

Baltimore City Solar and Wind Zoning

This document provides a compilation of excerpts from the Baltimore City Zoning Code applicable to the siting of solar and wind projects. Specifically, the excerpts include definitions of solar and wind projects, zoning exclusions, use regulations, and setback and height regulations for solar and wind structures.

Guidance for Viewing Excerpts

SOLAR

Summary

- The Baltimore City Zoning Code uses the term “Alternative Energy System: Commercial” to refer to large-scale renewable energy projects, including large-scale solar energy projects. Specifically, Alternative Energy System: Commercial projects are designed to produce greater levels of energy for consumers with high energy demands, such as industrial users, or for supply to an electric grid.
 - Permitted in Commercial districts OIC, BSC, IMU, I-1, and I-2.
 - Permitted in all Port Covington districts.¹

Relevant Sections of the Baltimore City Code

- **Article 32: Zoning**
 - Title 1. General Provisions: Subtitle 3 Definitions: Definition for "Alternative energy system" and "Alternative energy system: commercial"
 - Table 11-301: Industrial Districts - Permitted and Conditional Uses.
 - Table 12-1302: Port Covington District - Permitted and Conditional Uses.

SMALL SOLAR

Summary

- The Baltimore City Zoning Code uses the terms “Alternative Energy Systems: Community-based” or “Alternative Energy Systems: Private” to refer to small-scale renewable energy projects, including small-scale solar projects.

¹ Port Covington Districts Port Covington Subdistrict 1 (PC-1), Port Covington Subdistrict 2 (PC-2), Port Covington Subdistrict 3 (PC-3), and Port Covington Subdistrict 4 (PC-4).

- Alternative Energy Systems: Private are privately-owned small-scale wind energy systems that produce power for on-site use.
 - Permitted in all districts.
- Alternative Energy Systems: Community-based refers to small-scale renewable energy projects that produce output of less than 2 MW and are supported by community members who purchase energy and benefit financially from the system.
 - Permitted in all Commercial districts.²
 - Permitted in all Industrial districts.³
 - Permitted in all Port Covington districts.
 - For use on lot size of 0.5 acres or more: Permitted in all Detached and Semi-detached Residential and Rowhouse and Multi-family Residential districts.
 - For use on lot size of less than 0.5 acres: Permitted, subject to conditions, in all Detached and Semi-detached Residential and Rowhouse and Multi-family Residential districts.

Relevant Sections of the Baltimore City Code

- **Article 32: Zoning**
 - Title 1. General Provisions: Subtitle 3 Definitions: "Alternative energy system" and "Alternative energy system: Commercial-based"
 - Title 14: Subtitle 3: Use Standards: Use standards for Community-based alternative energy systems (Section 14-306).
 - Title 15: Subtitle 5: Accessory Structures and Uses: Alternative energy systems: Solar (Section 15.517).
 - Table 8-301: Detached and Semi-Detached Residential Districts – Permitted and Conditional Uses.
 - Table 9-301: Rowhouse and Multi-Family Residential Districts - Permitted and Conditional Uses.
 - Table 10-301: Commercial Districts - Permitted and Conditional Uses.
 - Table 11-301: Industrial Districts – Permitted and Conditional Uses.
 - Table 12-1302: Port Covington District - Permitted and Conditional Uses.
 - Table 15-601: Permitted Encroachments into Required Yards.

WIND

Summary

² Commercial districts: Neighborhood Business (C-1), Neighborhood Business Village Center (C-1-VC), Neighborhood Business and Entertainment (C-1-E), Community Commercial (C-2), General Commercial (C-3), Heavy Commercial (C-4), and Downtown (C-5).

³ Industrial districts: Office-Industrial Campus (OIC), Bio-Science Campus (BSC), Industrial Mixed-Use (IMU), Light Industrial (I-1), General Industrial (I-2), and Maritime Industrial (MI).

