether the proposed employment campus is consistent with the purposes of the district as articulated in subsection (A) above. The development plan shall show such items as the size of the project, the location and approximate shapes of buildings, road ingress and egress patterns, parking areas, storm drainage, and water and sewerage facilities, and such other information as is necessary for the Planning Commission to give the necessary consideration. The Planning Commission shall require phasing of construction of the residential, retail, and service portions of the employment campus to ensure that these components are in support of the primary employment uses.

(1) It shall be the duty of the Planning Commission to ascertain whether the location, size, and other characteristics of the site, and the proposed plan, comply with the following conditions:

(a) The proposed development will not cause points of traffic congestion on existing or planned roads in the areas of such proposed location; and

(b) The plans provide for a development consisting of one or more groups of establishments in buildings of integrated and harmonious design, together with adequate and properly arranged traffic, parking facilities and landscaping, so as to result in an attractive and efficient development.

(C) Parking. For all commercial, industrial, institutional, and public uses, parking shall be provided in accordance with a formula of five parking spaces for every 1,000 square feet of space.

(D) Outdoor Storage. No outdoor storage of equipment, material or products will be permitted.

(E) Signage. A signage plan shall be submitted at the time of development plan review to assure that the appearance, size, height, type of material, and other aspects of signs are consistent with the purposes and intent of the district. The regulations set forth in Sections 158.112, 158.113, and 158.114 shall also apply in the Employment Campus District.

(F) Landscaping. The minimum open space and landscaped area on any development shall not be less than 20% of the gross land area of the development. All development in this district shall comply with Chapter 157 of the Carroll County Code and to the technical standards established in the Carroll County Landscape Manual. Supplemental landscaping may be required in order to comply with the objectives set forth in subsection (A).

(G) Architecture. Building architectural renderings or plans shall be submitted at the time of development plan review to assure that the appearance, size, type of building material, and other aspects of the buildings are consistent with the purposes and intent of the district.

(H) Solar Energy Conversion Facilities. Solar energy conversion facilities may be approved as part of the development plan, provided they are roof-mounted, subject to the requirements of Section 158.153, or mounted on a canopy in a parking area.

(I) Principal Uses. The regulation of principal uses is set forth in Section 158.082.

(J) Mix of Uses. The following limitations shall apply:

(1) General retail, general service, eating and drinking uses, including principal and accessory uses, shall not comprise more than 25% of the total area of the structures located in the employment campus development.

(2) Where permitted in Section 158.082, residential uses shall not collectively comprise more than 15% of the total area of the employment campus development. Density for retirement homes and multifamily units shall not exceed one dwelling unit per 3,000 square feet, and other types of dwelling units shall not exceed one dwelling unit per 7,500 square feet. Such residential uses shall be architecturally compatible with and supportive of the employment uses. All residential uses shall be subject to Chapter 156, Adequate Public Facilities and Concurrency Management.

(K) Accessory Uses. Accessory uses shall be as follows:

(1) Uses customarily accessory and incidental to any principal permitted use or authorized conditional use.

(2) Solar energy conversion facility, subject to the requirements of Section 158.153(B).

(3) General retail, general service, eating and drinking establishments, and indoor recreation uses, provided that an individual use does not exceed 3,000 square feet, except health clubs and day care centers, which may not exceed 6,000 square feet.

(L) Bulk Requirements. With the exception of building height, the bulk requirements shall be established at the time of site plan approval. The maximum allowable height in this district shall be 60 feet.

(M) Required conditions. Site plan review requirements shall be as provided by Chapter 155 of the Carroll County Code.

158.082 COMMERCIAL, INDUSTRIAL, AND EMPLOYMENT CAMPUS DISTRICTS: REGULATION OF PRINCIPAL USES.

(A) Table of Principal Land Uses. In the Table below, the following applies:

- (1) The letter "P" indicates that the use is permitted in the district indicated.
- (2) The letter "C" indicates that the use requires the authorization of the BZA in accordance with Section 158.133 of this Chapter.
- (3) The letter "X" indicates that the use is prohibited.
- (4) The letters "NA" indicate that the use is not applicable.
- (5) Any use not specifically listed is prohibited unless the BZA determines that the use is similar in impact, nature, function, and duration to an allowed use listed in the Table of Land Uses, and which would not be detrimental to the public health, safety, or general welfare of the community, unless otherwise specifically prohibited.
- (6) The particular and specific control the general.
- (7) In case of any difference of meaning or implication between the text and any caption, the text controls.
- (8) In case of any difference of meaning or implication between the text and any language in the definition of the use or the Purpose and Intent of the zoning district, the text controls.
- (9) Words used in the singular include the plural (and vice versa).
- (10) Words or phrases not specifically defined in this Chapter shall be construed according to the common and generally recognized usage of the language. Technical words and phrases, and others that have acquired a specific meaning in the law, shall be construed according to that meaning.
- (11) Variances shall not be granted to the provisions of the Table of Land Uses.

