

# Harford County Solar and Wind Zoning

This document provides a compilation of excerpts from the Harford County 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 Harford County Zoning Code does not specifically mention guidelines and definitions for large-scale solar projects. Correspondence with County officials determined that Harford County uses the term "Power and Regenerating Plants" to refer to large-scale solar projects.
  - Permitted use, subject to applicable code requirement, in the General Industrial (GI) zoning district.

#### Relevant Sections of the Harford County Code

- **Chapter 267: Zoning Code**
  - Zoning districts with permitted use for "Power and Regenerating Plants" (Permitted Use Charts, p. 145).

### SMALL SOLAR

#### Summary

- The Harford County Zoning Code has zoning regulations for "Community Solar Energy Generating Systems (CSEGS)" but does not have specific zoning regulations designated for accessory small-scale solar projects. Harford County defines CSEGS as "any solar energy generating system that functions as a principal use that uses energy from the sun to produce electricity for delivery through distribution lines to end-users that satisfies the requirements of the Public Utilities Article of the Annotated Code of Maryland, as amended, and does not exceed 2 megawatts of capacity, as measured in alternating current."

Last Updated: March 2022

- Permitted, subject to special exception regulations, in the following districts: Urban Residential (R1, R2, R3, and R4), Neighborhood Business (B1), Community Business (B2), General Business (B3), Commercial Industrial (CI), Light Industrial (LI), and Mixed Office (MO).
- Permitted use, subject to applicable code requirement, in the GI zoning district.

## Relevant Sections of the Harford County Code

- **Harford County Bill No. 21-001**

### WIND

#### Summary

- The Harford County Zoning Code does not specifically mention guidelines and definitions for large-scale wind projects. Correspondence with County officials determined that Harford County uses the term "Power and Regenerating Plants" to refer to large-scale wind projects.
  - Permitted use, subject to applicable code requirement, in the General Industrial (GI) zoning district.

## Relevant Sections of the Harford County Code

- **Chapter 267: Zoning Code**
  - Zoning districts with permitted use for "Power and Regenerating Plants" (Permitted Use Charts, p. 145).

### SMALL WIND

#### Summary

- The Harford County Zoning Code uses the term "Small Wind Energy System" to refer to small-scale or accessory wind projects. These projects are defined as having a rated nameplate capacity of 50 kW or less and a total height of 150 feet or less.
  - Permitted use, subject to applicable code requirement, in all zoning districts.

## Relevant Sections of the Harford County Code

- **Chapter 267: Zoning Code**

- Part 1. Standards. Article I: General Provisions. Definition of "Meteorological Tower (Met Tower);" "Small Wind Energy System;" "Wind Generator;" "Wind Tower" (§ 267-4 Definitions, pp. 30, 34).
- Article V. Supplementary Regulations: Regulations for Small Wind Energy Systems (§ 267-27.9 Accessory Uses and Structures, pp. 71-73).

HARFORD COUNTY BILL NO. 21-001 As Amended

Brief Title (Solar Energy) As Amended

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

**CERTIFIED TRUE AND CORRECT**

Mylicia A. Dixon  
Council Administrator

Date 3/9/21

**ENROLLED**

[Signature]  
Council President

Date 3/9/21

**BY THE COUNCIL**

Read the third time.

Passed: LSD 21-009

Failed of Passage: \_\_\_\_\_

By Order

Mylicia A. Dixon  
Council Administrator

Sealed with the County Seal and presented to the County Executive for approval this 10<sup>th</sup> day of March, 2021 at 3:00 p.m.

Mylicia A. Dixon  
Council Administrator



**BY THE EXECUTIVE**

[Signature]  
COUNTY EXECUTIVE

APPROVED: Date 3/10/2021

**BY THE COUNCIL**

This Bill No. 21-001 As Amended having been approved by the Executive and returned to the Council, becomes law on March 10, 2021.

Effective Date: May 10, 2021

**BILL NO. 21-001  
AS AMENDED**

COUNTY COUNCIL  
OF  
HARFORD COUNTY, MARYLAND

BILL NO. 21-001(As Amended)

Introduced by Council President Vincenti at the request of the County Executive and Council and  
Council Member Wagner