- The Baltimore City Zoning Code the term "Alternative Energy System: Commercial" to refer to large-scale renewable energy projects, including large-scale wind energy projects. Specifically, Alternative Energy System: Commercial projects are designed to produce greater levels of energy for consumers with high energy demands, such as industrial users, or for supply to an electric grid.
 - Permitted in Commercial districts OIC, BSC, I-MU, I-1, and I-2.
 - Permitted in all Port Covington districts.

Relevant Sections of the Baltimore City Code

- **Article 32: Zoning**
 - Title 1. General Provisions: Subtitle 3 Definitions: Definition for "Alternative energy system" and "Alternative energy system: commercial"
 - Table 11-301: Industrial Districts - Permitted and Conditional Uses.
 - Table 12-1302: Port Covington District - Permitted and Conditional Uses.

SMALL WIND

Summary

- The Baltimore City Zoning Code the terms "Alternative Energy Systems: Private" or "Alternative Energy Systems: Community-based" to refer to small-scale renewable energy projects, including small-scale wind projects.
 - Alternative Energy Systems: Private are privately-owned small-scale wind energy systems that produce power for on-site use.
 - Permitted in all districts.
 - Alternative Energy System: Community-based
 - Permitted in all Commercial, Industrial, and Port Covington districts.
 - For use on lot size of 0.5 acres or more: Permitted use in all Detached and Semi-detached Residential and Rowhouse and Multi-family Residential districts.
 - For use on lot size of less than 0.5 acres: Permitted use subject to conditions in all Detached and Semi-detached Residential and Rowhouse and Multi-family Residential districts.

Relevant Sections of the Baltimore City Code

- **Article 32: Zoning**
 - Title 1. General Provisions: Subtitle 3 Definitions: "Alternative energy system" and "Alternative energy system: Commercial-based"

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- Title 14: Subtitle 3: Use Standards: Use standards for Community-based alternative energy systems (Section 14-306).
- Title 15: Subtitle 5: Accessory Structures and Uses: Alternative energy systems: Wind (Section 15.518).
- Table 8-301: Detached and Semi-Detached Residential Districts – Permitted and Conditional Uses.
- Table 9-301: Rowhouse and Multi-Family Residential Districts - Permitted and Conditional Uses.
- Table 10-301: Commercial Districts - Permitted and Conditional Uses.
- Table 11-301: Industrial Districts – Permitted and Conditional Uses.
- Table 12-1302: Port Covington District - Permitted and Conditional Uses.
- Table 15-601: Permitted Encroachments into Required Yards.

ARTICLE 32
ZONING

**(As Enacted & Corrected, Effective June 5, 2017, by Ords. 16-581 & 17-015
and
As Last Amended by Ord. 20-350)**

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Avery Aisenstark, Director
2020

1. contains any matter enumerated in item A of this subparagraph or any explicit and detailed verbal descriptions or narrative accounts of sadomasochistic abuse, sexual conduct, or sexual excitement; and
2. taken as a whole, is harmful to minors.

(ii) *Supplemental definitions.*

In this paragraph (3), “harmful to minors”, “nudity”, “sadomasochistic abuse”, “sexual conduct”, and “sexual excitement” have meanings stated in City Code Article 19, § 36-1 {“Minors - Indecent Materials: Definitions”}.

(i-1) *After-hours establishment.*

“After-hours establishment” means any of the following uses that is open for any period of time after 2 a.m. and before 6 a.m. on any day:

- (1) a banquet hall, a lodge or social club, or a similar place; or
- (2) an adult use, a lounge, live entertainment as a principal use, or a restaurant that provides live entertainment as an accessory use.

(j) *Age-restricted multi-family dwelling.*

“Age-restricted multi-family dwelling” means a multi-family dwelling that restricts occupancy to individuals 62 years old or older.

(k) *Age-restricted residential-care facility.*

“Age-restricted residential-care facility” means a residential-care facility that restricts residents to individuals 62 years old or older.

(l) *Alley.*

“Alley” means any roadway that is open to the general public and primarily designed and used for the servicing of adjacent buildings through their rear or side entrances.

(m) *Alteration.*

“Alteration” means a change in the size, shape, occupancy, or use of a structure.