(The following table, although not underlined, is new language)

LAND USE CATEGORY	C-1	C-2	C-3	I-1	I-2	EC	ADDITIONAL REGULATIONS
SUBCATEGORY							
DESCRIPTION							
AGRICULTURAL							
Agriculture	P	P	P	P	P	P	158.002, 158.035
Agricultural research laboratories and facilities	X	X	C	C	P	P	158.070
Feed or grain sales, may include storage	X	P	P	P	P	X	
Flour or grain milling, drying, storage	X	X	X	P	P	X	158.040

LAND USE CATEGORY SUBCATEGORY DESCRIPTION	C-1	C-2	C-3	I-1	I-2	EC	ADDITIONAL REGULATIONS
Shop for the service, repair, or sale of farm equipment	C	P	P	X	X	X	158.040
COMMUNICATIONS							
Communications tower	C	P	P	P	P	C	158.002,158.039, 158.054
Communications tower complex	C	P	P	P	P	C	158.002,158.039, 158.054
COMMERCIAL							
Vehicle Sales/ Service							
Automobile service center	C	P	P	C	C	X	158.002, 158.083
Car wash (self or full service)	X	P	P	X	X	X	
Fuel station	P	P	P	X	X	X	158.002
Vehicle repair shop	X	P	P	P	X	X	158.002, 158.083
Vehicle sales lot (under 10,000 lbs. gross vehicle weight)	X	P	P	X	X	X	158.002
Vehicle sales lot (10,000 lbs. or more gross vehicle weight)	X	C	P	X	X	X	158.002
Eating and Drinking Establishments							
Catering establishment or banquet facility	P	P	P	X	X	P	
Restaurant	P	P	P	X	X	P	158.083
Restaurant, with drive thru	X	P	P	X	X	X	
Tavern/Bar	P	P	P	X	X	P	158.083
Funeral and Interment							
Cemetery, mausoleum, or memorial garden	C	C	C	X	X	X	158.002
Crematorium	X	P	P	X	P	X	158.002, 158.040
Funeral establishment	X	P	P	X	X	X	158.002
Lodging							
Bed and breakfast	C	X	X	X	X	X	158.002, 158.071
Country inn	C	X	X	X	X	X	158.002,158.071
Hotel or motel	X	C	P	X	X	P	
Hotel or motel, as part of an Industrial Park	NA	NA	NA	P	P	NA	158.002, 158.156
Office/Health Care							
Facility for dispensing of medical cannabis	X	P	P	X	X	X	158.002, 158.040, 158.059
Facility for dispensing of medical cannabis, in conjunction with a medical cannabis growing and/or processing facility	X	X	X	P	P	X	158.002, 158.040, 158.059
Medical or dental center	P	P	P	X	X	P	158.002
Professional or business office	P	P	P	P	X	P	158.083

LAND USE CATEGORY SUBCATEGORY DESCRIPTION	C-1	C-2	C-3	I-1	I-2	EC	ADDITIONAL REGULATIONS
Professional or business office as part of an Industrial Park	NA	NA	NA	P	P	NA	158.156
Veterinary facility, without runways	C	P	P	X	X	X	158.002, 158.040
Veterinary facility, with runways	X	C	C	X	X	X	158.002, 158.040
Recreational/Entertainment							
Adult entertainment business, massage establishment, striptease business	X	X	X	X	P	X	158.002, 158.154
Amusement park	X	X	P	X	X	X	
Conference center	X	C	P	X	X	P	158.002, 158.070
Conference center as part of an Industrial Park	NA	NA	NA	P	P	NA	158.002, 158.156
Golf course	X	X	X	X	X	P	158.002
Indoor recreational facility	P	P	P	P	X	P	158.002
Indoor theater	X	C	P	X	X	X	
Indoor trap, skeet, rifle, or archery ranges, including gun clubs	X	P	P	P	X	X	158.040
Outdoor drive-in theater	X	X	C	X	X	X	
Outdoor recreational area	P	P	P	C	X	P	158.002
Outdoor trap, skeet, rifle, or archery ranges, including gun clubs	X	X	X	X	X	X	158.040
Retreat facility	X	X	X	X	X	X	158.002, 158.070
Riding academy or boarding stable	X	X	X	X	X	X	
Retail/Service							
Building or landscaping supplies sales and storage yard	X	X	C	P	X	X	158.002
Butcher shop	P	P	P	X	X	X	158.002
Fertilizer (liquid or dry) sales and storage	X	X	C	X	X	X	
General retail or general service, less than 10,000 square feet	P	P	P	X	X	P	158.002, 158.083
General retail or general service, between 10,000 and 60,000 square feet	X	P	P	X	X	C	158.002, 158.083
General retail or general service, more than 60,000 square feet	X	C	P	X	X	X	158.002, 158.083
Rental of vehicles and goods with primarily outdoor equipment storage	X	C	P	P	X	X	
RESIDENTIAL							
Household Living							
Dwelling in a Business Park, all types	NA	NA	P	NA	NA	NA	158.002, 158.159
Single-family or two-family dwelling in a Rural Village	P	P	NA	P	NA	NA	158.002