Legislative Day No. 21-001 Date January 5, 2021

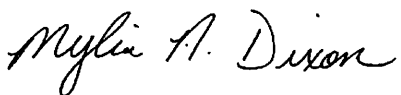
AN ACT to add new ~~definition~~ definitions “Community Solar Energy Generating System (CSEGS)” and “Viewshed” to Section 267-4, Definitions, of Article I, General Provisions; to add new ~~Subsection A(16) to Section 267-68, Approval;~~ and to repeal and reenact, with amendments, ~~Subsection D of Section 267-69, General design standards, both of Article VIII, Design Standards for Special Developments;~~ to add new ~~Section 267-85.2, Community Solar Energy Generating System (CSEGS), to Article VIII, Design Standards for Special Developments;~~ Subsection (4), Community Solar Energy Generating System (CSEGS), to Section 267-88 (I), Transportation, Communication and Utilities (TCU) of Section 267-88, Specific Standards, of Article IX, Special Exceptions; and to repeal and reenact, with amendments, the Permitted Uses Chart (Transportation, Communication and Utilities), all of Part 1, Standards, of Chapter 267, Zoning, of the Harford County Code, as amended; to provide for a ~~definition~~ the definitions for Community Solar Energy Generating System (CSEGS) and to allow these uses as special developments requiring administrative approval; to allow CSEGS in all zoning districts except the Agricultural zoning district and to set forth the eligibility requirements and development standards and “Viewshed”; to allow CSEGS as a special exception requiring the approval of the Zoning Board of Appeals; to allow CSEGS in certain zoning districts and to set forth the requirements and standards with which CSEGS must comply; to set forth decommissioning provisions and financial assurances related to CSEGS; and generally related to zoning.

By the Council, January 5, 2021

Introduced, read first time, ordered posted and public hearing scheduled

on: February 2, 2021

at: 6:30 PM

By Order: , Council Administrator

**PUBLIC HEARING**

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on February 2, 2021, and concluded on February 2, 2021,

**BILL NO. 21-001  
AS AMENDED**

*Mylin A. Dixon*

\_\_\_\_\_, Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

1 Section 1. Be It Enacted By The County Council of Harford County, Maryland that new definition  
2 definitions “Community Solar Energy Generating System (CSEGS)” and “Viewshed” be, and it is they  
3 are hereby, added to Section 267-4, Definitions, of Article I, General Provisions; that new Subsection  
4 ~~A(16) be, and it is hereby, added to Section 267-68, Approval, of Article VIII, Design Standards for~~  
5 ~~Special Developments; that Subsection D of Section 267-69, General design standards, of Article VIII,~~  
6 ~~Design Standards for Special Developments, be, and it is hereby, repealed and reenacted, with~~  
7 ~~amendments; that new Section 267-85.2, Community Solar Energy Generating System (CSEGS), be,~~  
8 ~~and it is hereby, added to Article VIII, Design Standards for Special Developments; Subsection 267-88~~  
9 I (4), Community Solar Generating System (CSEGS), be, and it is hereby, added to Section 267-88,  
10 Specific Standards, of Article IX, Special Exceptions; and that the Permitted Uses Chart  
11 (Transportation, Communication and Utilities) be, and it is hereby, repealed and reenacted, with  
12 amendments, all of Part 1, Standards, of Chapter 267, Zoning, of the Harford County Code, as  
13 amended, and all to read as follows:

14 **Chapter 267. Zoning**

15 **Part 1. Standards**

16 **Article I. General Provisions**

17 **§ 267-4. Definitions.**

18 As used in this Part, the following terms shall have the meanings indicated:

19 **COMMUNITY SOLAR ENERGY GENERATING SYSTEM (CSEGS) - ANY SOLAR**  
20 **ENERGY GENERATING SYSTEM THAT FUNCTIONS AS A PRINCIPAL USE THAT**  
21 **USES ENERGY FROM THE SUN TO PRODUCE ELECTRICITY FOR DELIVERY**  
22 **THROUGH DISTRIBUTION LINES TO END-USERS THAT SATISFIES THE**  
23 **REQUIREMENTS OF THE PUBLIC UTILITIES ARTICLE OF THE ANNOTATED CODE**  
24 **OF MARYLAND, AS AMENDED, AND DOES NOT EXCEED 2 MEGAWATTS OF**  
25 **CAPACITY, AS MEASURED IN ALTERNATING CURRENT.**

1 VIEWSHED - AN AREA OF LAND, WATER OR OTHER ENVIRONMENTAL ELEMENT  
2 THAT IS VISIBLE FROM A FIXED VANTAGE POINT. IN CONTEXT WITH HISTORIC  
3 PRESERVATION, VIEWSHEDS MAY BE DESCRIBED AS AREAS OF PARTICULAR  
4 SCENIC OR HISTORIC VALUE THAT ARE DEEMED WORTHY OF PRESERVATION  
5 AGAINST IMPACTS RESULTING FROM DEVELOPMENT OR OTHER FORMS OF  
6 CHANGE.