(n) *Alternative energy system.*

(1) *In general.*

“Alternative energy system” means equipment used to generate thermal or electrical energy from renewable sources.

(2) *Inclusions.*

“Alternative energy system” includes:

- (i) a commercial alternative energy system;
- (ii) a community-based alternative energy system; and
- (iii) a private alternative energy system.

(o) *Alternative energy system: Commercial.*

“Alternative energy system: Commercial” means an alternative energy system designed to produce greater levels of energy for consumers with high energy demands, such as industrial users, or for supply to an electric grid.

(p) *Alternative energy system: Community-based.*

“Alternative energy system: Community-based” means an alternative energy system that:

- (1) primarily produces energy for consumption on site by a property owner or for supply to an electric grid; and
- (2) is supported by community members who purchase energy from the system and who might benefit financially from the system.

(q) *Amateur (ham) radio equipment.*

“Amateur (ham) radio equipment” has the meaning stated in § 15-502 {“Amateur (ham) radio equipment”} of this Code.

(r) *Animal clinic.*(1) *In general.*

“Animal clinic” means an establishment used by a licensed veterinarian:

- (i) for the immunization, diagnosis, or treatment of animals or for surgery on animals and
- (ii) for boarding animals during their treatment or convalescence.

(2) *Exclusions.*

“Animal clinic” does not include a kennel.

(s) *Architectural feature.*

“Architectural feature” means a part or projection of a structure, excluding a sign, that:

§ 14-304. Car washes.(a) *Lot area.*

(1) The site of a car wash, other than a hand car wash, must be at least 10,000 square feet.

(2) For a hand car wash, there is no minimum lot area.

(b) *Paving.*

The site of the use must be paved to drain away from adjacent properties.

(c) *Lighting.*

Lighting provided for the site must be directed away from adjacent properties.

(*Ord. 16-581.*)

§ 14-305. Commercial composting facilities.(a) *“Commercial composting facility” defined.*

“Commercial composting facility” means a facility in the business of collecting, storing, or processing organic materials, bulking agents, or additives for composting.

(b) *Compliance with State laws.*

The facility must work with the Maryland Department of the Environment to ensure its compliance with all State regulations and to obtain all applicable State permits.

(c) *Protection against odors and pests.*

The facility must be operated and maintained in a manner that protects adjacent properties from nuisance odors and the attraction of rodents or other pests.

(*Ord. 16-581.*)

§ 14-306. Community-based alternative energy systems.(a) *On participating lots.*

(1) For a community-based alternative energy system, properties may share a solar, wind, or geothermal alternative energy system, including permission to install equipment along all properties.

(2) This community-based renewable energy system is only allowed if agreed to by the owners of each lot, and the agreement is recorded as a “community-based renewable energy easement” on each survey plat, including provisions for all property owners to access all equipment to maintain the system.

(3) The easement must be submitted to the City.

(b) *On lot owned by homeowners' association.*

- (1) Alternatively, a community-based alternative energy system may be constructed on a lot managed and owned by a homeowners' association.
- (2) A management plan must be submitted to the City.

(c) *Submissions for information only.*

- (1) Easements, agreements, and management plans submitted to the City under this section are for informational purposes.
- (2) The City does not enforce these easements, agreements, or management plans.

(d) *Applicable standards.*

- (1) Community-based alternative energy systems are subject to the standards for the type of individual renewable energy system.
- (2) Ground-mounted systems must meet the yard requirements of the applicable district.
- (3) Height restrictions and screening requirements must meet the standards of:
 - (i) § 15-517 {"Alternative energy systems: Solar"} of this Code for solar alternative energy systems; and
 - (ii) § 15-518 {"Alternative energy systems: Wind"} of this Code for wind alternative energy systems.

*(Ord. 16-581.)***§ 14-307. Community-managed open-space gardens and farms.**(a) *Open-space gardens and farms – Plants for human consumption.*

For any community-managed open-space garden or farm use that involves the cultivation of plants for human consumption, measures must be taken to test and, if necessary, remediate the soil in accordance with guidelines adopted by the Department of Planning.