LAND USE CATEGORY SUBCATEGORY DESCRIPTION	C-1	C-2	C-3	I-1	I-2	EC	ADDITIONAL REGULATIONS
Multi-family dwelling	X	X	X	X	X	P	158.002, 158.081
Retirement home/age-restricted adult housing	P	P	X	X	X	P	158.002
Single-family dwelling in existence after December 31, 2019	X	X	X	X	X	P	158.002, 158.081
Single-family dwelling in existence prior to December 31, 2019	P	P	P	X	X	X	158.002
Townhouse	X	X	X	X	X	P	158.002, 158.081
Two-family dwelling	X	X	X	X	X	P	158.002, 158.081
Group Living							
Assisted-living facility	P	P	P	X	X	X	158.002
Continuing care retirement community	P	P	P	X	X	X	158.002
Nursing home	P	P	P	X	X	X	158.002
INSTITUTIONAL/COMMUNITY SERVICE							
Art, business, dance, music or similar school	P	P	P	X	X	P	
Community meeting hall, social club, fraternal organization	P	P	P	X	X	X	
Community recreational facility	P	P	P	X	X	X	
Day care center	P	P	P	X	X	P	158.002
Hospital	X	X	P	X	X	X	158.002
Nursery school	P	P	P	X	X	P	
Museum	P	P	P	X	X	P	
Private school	P	P	P	X	X	P	
Religious establishment	P	P	P	X	X	X	158.002
Trade school or professional training center	P	P	P	P	P	P	
INDUSTRIAL							
Manufacturing/Production							
Acid or heavy chemical manufacture, processing, or storage	X	X	X	X	C	X	158.040
Artisan manufacturing	P	P	P	P	P	P	158.002
Bituminous concrete mixing plant	X	X	X	X	P	X	158.040
Blast furnace, boiler works, foundry	X	X	X	X	P	X	158.040
Brewery	X	X	P	P	P	X	158.002, 158.040, 158.083
Cement, lime, gypsum, or plaster of paris manufacturing	X	X	X	X	C	X	158.040
Concrete and ceramic products manufacturing	X	X	X	X	P	X	158.040

LAND USE CATEGORY SUBCATEGORY DESCRIPTION	C-1	C-2	C-3	I-1	I-2	EC	ADDITIONAL REGULATIONS
Concrete or asphalt recycling	X	X	X	C	P	X	158.002, 158.040
Distillation of bones, fat rendering, grease, lard or tallow manufacturing or processing	X	X	X	X	C	X	158.040
Distillery	X	X	P	P	P	X	158.002, 158.040, 158.083
Explosive manufacturing or storage	X	X	X	X	C	X	158.040
Fertilizer, potash, insecticide, glue, size or gelatin manufacture	X	X	X	X	C	X	158.040
Food processing and packing plant	X	X	X	P	P	X	158.040
Heavy manufacturing	X	X	X	X	P	X	158.002, 158.040
Indoor processing of medical cannabis	X	X	X	P	P	X	158.002, 158.040, 158.059
Light manufacturing	X	C	P	P	P	C	158.002
Limited distillery	C	P	P	P	X	P	158.002, 158.083
Micro-brewery	C	P	P	P	X	P	158.002, 158.083
Petroleum products refining	X	X	X	X	C	X	158.002, 158.040, 100' setback from all property lines, NFPA Code
Sawmill, commercial	X	X	X	C	P	X	158.002, 158.040
Steel mill	X	X	X	X	P	X	158.040
Winery	X	P	P	P	P	X	158.083
Trades							
Bottling (may include distribution) of soft drinks, alcoholic beverages, or milk	X	X	X	P	P	X	
Printing shop	C	P	P	P	P	P	
Welding, sheet metal, machine, carpentry, or similar shop	X	P	P	P	P	X	158.040
Transportation/Utilities							
Airfield	X	X	X	X	X	X	158.002
Airport	X	X	X	C	P	X	158.002, 158.040
Coal yard	X	X	X	X	P	X	158.040
Commercial parking lot or garage	P	P	P	X	X	X	158.002
Electric generating power plant	X	X	X	X	P	X	158.040
Heliport	X	X	X	C	P	X	158.002, 158.040
Solar energy conversion facility, ground mounted	X	C	P	P	P	X	158.002, 158.081, 158.153
Solar energy conversion facility, roof mounted	P	P	P	P	P	P	158.002, 158.081, 158.153