7  
8 ~~Article VIII. Design Standards for Special Developments.~~

9 ~~§ 267-68. Approval.~~

10 ~~A. Administrative approval. The following special developments shall be subject to review and~~  
11 ~~approval by the Director of Planning:~~

12 ~~(1) Conventional with open space (COS).~~

13 ~~(2) Conservation development standards (CDS).~~

14 ~~(3) Agricultural/commercial.~~

15 ~~(4) Garden and mid-rise apartment dwellings.~~

16 ~~(5) Nursing homes and assisted living facilities in the Chesapeake Science and Security~~  
17 ~~Corridor only.~~

18 ~~(6) Mixed use centers in the development envelope, as defined on the most recent land use~~  
19 ~~plan.~~

20 ~~(7) Planned employment center in the ENOD only.~~

21 ~~(8) Traditional neighborhood design in the ENOD only.~~

22 ~~(9) Integrated community shopping center (ICSC) 100,000 square feet or less in the~~  
23 ~~Chesapeake Science and Security Corridor only.~~

24 ~~(10) Mobile home subdivision (MHS) in the R3 and R4 Districts only. At the time of~~  
25 ~~submission of an application for approval of a MHS, the property owner shall notify all~~



adjacent property owners of the intent to develop an MHS. In considering the application for an MHS, the Director of Planning must consider the limitations, guides and standards outlined in § 267-9 (Board of Appeals).

- (11) ~~Housing for the elderly.~~
- (12) ~~Continuing care retirement community (CCRC).~~
- (13) ~~Corporate office park (COP).~~
- (14) ~~Retail/service/office uses in the RO District.~~
- (15) ~~Animal shelters.~~
- (16) ~~COMMUNITY SOLAR ENERGY GENERATING SYSTEM (CSEGS).~~

~~§ 267-69. General design standards.~~

The following general requirements shall be applicable to all projects developed under this article:

D. ~~The project shall be served by public water supply and public sewerage disposal unless developing under guidelines in § 267-73 (AG commercial), § 267-72 (Conservation development standards), [and] § 267-85.1 (Animal shelters) AND § 267-85.2 (COMMUNITY SOLAR ENERGY GENERATING SYSTEM (CSEGS)).~~

~~§ 267-85.2 COMMUNITY SOLAR ENERGY GENERATING SYSTEM (CSEGS).~~

A. ~~ELIGIBILITY. COMMUNITY SOLAR ENERGY GENERATING SYSTEMS SHALL BE PERMITTED IN THE R1, R2, R3, R4, B1, B2, B3, CI, LI, GI AND MO ZONING DISTRICTS SUBJECT TO THE FOLLOWING ELIGIBILITY REQUIREMENTS:~~

- (1) ~~IN THE R1 DISTRICT, THE MINIMUM LOT OR PARCEL SIZE SHALL BE 50 ACRES.~~
- (2) ~~IN THE R2 DISTRICT, THE MINIMUM LOT OR PARCEL SIZE SHALL BE 40 ACRES.~~

1       ~~(3) IN THE R3 DISTRICT, THE MINIMUM LOT OR PARCEL SIZE SHALL BE 30~~  
2           ~~ACRES.~~

3       ~~(4) IN THE R4 DISTRICT, THE MINIMUM LOT OR PARCEL SIZE SHALL BE 20~~  
4           ~~ACRES.~~

5       ~~(5) IN THE B1, B2, B3, CI, LI, GI AND MO DISTRICTS, THE LANDSCAPE BUFFER~~  
6           ~~AND SETBACKS SHALL BE AS SET FORTH IN THE UNDERLYING ZONING~~  
7           ~~DISTRICT. FACILITIES IN THESE ZONING DISTRICTS DO NOT NEED TO~~  
8           ~~COMPLY WITH THE PROVISIONS SET FORTH IN SECTIONS B(1), B(2), B(5),~~  
9           ~~B(6) AND THE 2,000 FOOT SETBACK PROVISION IN B(8) BELOW.~~

10   ~~B. DEVELOPMENT STANDARDS.~~

11       ~~(1) NO ENERGY PRODUCING OR SERVICE STRUCTURES SHALL BE LOCATED~~  
12           ~~CLOSER THAN 150 FEET FROM ANY PROPERTY LINE AND NO CLOSER~~  
13           ~~THAN 200 FEET FROM ANY DWELLING UNIT. THE SETBACKS FOR ALL~~  
14           ~~OTHER BUILDINGS AND STRUCTURES SHALL BE THE SETBACKS AS SET~~  
15           ~~FORTH IN THE UNDERLYING ZONING DISTRICT.~~