(b) *Open-space gardens and farms – Structures.*

- (1) Except as provided in this subsection, permanent structures are prohibited.
- (2) Temporary greenhouses are permitted to extend the growing season.
- (3) Accessory structures, such as sheds, gazebos, and pergolas, are also permitted.

(c) *Open-space farms – Farmstands.*

- (1) On a community-managed open-space farm, temporary farmstands for the display and sale of agricultural products grown at the site are permitted.

- (ii) The overall height of a large dish antenna cannot exceed 12 feet.
- (iii) A large dish antenna must be screened from public view in accordance with the requirements of the Baltimore City Landscape Manual.

(3) *Non-residential districts.*

- (i) In non-residential districts, a large dish antenna is allowed only in the rear or interior-side yard and must be set back from all lot lines a distance that is at least equal to the height of the dish, but in no case less than 5 feet.
- (ii) Roof-mounting is allowed in non-residential districts only if the large dish antenna is in scale with the overall building mass and location and is screened by an architectural feature. The visible portion of the dish may not exceed 25% of the corresponding height or width of the screen.

- (iii) A large dish antenna must be screened from public view in accordance with the requirements of the Baltimore City Landscape Manual.

(Ord. 16-581; Ord. 17-015; Ord. 18-216.)

§ 15-517. Alternative energy systems: Solar.

(a) *Building permit requirements.*

Building permit applications for solar alternative energy systems must be accompanied by a line drawing of the electrical components in sufficient detail to allow for a determination that the manner of the installation conforms to all electrical codes.

(b) *Height, setback limitations – In general.*

- (1) Solar alternative energy systems must be installed to rise no more than 42 inches from a roof surface.
- (2) A roof-mounted solar alternative energy system is considered a permitted height exception and is not subject to the building height limitations of the district.
- (3) In the case of a flat roof, solar alternative energy systems must be setback 3 feet from the front facade.

(c) *Height, yard, and setback limitations – Ground-mounted.*

- (1) A ground-mounted solar alternative energy system is permitted in all yards and must be at least 3 feet from any lot line.
- (2) Ground-mounted solar alternative systems are subject to the following height limitations:
 - (i) for a commercial alternative energy system, the system may not exceed 15 feet in height; and

(ii) for a community-based or private alternative energy system:

(A) a system located in a side or rear yard may not exceed 10 feet in height; and

(B) a system located in a front yard may not exceed 30 inches in height.

(d) *Screening and safety – Ground-mounted.*

All ground-mounted systems must:

(1) be screened from public view in accordance with the requirements of the Baltimore City Landscape Manual; and

(2) display warning signs indicating voltage and dangers.

(*Ord. 16-581; Ord. 17-015.*)

§ 15-518. Alternative energy systems: Wind.

(a) *Building permit requirements.*

Building permit applications for wind energy systems must be accompanied by a line drawing of the electrical components in sufficient detail to allow for a determination that the manner of the installation conforms to all electrical codes.

(b) *Height limitations.*

(1) The maximum height of any ground-mounted wind energy system is 65 feet or 20 feet above the tree line, whichever is greater.

(2) The maximum height of any roof-mounted wind alternative energy system mounted on a detached accessory structure is 15 feet above the maximum permitted height for that structure.

(3) The maximum height of any roof-mounted wind energy system mounted on a principal structure is 10 feet above the maximum permitted height for that structure. However, this limitation does not apply to principal structures over 175 feet in height, in which case there is no limit on the height of a roof-mounted wind alternative energy system.

(4) For purposes of this section, maximum height is the total height of the turbine system, including the tower and, if designed with turbine blades, the maximum vertical height of the turbines blades. Maximum height is therefore calculated by measuring the length of a prop at maximum vertical rotation to the base of the tower. The maximum height of any ground-mounted wind energy system is measured from the length of a prop at maximum vertical rotation to grade.