LAND USE CATEGORY	C-1	C-2	C-3	I-1	I-2	EC	ADDITIONAL REGULATIONS
SUBCATEGORY							
DESCRIPTION							
Towing service	X	X	C	P	P	X	On a lot of 5 acres or less in Industrial Districts
Truck or motor freight terminal	X	X	X	C	P	X	158.040
Utility equipment building, yard, above-ground station or substation, or telephone exchange	C	C	C	C	C	C	158.039
Utility equipment, all others	P	P	P	P	P	P	158.039
Warehouse/Storage/Distribution							
Above ground petroleum products storage (2,000 gallons or greater)	X	C	X	C	C	X	158.002, 158.040, 158.157
Indoor contractor's equipment storage facility	C	P	P	P	P	X	158.002, 158.040
Outdoor contractor's equipment storage yard	C	P	P	P	P	X	158.002, 158.040
Self-service storage facility	X	P	P	X	X	X	158.002, 158.158, 158.083
Storage of pelletized or granular dried sewage sludge	X	X	X	P	P	X	158.002, 158.051
Underground petroleum products storage	X	X	X	P	P	X	158.002, 158.040
Warehouse or distribution facility	X	C	P	P	P	X	158.002
Waste-Related							
Garbage, offal, or dead animal reduction	X	X	X	X	X	X	
Incinerator, associated with waste to energy facility	X	X	X	X	C	X	158.040
Junk, salvage, and recycling yard	X	X	X	X	C	X	158.002, 158.040, 158.155
Oil-contaminated soil facility	X	X	X	C	P	X	158.002, 158.040
Sanitary landfill, including solid waste transfer facility and solid waste processing	X	X	X	X	C	X	158.002, 158.040
Miscellaneous							
Business/Industrial Park	X	X	X	P	X	X	158.079
Carpet and rug cleaning plant, industrial laundry or dry cleaning	X	X	X	P	P	X	158.040
Commercial kennel	X	C	C	X	X	X	158.002
Conveyor system	C	C	C	P	P	X	158.002, 158.039
Extractive operation, with a MRO designation	X	X	X	P	P	X	158.002, 158.096
Indoor growing of medical cannabis	X	X	X	P	P	X	158.002, 158.040, 158.059

LAND USE CATEGORY SUBCATEGORY DESCRIPTION	C-1	C-2	C-3	I-1	I-2	EC	ADDITIONAL REGULATIONS
Laboratory (chemical, physical, or biological), not including agricultural	X	P	P	P	P	P	158.040
Planned Commercial Center	P	P	P	X	X	X	158.002, 155.094
Slaughterhouse	X	X	X	X	C	X	158.040
Use-off-the premises signs	P	P	P	P	P	X	158.115
PUBLIC							
Public facility	P	P	P	P	P	P	158.049

158.083 COMMERCIAL AND INDUSTRIAL DISTRICTS: REGULATION OF ACCESSORY USES.

(A) Accessory Uses in the Commercial Districts. Accessory uses in the commercial districts shall be as follows:

- (1) Uses and structures customarily accessory and incidental to any principal permitted use or authorized conditional use, including but not limited to:
- a) Business signs pertaining to "use on the premises", provided that such signs are located as regulated in § 158.114.
 - b) The above or below ground storage of not greater than 2,000 gallons, in aggregate capacity, of petroleum products which is not sold at retail or wholesale, and subject to all applicable MDE and NFPA regulations. Commercial establishments providing petroleum for retail sale shall be regulated in the same manner as a principal use.
 - c) Drive-thru service when accessory to a principal permitted or conditional use in the C-2 or C-3 district.
 - d) Car wash when accessory to a principal permitted or conditional uses in the C-2 or C-3 district.
 - e) Outdoor storage of vehicles when accessory to a self- service storage facility.
 - f) Equipment, vehicle and materials storage when accessory to general service or office, provided that in the C-1 District, the storage is located in an area of the property comprising no more than 43,560 square feet.