16       ~~(2) NO STRUCTURES SHALL EXCEED 15 FEET IN HEIGHT.~~

17       ~~(3) NO CSEGS SHALL PRODUCE GLARE HAZARD TO OCCUPANTS OF~~  
18           ~~NEIGHBORING PROPERTIES OR PERSONS TRAVELLING NEIGHBORING~~  
19           ~~ROADS. THE DEPARTMENT OF PLANNING & ZONING MAY REQUIRE A~~  
20           ~~GLARE HAZARD ANALYSIS OR ADDITIONAL SCREENING TO ASSESS~~  
21           ~~IMPACTS OF, AND/OR MITIGATE, GLARE HAZARD.~~

22       ~~(4) NO CSEGS SHALL BE CONSTRUCTED IN ANY NATURAL RESOURCE~~  
23           ~~DISTRICT OR THE RESOURCE CONSERVATION AREA OF THE~~  
24           ~~CHESAPEAKE BAY CRITICAL AREA. CONSIDERATIONS SHOULD BE~~  
25           ~~MADE TO SITING ANY SUCH CSEGS TO AVOID AREAS OR LOCATIONS~~

1           ~~THAT COULD POTENTIALLY CREATE ENVIRONMENTAL CONFLICTS AND~~  
2           ~~SHOULD AVOID VISUAL CORRIDORS THAT ARE PROMINENT SCENIC~~  
3           ~~VIEW SHEDS OR SCENIC AREAS.~~

4           ~~(5) THE CSEGS SHALL BE ENCLOSED BY A FENCE THAT IS A MINIMUM~~  
5           ~~HEIGHT OF 6 FEET AND SUITABLE TO PREVENT UNAUTHORIZED~~  
6           ~~ACCESS. THE FENCE SHALL BE CONSTRUCTED TO MEET ANY~~  
7           ~~APPLICABLE STATE OR FEDERAL RULE OR STANDARD ADDRESSING THE~~  
8           ~~PHYSICAL SECURITY OF POWER SYSTEM FACILITIES. FENCING SHALL~~  
9           ~~BE DESIGNED AND INSTALLED TO ALLOW FOR THE PASSAGE OF SMALL~~  
10           ~~WILDLIFE. THE FENCE SHALL NOT BE USED TO DISPLAY ANY SIGNAGE~~  
11           ~~EXCEPT AS REQUIRED BY LAW. THE FENCE SHALL BE PLACED INSIDE~~  
12           ~~THE PERIMETER LANDSCAPING BUFFER AS REQUIRED HEREIN.~~

13           ~~(6) A TYPE C LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE~~  
14           ~~PERIMETER OF THE PROJECT UNLESS STATE OR FEDERAL STANDARDS~~  
15           ~~PROVIDE MINIMUM VEGETATION CLEARANCE DISTANCES AND IN SUCH~~  
16           ~~CASE THE LANDSCAPING REQUIREMENTS SHALL APPLY TO THE~~  
17           ~~EXTENT PLANTINGS CAN BE INSTALLED IN CONFORMANCE WITH SUCH~~  
18           ~~STANDARDS.~~

19           ~~(7) THE ONLY SIGNAGE PERMITTED SHALL BE NO LARGER THAN 6 SQUARE~~  
20           ~~FEET, SHALL IDENTIFY THE CSEGS OPERATOR, ITS CONTACT PHONE~~  
21           ~~NUMBERS AND EMERGENCY CONTACT INFORMATION AND SHALL BE~~  
22           ~~POSTED AT EACH ENTRANCE AND EXIT OF THE PROPERTY.~~

23           ~~(8) UP TO 3 CSEGS MAY BE CONSTRUCTED TOGETHER ON A PARCEL OR ON~~  
24           ~~ADJOINING PARCELS AND CONSTITUTE A SINGLE COMMUNITY SOLAR~~  
25           ~~PROJECT. NO SINGLE COMMUNITY SOLAR PROJECT SHALL BE CLOSER~~

1 ~~THAN 2,000 FEET FROM ANY OTHER COMMUNITY SOLAR PROJECT.~~

2 ~~C. DECOMMISSIONING.~~

3 ~~(1) THE OPERATOR OR PROPERTY OWNER SHALL PROVIDE WRITTEN~~  
4 ~~NOTICE TO THE DEPARTMENT WHENEVER THE CSEGS IS OUT OF ACTIVE~~  
5 ~~PRODUCTION FOR MORE THAN 6 MONTHS. ANY CSEGS THAT CEASES TO~~  
6 ~~PRODUCE ELECTRICITY FOR 1 YEAR SHALL BE CONSIDERED~~  
7 ~~ABANDONED.~~