(5) If turbine blades are part of the system, no portion of the turbine blades may be within 20 feet of the ground.

(c) *Yard and setback limitations.*

- (1) Ground-mounted wind alternative energy systems may be located in the rear yard only.
- (2) No part of the wind system structure, including guy wire anchors, may extend closer than 10 feet to any lot line. The system tower must be setback from all lot lines equal to the height of the system.

(d) *Blade speed controls.*

All wind alternative energy systems must be equipped with manual (electronic or mechanical) and automatic over-speed controls to limit the blade rotation speed to within the design limits of the wind alternative energy system.

(e) *Noise limitations.*

- (1) Except as provided in this subsection, wind alternative energy systems may not exceed 60 dBA, as measured at the closest neighboring inhabited dwelling.
- (2) This level, however, may be exceeded during short-term events, such as utility outages or severe windstorms.

(f) *Small-wind certification.*

- (1) Wind turbines must be certified by a small-wind certification program recognized by the American Wind Energy Association or the U.S. Department of Energy.
- (2) Alternatively, for a non-certified wind turbine, the applicant must submit to the Building Official a description of the safety features of the turbine prepared by a registered mechanical engineer.

(g) *Compliance with FAA regulations.*

Wind alternative energy systems must comply with applicable FAA regulations, including any necessary approvals for installations close to airports.

(h) *Notice to utility.*

No wind alternative energy system may be installed until evidence has been submitted to the Building Official that the utility company has been informed of the customer's intent to install an interconnected customer-owned generator.

(Ord. 16-581; Ord. 17-015.)

	<i>R-1A</i>	<i>R-1B</i>	<i>R-1C</i>	<i>R-1D</i>	<i>R-1E</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	
OTHER										
Alternative Energy System: Community-Based ¹	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per §14-306
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-340
Telecommunications Facility	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-338
Utilities	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-340
Wireless Communications Services ²	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per §14-338

¹ A Community-Based Alternative Energy System: (i) if on a lot less than 0.5 acre in lot area, requires conditional-use approval by the Zoning Board, and (ii) if on a lot 0.5 acres or more in lot area, is a permitted use.

² Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

(Ord. 16-581; Ord. 17-015.)

	<i>R-5</i>	<i>R-6</i>	<i>R-7</i>	<i>R-8</i>	<i>R-9</i>	<i>R-10</i>	
OPEN-SPACE							
Community-Managed Open-Space Farm	CB	CB	CB	CB	CB	CB	Per § 14-307
Community-Managed Open-Space Garden	P	P	P	P	P	P	Per § 14-307
Park or Playground	P	P	P	P	P	P	
Urban Agriculture	CB	CB	CB	CB	CB	CB	Per § 14-339
COMMERCIAL							
Day-Care Center: Adult or Child	CB	CB	CB	CB	CB	CB	Per § 14-309
Lodge or Social Club	CB	CB	CB	CB	CB	CB	Per § 14-320
Neighborhood Commercial Establishment	CB	CB	CB	CB	CB	CB	Per § 14-328
OTHER							
Alternative Energy System: Community-Based ¹	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-306
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	CB	CB	CB	CB	Per § 14-340
Parking Garage (Principal Use)	CO	CO	CO	CO	CO	CO	Per § 14-331
Parking Lot (Principal Use)	CO	CO	CO	CO	CO	CO	Per § 14-331
Telecommunications Facility	CB	CB	CB	CB	CB	CB	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services ²	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

¹ A Community-Based Alternative Energy System: (i) if on a lot less than 0.5 acre in lot area, requires conditional-use approval by the Zoning Board, and (ii) if on a lot 0.5 acres or more in lot area, is a permitted use.

² Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

(Ord. 16-581; Ord. 17-015.)