- g) Winery, micro-brewery, and limited distillery when accessory to a restaurant or tavern.
- h) Consumption or tasting of alcohol produced on-site, food sales to accompany the beverage tasting, retail sales of novelty or gift items related to the beverage, guided tours, and promotional activities at a micro-brewery, limited distillery, or winery.
- i) Fertilizer storage or sales, not in prepared packing, when accessory to a permitted or conditional use in the C-2 or C-3 district, subject to approval by the Zoning Administrator in accordance with Section 158.130(G).
- j) Solar energy conversion facility, subject to the requirements of Section 158.153(B).
- k) Pursuant to Section 155.094, dwellings accessory to a Planned Commercial Center.
- l) A single dwelling directly related to a commercial use.

(B) Accessory uses in the Industrial Districts. Accessory uses in the industrial districts shall be as follows:

(1) Uses and structures customarily accessory and incidental to any principal permitted use or authorized conditional use, including but not limited to:

- a) A mobile home or dwelling associated with an industrial use.
- b) Storage modules subject to the following standards:
 1. The exterior surface shall be painted and kept in good repair;
 2. The storage module shall be vented as needed for safety purposes;
 3. The storage module shall be screened from the adjacent roadway;
 4. Storage modules shall not be stacked; and
 5. The number of storage modules shall be determined by the Zoning Administrator, but shall not exceed 25% of the area of the principal structure.
- c) Retail sales and service of products manufactured on or distributed from the site.

d) Towing service, when accessory to an automobile service center or vehicle repair shop.

e) Car wash, when accessory to a permitted or conditional use.

f) Motor vehicle rental and leasing, when accessory to an automobile service center or vehicle repair shop.

g) Consumption or tasting of alcohol produced on-site, food sales to accompany the beverage tasting, retail sales of novelty and gift items related to the beverage, guided tours, and promotional activities at a brewery, micro-brewery, distillery, limited distillery, or winery.

h) The above or below ground storage of not greater than 2,000 gallons, in aggregate, of petroleum products, which is not sold at retail or wholesale, and subject to Chapter 170 of the Carroll County Code and all applicable MDE and NFPA regulations.

i) Solar energy conversion facility, subject to the requirements of Section 158.153(B).

(2) A single nonindustrial accessory use, provided the accessory use does not exceed 15% of the lot or parcel, and provided the individual use does not exceed 3,000 square feet, except as provided below, and subject to the site plan requirements of Chapter 155. The above restrictions shall not be varied.

(a) Retail bakeries;

(b) Banks or savings and loan institutions;

(c) Beauty salons or barbershops;

(d) Convenience stores, including gasoline pumps;

(e) Day care centers not exceeding 6,000 square feet;

(f) Pharmacies;

(g) Laundry or dry-cleaning establishments;

(h) Office supply stores;

(i) Shoe repair shops;

(j) Restaurants;

(k) Tailor establishments;

(l) Health clubs not exceeding 6,000 square feet; and

(m) Florist or garden shops.

158.084 COMMERCIAL AND INDUSTRIAL DISTRICTS: BULK REQUIREMENTS.

(A) Bulk requirements in the Commercial Districts. The following requirements shall be observed for nonresidential uses in the commercial districts, subject to the provisions of Section 158.130:

(1) Front yard: minimum 10 feet.

(2) Side yard: minimum 10 feet.

(3) Rear yard: minimum 15 feet.

(4) Height: maximum 50 feet.

(5) Additional bulk requirements for Planned Commercial Centers are as provided for in Section 155.094.

(6) The bulk requirements for Business Parks shall be established by the Planning Commission at the time of site plan review.

(7) The bulk requirements for dwellings in the commercial districts in the Rural Villages shall be the same as in the R-10,000 District, and where adjoining any Residence District, the side yard shall be not less than 25 feet.