Commercial (cont'd)	C-1	C-1-VC	C-1-E	C-2	C-3	C-4	C-5	
Retail: Big Box Establishment					CB	CB	CB	Per § 14-335.1
Retail Goods Establishment (No Alcoholic Beverages Sales)	P	P	P	P	P	P	P	
Retail Goods Establishment (With Alcoholic Beverages Sales)	CO	CO	CO	CO	CO	P	P	Per § 14-336
Stadium						CB	CB	
Tavern	CB	CB	P	P	P	P	P	Per § 14-337
Video Lottery Facility				P			P	
INDUSTRIAL								
Food Processing: Light	CB	CB	CB	CB	CB	CB	CB	
Heliport							CB	
Helistop							CB	
Industrial: Light						P		
Mini-Warehouse					CB	P	CB ¹	
Motor Vehicle Operations Facility						P		
Movie Studio						P	P	
Printing Establishment				P	P	P	P	
Recycling Collection Station						CB		Per § 15-514
Research and Development Facility							P	
Truck Stop						CB		
OTHER								
Alternative Energy System: Community-Based	P	P	P	P	P	P	P	Per § 14-306
Electric Substation: Enclosed	CB	CB	CB	CB	CB	P	CB	Per § 14-340
Electric Substation: Indoor	P	P	P	P	P	P	P	Per § 14-340
Electric Substation: Outdoor	CB	CB	CB	CB	CB	CB	CB	Per § 14-340
Parking Garage (Principal Use)				CB	P	P	CB ²	Per § 14-331
Parking Lot (Principal Use)	CB	CB	CB	CB	P	P	CO	Per § 14-331
Telecommunications Facility ³	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services ⁴	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

Commercial (cont'd)	OIC	BSC	IMU-1	IMU-2	I-1	I-2	MI	
Outdoor Dining		P	P	CB				Per § 14-329
Personal Services Establishment	P ²	P	P	P	CB			
Recreation: Indoor		P	P	P				Per § 14-312
Recreation: Outdoor			CB					Per § 14-312
Restaurant	P ²	P	P	P	CB	CB		
Retail Goods Establishment (No Alcoholic Beverages Sales)	CB	P	P	P ²	CB			
Retail Goods Establishment (With Alcoholic Beverages Sales)		P	CO	P ²	CB			Per § 14-336
Tavern		P	CO	P	CB	CB		Per § 14-337
Truck Repair				P	P	P		
INDUSTRIAL								
Alternative Energy System: Commercial	P	P	P	P	P	P		
Boat Manufacturing, Repair, and Sales			CB	P	P	P	CB	Per § 14-303
Commercial Composting Facility				CB	CB	P		Per § 14-305
Contractor Storage Yard				CB	P	P		Per § 14-330
Food Processing: Light	P		P	P	P			
Freight Terminal				P	P	P	P	
Heliport		CB			CB	CB		
Helistop		CB			CB	CB		
Industrial Boat Repair Facility						P	P	Per § 14-323
Industrial: General				P		P	CB	Per § 14-315
Industrial: Light	P	P	P	P	P	P		
Industrial: Maritime-Dependent				P		P	P	
Landfill: Industrial						CB		Per § 14-318
Marina: Dry Storage			CB		P	P		Per § 14-323
Marine Terminal						P	P	
Materials Recovery Facility						P		Per § 14-324
Mini-Warehouse			P	P	P			

Industrial (cont'd)	OIC	BSC	IMU-1	IMU-2	I-1	I-2	MI	
Motor Vehicle Operations Facility					P	P		
Movie Studio	P		P	P	P	P		
Outdoor Storage Yard					P	P	P	Per § 14-330
Passenger Terminal			P	P	P	P	P	
Recyclable Materials Recovery Facility				P	P	P		Per § 14-333
Recycling Collection Station				CB	CB	CB		Per § 15-514
Recycling and Refuse Collection Facility				P	P	P		
Research and Development Facility	P	P	P	P	P	P	P	
Resource Recovery Facility						CB		Per § 14-335
Shipyards						P	P	
Truck Stop					P	P		
Truck Terminal					P	P		
Warehouse	P		P	P	P	P	P	
Waterfreight Terminal						P	P	
Wholesale Goods Establishment	P		P	P	P	P		
OTHER								
Alternative Energy System: Community-Based	P	P	P	P	P	P	P	Per § 14-306
Electric Substation: Enclosed or Indoor	P	P	P	P	P	P	P	Per § 14-340
Electric Substation: Outdoor	CB	CB	CB	CB	CB	P	P	Per § 14-340
Parking Garage (Principal Use)	P	P	CO	P	P	P	P	Per § 14-331
Parking Lot (Principal Use)	P	P	CO	CB	P	P	P	Per § 14-331
Telecommunications Facility ⁴	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services ⁵	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