(8) The bulk requirements for dwellings in the commercial districts, not in the Rural Villages, shall be as follows:

a) For dwellings that were in the B-NR District, the bulk requirements shall be the same as in the R-10,000 District, and where adjoining any Residence District, the side yard shall be not less than 25 feet.

b) For dwellings that were in the B-G District, the bulk requirements shall be the same as in the R-7,500 District, and where adjoining any Residence District, the side yard shall not be less than 15 feet.

(B) Bulk requirements in the Industrial Districts. The following requirements shall be observed in the industrial districts, subject to the provisions of Section 158.130:

(1) Front yard: minimum 10 feet.

(2) Side yard: minimum 20 feet.

(3) Rear yard: minimum 20 feet.

(4) Height: maximum 50 feet.

(5) The bulk requirements for Industrial Parks shall be established by the Planning Commission at the time of site plan review.

(C) Bulk requirements for accessory uses in the commercial and industrial districts shall be as set forth in Section 158.130(C) (2).

OVERLAY DISTRICTS

158.096 "MRO" MINERAL RESOURCE OVERLAY.

(B) Mineral resource overlay ("MRO").

(1) Within the county, there is hereby established an area designated a MRO. This "MRO" includes areas identified as containing a MR, a VRA, and those areas surrounding the resource, identified as MRN. This overlay shall exist only in the "A" District, "I-G~~2~~" or "I-R~~1~~" on the Zoning Maps as adopted or amended. There shall be no new Agricultural Land Preservation Districts created pursuant to the Maryland Agricultural Land Preservation Program on any portion of a parcel assigned an MR or a VRA designation.

SIGNS

158.114 USE-ON-THE-PREMISES SIGNS.

(C) The total area of all signs shall not exceed four times each linear foot of the building wall ~~most nearly parallel to or confronting the adjacent street~~ being used as a tenant front. Only one building frontage shall be used in computing the sign area allowance, except on a corner lot, in which case an additional 25% of the sign area allowed may be authorized. In no case shall the area of any one sign exceed 200 square feet on any one side. Computations of signs shall include all sides (where applicable) including the entire face of the sign and any wall work

incidental to its decoration and shall include the space between letter figures and designs or the space within letter figures and designs.

(D) No exterior sign shall exceed 30 feet in total height, as measured from the adjacent public road, if freestanding. Only one freestanding sign is permitted, except if located in a Planned Commercial Center.

- (1) A Planned Commercial Center fronting on more than one street may be permitted one additional sign not exceeding 200 square feet in area containing the names of the Planned Commercial Center or establishments located therein, that may be placed in any location within the boundaries of the project within the required yard area along each street.
- (2) For each interior business in a PCC, signs may be permitted not to exceed an area four square feet for each linear foot of store frontage and located in accordance with a signage plan approved by the Planning Commission.

(G) Temporary signs located on the premises of a business which advertise special events of the business subject to all distance, yard, and setback requirements and subject to the following limitations:

- (1) Area. The sign shall be no larger than 356 square feet per side and shall have no more than two sides. If temporary single faced signs are used, no more than two temporary single faced signs may be used.
- (2) Time limit. The sign may not be located at the business for longer than 30 days prior to ~~or five days after~~ the special event. The Zoning Administrator shall prohibit the use of temporary signs if it appears that the use is intended to avoid the restrictions on permanent signs. Temporary signs may be used no more than twice per calendar year.

(5) Approval. Prior to using the sign, a person shall have been issued a zoning certificate ~~who seeks to use the sign~~ and must obtain the approval of the Zoning Administrator, who shall review the request to determine if the sign constitutes a potential hazard to health, safety, or welfare; or whether the use of the sign is for a truly temporary purpose rather than for a purpose that would require additional regulation under other provisions of this chapter.

(H) Notwithstanding any other provision of this chapter, the total area of all signs on the premises of a fuel station ~~may exceed the limits set forth in division (C) above~~ but shall not exceed 200 square feet, except as authorized in division (C). Canopy signage at a fuel station may not exceed 36 square feet at each face.

(I) In the Employment Campus District, the following provisions shall also be adhered to:

(1) Sign locations shall be permitted as follows for each building:

(a) One freestanding sign at a point near the parking or building entrance; and

(b) A building mounted tenant identification system for each tenant.

(2) The following are prohibited:

(a) Flashing or moving signs;

(b) Exposed neon signs; and

(c) Pennants, banners, streamers, tethered balloons, and inflatables.

158.115 USE-OFF-THE-PREMISES SIGNS.

(A) Outdoor advertising signs pertaining to use off the premises may be permitted in the Business Commercial and Industrial Districts, except as further restricted.