¹ Allowed only when (i) accessory to an office structure, research and development facility, or industrial use, and (ii) integrated into that structure, facility, or use to serve its employees.

² Allowed only when secondary to a primary industrial use.

³ Office uses legally established as of the effective date of this Code are deemed conforming and are not required to be secondary to a primary industrial use.

⁴ Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

Commercial (cont'd)	PC-1	PC-2	PC-3	PC-4	
Personal Services Establishment	P	P	P	P	
Racetrack		P	P		
Recreation: Indoor	P	P	P	P	Per § 14-312
Recreation: Outdoor	P	P	P	P	Per § 14-312
Recreational Vehicle Dealership			P		
Restaurant	P	P	P	P	
Retail Goods Establishment (No Alcoholic Beverages Sales)	P	P	P	P	
Retail Goods Establishment (With Alcoholic Beverages Sales)	P	P	P	P	Per § 14-336
Stadium	P	P	P	P	
Tavern	P	P	P	P	Per § 14-337
Video Lottery Facility		P	P		
INDUSTRIAL					
Alternative Energy System: Commercial	P	P	P	P	
Boat Manufacturing, Repair, and Sales					Per § 14-303
Commercial composting facility		CB	P		Per § 14-305
Food Processing: Light	P	P	P	P	
Contractor Storage Yard		CB	P		Per § 14-330
Freight Terminal		CB	P		
Heliport	P	P	P	P	
Helistop	P	P	P	P	
Industrial Boat Repair Facility		P	P		Per § 14-323
Industrial: General		P	P	P	Per § 14-315
Industrial: Light		P	P	P	
Industrial: Maritime-Dependent	P	P	P	P	
Marina: Dry Storage		P	P		Per § 14-323

Industrial (cont'd)	PC-1	PC-2	PC-3	PC-4	
Marine Terminal		CB	CB		
Materials Recovery Facility		CB	P		Per § 14-324
Mini-Warehouse		P	P		
Motor Vehicle Operations Facility		P	P		
Movie Studio		P	P		
Outdoor Storage Yard		CB	P	P	Per § 14-330
Passenger Terminal	P	P	P	P	
Printing Establishment		P	P		
Recyclable Materials Recovery Facility		CB	P		Per § 14-333
Research and Development Facility	P	P	P	P	
Resource Recovery Facility		CB	CB		Per § 14-335
Shipyards		P	P		
Truck Stop		CB	CB		
Truck Terminal		CB	CB		
Warehouse		P	P	P	
Waterfreight Terminal		CB	CB		
Wholesale Goods Establishment		P	P	P	
OTHER					
Alternative Energy System: Community-Based	P	P	P	P	Per § 14-306
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	CB	CB	Per § 14-340
Parking Garage (Principal Use)		P	P	P	Per § 14-331
Parking Lot (Principal Use)		P	P	P	Per § 14-331
Telecommunications Facility ²	CB, P	CB, P	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services ³	CB, P	CB, P	CB, P	CB, P	Per § 14-338

¹ Subject to conformance with the Marina Master Plan.

² Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

TABLE 12-1303: PORT COVINGTON DISTRICT – BULK AND YARD REGULATIONS

CATEGORIES	SPECIFICATIONS (PER SUBDISTRICT)			
	PC-1	PC-2	PC-3	PC-4
MINIMUM LOT AREA				
All Uses	None	None	None	None
MAXIMUM BUILDING HEIGHT				
All Uses	100 feet	None	200 feet	None
MINIMUM BUILDING HEIGHT				
All Uses	None	20 feet ¹	20 feet ¹	None
MINIMUM FRONT YARD				
All Uses	None	None	None	None
MINIMUM INTERIOR-SIDE YARD				
All Uses	None	None	None	None
MINIMUM CORNER-SIDE YARD				
All Uses	None	None	None	None
MAXIMUM REAR YARD				
All Uses	None	None	None	None

¹ However, a structure used for one or more of the following purposes has no minimum height requirement: open-space uses, alternative energy systems, utilities, or government facilities .

(Ord. 16-581; Ord. 17-015.)

TABLE 15-601: PERMITTED ENCROACHMENTS INTO REQUIRED YARDS

PERMITTED ENCROACHMENTS	FRONT YARD/ CORNER-SIDE YARD	INTERIOR- SIDE YARD	REAR YARD
Accessibility ramp	x	x	x
Alternative energy system, solar, ground-mounted – As in § 15-517	x	x	x
Alternative energy system, wind – As in § 15-518			x
Amateur (ham) radio equipment (§ 15-202) – Not incl. tower	x	x	x
Amateur (ham) radio equipment (§ 15-202) – Tower			x
Arbor or trellis – Attached to principal structure	x	x	x
Arbor or trellis – Freestanding			x
Awning, sun shade, or canopy extending from a window, porch, or door – No more than 3' into a required yard	x	x	x
Balcony – At least 5' from front lot line or corner-side lot line	x		x
Bicycle parking space	x	x	x
Chimney – No more than 2' into a required yard	x	x	x
Compost pile – Must be (i) within a bin (no open air composting); and (ii) at least 3' from any lot line			x
Cornice, eave, belt course, sill, 1-story bay window, or similar architectural feature – No more than 2' into a required yard	x	x	x
Exterior stairwell – No more than 4' into a required yard			x
Fence or wall (Front or corner-side yard) – No more than 3.5' high	x		
Fence or wall (Rear or interior-side yard) – No more than 6' high		x	x
Fire escape	x Corner-side yard only	x	x
Fireplace			x
Flagpole	x	x	x
Garage (Residential, detached) (§ 15-511)			x
Greenhouse or hoop-house (§ 15-506)			x
Laundry-drying equipment			x

TABLE 16-406: REQUIRED OFF-STREET PARKING

USES	PARKING SPACES REQUIRED
Adult Use	3 per 1,000 sq. ft. of GFA
Alternative Energy System	2 per 1,000 sq. ft. of office area
Animal Clinic	1 per examination room
Art Gallery	1 per 1,000 sq. ft. of GFA
Arts Studio	1 per 2,000 sq. ft. of studio area
Arts Studio: Industrial	1 per 2,000 sq. ft. of studio area
Bail Bond Establishment	2 per 1,000 sq. ft. of GFA
Banquet Hall	1 per 10 persons of fire-rated capacity
Boat Manufacturing, Repair, and Sales	1 per 4 employees on peak shift + 1 per company vehicle maintained on the premises
Body Art Establishment	1 per 1,000 sq. ft. of GFA
Broadcasting Station (Tv or Radio)	1 per 2 employees on peak shift + 1 per company vehicle maintained on the premises
Carry-Out Food Shop	2 per 1,000 sq. ft. of GFA + 3 stacking spaces per drive-through lane
Car Wash	2 per service bay
Cemetery	2 per 1,000 sq. ft. of office area + 1 per 4 persons of fire-rated capacity in chapel
Check-cashing Establishment	2 per 1,000 sq. ft. of GFA
Commercial composting facility	1 per employee on peak shift
Community Center	1 per 10 persons of fire-rated capacity
Contractor Storage Yard	2 per 1,000 sq. ft. of office and public-use areas
Convention Center	1 per 10 persons of fire-rated capacity
Country Club	Cumulative of various uses within the development (golf course, restaurant, etc.)
Cultural Facility	1 per 4,000 sq. ft. of GFA
Day-Care Center: Adult or Child	1 per 4 employees on peak shift
Driving Range	1.5 per tee stand