(D) Conversion of existing outdoor advertising signs.

(1) Signs located in the ~~“B-NRC-1”, “B-GC-2”, “C-3”, “I-R-I-1”, and “I-G-I-2”~~ Zoning Districts may be changed to an electronic message or Trivision outdoor advertising sign provided that any such sign converted shall meet the following standards:

(b) each message on the sign must be displayed for a minimum of ten seconds.

ADMINISTRATION AND ENFORCEMENT

158.130 EXCEPTIONS AND MODIFICATIONS.

(E) Height.

- (1) Building height limitations shall not apply to water tanks, barns, windmills, ~~silos~~, or other accessory farm structures; or to material storage silos or bins, belfries, steeples, spires, electric or communication poles or towers, electric generating plants, electric transforming or switching equipment, radio, television, or radar towers, chimneys or smoke stacks, flagpoles, fire or observation towers, cupolas, domes, monuments, penthouses, or roof structures for housing stairways; or to tanks, ventilating fans, air-conditioning equipment or similar equipment required to operate and maintain the building. No penthouse or roof structure shall have a total area greater than 25% of the roof area. This provision shall not apply to wind energy systems.
- (2) In any "A", or "R", or ~~"B-NR"~~ District, the height of a building may be extended to ~~three stories~~, but not over 40 feet, if each side yard is increased in width one-half foot for each additional one foot of height above the normal maximum limit.

158.131 ZONING ADMINISTRATOR.

(D) The Zoning Administrator shall maintain a file for inspection by the public of ~~declaratory rulings on~~ issues of interpretation of this chapter and Chapter 155.

SPECIFIC USES

158.150 MOBILE HOMES.

No person shall park, store, or occupy a mobile home (nor allow or permit parking, storage, or occupancy of a mobile home), for living or other purposes, except:

(D) In conjunction with an industrial location as an accessory use in an "I-R₁" or "I-G₂" Districts for such purposes as a caretaker;

158.153 SOLAR ENERGY CONVERSION FACILITIES.

(B) Solar energy conversion facilities, accessory.

(2) Size limits:

(c) In the commercial, employment campus, and industrial districts, the physical size of the system shall be limited to the size of the roof, or roofs, of structures situated on the subject property, when roof mounted, or in the "~~B-G~~" C-2 and C-3 Districts, no larger than the aggregate of the roof area of all permitted structures on site, when ground mounted. Ground-mounted systems up to 120 square feet may be authorized in the "~~B-NR~~" C-1 District. No variance or waiver to the size of ground-mounted systems is allowed.

(C) Solar energy conversion facilities, in commercial and employment campus zones.

(1) Solar energy conversion facilities shall be permitted in the ~~B-NR~~ C-1 and Employment Campus Districts when roof mounted. No ground mounted systems ~~are allowed~~ shall be permitted in the ~~B-NR~~ C-1 or Employment Campus Districts.

(2) Solar energy conversion facilities shall be permitted in the C-2 District when roof mounted. Ground mounted systems are permitted by conditional use in the ~~B-G~~ C-2 District.

(3) Solar energy conversion facilities shall be permitted by right in the C-3 District whether roof mounted or ground mounted.

(4) Size limits:

(a) In the ~~B-NR~~ C-1 and Employment Campus Districts, the physical size of the system shall be limited to the size of the roof.

(b) There shall be no size limit for systems in the C-2 and C-3 ~~B-G~~ Districts.

(5) Setbacks:

(5) Height limits:

(67) Miscellaneous provisions:

(D) Solar energy conversion facilities, in industrial zones.

(1) Solar energy conversion facilities shall be permitted in the I-G~~2~~ and I-R~~1~~ Districts whether roof mounted or ground mounted.

158.154 ADULT ENTERTAINMENT BUSINESS, MASSAGE ESTABLISHMENT, OR STRIPTease BUSINESS.

(A) An adult entertainment business, a massage establishment or a striptease business may not be located within 1,000 feet of:

- (1) A religious establishment;
- (2) A public or private school;
- (3) A public park or public recreational facility;
- (4) A public library;
- (5) A child care home, child care institution, or family day care home licensed or registered under state law; or
- (6) A lot zoned residentially or devoted primarily to residential use.

(B) An adult entertainment business, a massage establishment or a striptease business may not be located within 2,500 feet of another adult entertainment business, massage establishment or striptease business.

158.155 JUNK, SALVAGE, AND RECYCLING YARDS.

(A) A junk, salvage, or recycling yard may be authorized by conditional use, provided that

- (1) The area used shall not exceed five acres;
- (2) The uses shall be totally enclosed with adequate fencing; and
- (3) No operations, including storage or sale of parts, shall be closer than 300 feet to any public highway.

158.156 INDUSTRIAL PARK.

(A) An Industrial Park is a self-contained development area that is cohesive, with a common development scheme, and generally developed as a stand-alone entity. An Industrial Park is permitted in the I-1 and I-2 Districts, and permitted uses include all uses permitted in the

industrial district in which the Industrial Park is located. Additional uses permitted may include uses permitted in the C-3 District, provided that no individual use may exceed 10,000 square feet and these uses collectively comprise no more than 20% of the land area of the entire Industrial Park. The following uses are also permitted by right in an Industrial Park, without being subject to the limitations above: conference center and hotel. Multiple nonindustrial accessory uses may be permitted, provided that no accessory use shall exceed 5,000 square feet, except a day care center or health club, which may be up to 6,000 square feet, and provided that, in aggregate, the nonindustrial accessory uses do not exceed 10% of the entire Industrial Park. Landscaping, signs, walkways, and parking will be provided in an integrated and harmonious design Bulk requirements in an Industrial Park shall be established by the Planning Commission at the time of site plan review.

158.157 ABOVE GROUND STORAGE OF PETROLEUM PRODUCTS.

(A) Above ground petroleum products storage tanks, any one of which has the capacity in excess of 2,000 gallons, may be approved provided that all County, state and federal laws, as well as NFPA codes are complied with. The storage of petroleum products shall comply with setback requirements as specified by NFPA, but not less than 100 feet from all property lines.

158.158 SELF-SERVICE STORAGE FACILITY.

(A) Self- service storage facilities may be authorized by conditional use in the C-2 District, and permitted by right in the C-3 District, subject to the following conditions:

- (1) Maximum individual storage unit height shall be 15 feet.
- (2) Maximum area of each individual storage unit shall be 500 square feet.
- (3) The front building facade shall be designed, constructed, and maintained to be visually compatible with the neighborhood and surrounding properties.
- (4) A business office may be located on site, and the required parking spaces for employees shall be located adjacent to the business office. Required parking may not be rented, used for storage of vehicles, or other storage.
- (5) Areas providing access between storage units and areas designed for two-way vehicular traffic shall be 20 feet wide. One-way vehicular traffic aisles with units on one side may be 15 feet wide. Access aisles and storage units shall be designed and located to provide maneuvering space for emergency vehicles.
- (6) All outdoor lighting must be shielded and focused to direct light onto the premises and away from adjoining properties.
- (7) All structures, storage units, commercial parking areas, accessory vehicle storage areas, aisles, security fences, or walls, except the front building facade, shall be screened from view off site.

- (8) The site shall not be used for any activity or use except storage as specified herein.
- (9) Flammable, toxic, or explosive materials or hazardous chemicals shall not be stored on site; provided, however, that fuel contained in standard fuel tanks of boats or vehicles which are themselves stored on site is allowed. Standard fuel tanks for purposes of this section are those tanks which were designed for the specific vehicle by the manufacturer of the vehicle.
- (10) Signs shall be permitted in compliance with §§ 158.110 through 158.115, except that temporary signs, signs that relate to off-premises uses, or signs which exceed 50 square feet in area are prohibited.
- (11) Landscaping shall be provided in accordance with Chapter 157, Landscape Enhancement of Development.

158.159 BUSINESS PARK.

(A) A Business Park is a self-contained development area that is cohesive, with a common development scheme, and generally developed as a stand-alone entity. A Business Park is only permitted in the C-3 district, and permitted uses include all uses permitted in the C-3 District. Additional uses permitted may include uses permitted by right in the I-1 District, provided that these uses collectively comprise no more than 20% of the land area of the entire Business Park. Dwelling units may also be permitted in a Business Park, provided that these uses collectively comprise no more than 20% of the total land area of the Business Park development. Density for retirement homes and multifamily units shall not exceed one dwelling unit per 3,000 square feet, and other types of dwelling units shall not exceed one dwelling unit per 7,500 square feet. The Planning Commission shall require phasing of construction of the residential portion of the Business Park to ensure that this component is in support of the primary employment uses. Landscaping, signs, walkways, and parking will be provided in an integrated and harmonious design. Bulk requirements in a Business Park shall be established by the Planning Commission at the time of site plan review. (FINAL LANGUAGE BEING DEVELOPED)