8 ~~(2) THE OPERATOR OR PROPERTY OWNER SHALL EITHER RECOMMENCE~~  
9 ~~PRODUCTION OF ELECTRICITY AND SCHEDULE A SITE INSPECTION~~  
10 ~~WITH THE DEPARTMENT OF PLANNING & ZONING TO VERIFY THAT ALL~~  
11 ~~USE REQUIREMENTS ARE STILL INTACT OR SHALL REMOVE ALL~~  
12 ~~EQUIPMENT AND SYSTEMS AND RESTORE THE SITE AS NEAR AS~~  
13 ~~PRACTICABLE TO ITS ORIGINAL CONDITION WITHIN 6 MONTHS OF~~  
14 ~~BEING CONSIDERED ABANDONED.~~

15 ~~(3) THE OPERATOR OR PROPERTY OWNER SHALL NOTIFY THE~~  
16 ~~DEPARTMENT OF PLANNING AND ZONING REGARDING PLANS TO~~  
17 ~~DECOMMISSION A CSEGS FACILITY. A DECOMMISSIONED CSEGS SITE~~  
18 ~~SHALL BE RESTORED TO ITS PREDEVELOPMENT CONDITION WITHIN 6~~  
19 ~~MONTHS OF NOTIFICATION AND INSPECTED BY THE DEPARTMENT OF~~  
20 ~~PLANNING AND ZONING. FAILURE TO COMPLY WITH THE~~  
21 ~~REQUIREMENTS OF THIS SECTION SHALL AUTHORIZE, BUT NOT~~  
22 ~~REQUIRE, THE COUNTY TO REMOVE THE CSEGS AND RESTORE THE SITE~~  
23 ~~TO ITS PREDEVELOPMENT CONDITION AND CHARGE THE PROPERTY~~  
24 ~~OWNER ALL ASSOCIATED COSTS.~~

25 ~~D. FINANCIAL ASSURANCE. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT,~~

1 ~~THE OPERATOR OR PROPERTY OWNER SHALL PROVIDE A BOND, SURETY,~~  
2 ~~LETTER OF CREDIT OR OTHER FINANCIAL ASSURANCE IN A FORM AND~~  
3 ~~AMOUNT ACCEPTABLE TO THE DEPARTMENT OF PLANNING AND ZONING TO~~  
4 ~~SECURE PAYMENT OF 115% OF THE ANTICIPATED COST OF REMOVAL OF ALL~~  
5 ~~ASSOCIATED SITE IMPROVEMENTS AND RESTORATION OF THE SITE TO ITS~~  
6 ~~PREDEVELOPMENT CONDITION. THE FINANCIAL ASSURANCE SHALL REMAIN~~  
7 ~~IN FULL FORCE AND EFFECT WHILE THE CSEGS REMAINS IN PLACE. THE~~  
8 ~~COUNTY SHALL REVIEW THE AMOUNT OF THE SECURITY EVERY 5 YEARS AND~~  
9 ~~MAY REQUIRE ADDITIONAL SECURITY OR REDUCE THE AMOUNT OF THE~~  
10 ~~POSTED SECURITY IF IT DETERMINES, IN ITS SOLE DISCRETION, THAT THE~~  
11 ~~POSTED SECURITY NO LONGER EQUALS 115% OF THE DECOMMISSIONING~~  
12 ~~COSTS.~~

13 ~~E. THE CSEGS SHALL NOT BE LOCATED UPON ANY LAND THAT IS SUBJECT TO A~~  
14 ~~CONSERVATION OR PRESERVATION EASEMENT ACQUIRED WITH PUBLIC~~  
15 ~~FUNDS OR REQUIRED BY A GOVERNMENT ENTITY TO THE EXTENT THE CSEGS~~  
16 ~~WOULD MATERIALLY INTERFERE WITH ANY PURPOSE OF THE EASEMENT.~~

17 267-88 Specific Standards.

18 The special exceptions enumerated herein, in addition to other conditions as may  
19 be  
20 imposed by the board, shall comply with the following requirements:

21 I. Transportation, Communications and Utilities (TCU).  
22

23 (4) COMMUNITY SOLAR ENERGY GENERATING SYSTEM (CSEGS).  
24 THIS USE MAY BE GRANTED IN THE R1, R2, R3, R4, B1, B2, B3, CI, LI,  
25 AND MO DISTRICTS PROVIDED THAT:

26  
27 (A) NO ENERGY PRODUCING OR SERVICE STRUCTURES SHALL  
28 BE LOCATED CLOSER THAN 150 FEET FROM ANY  
29 PROPERTY LINE AND NO CLOSER THAN 250 FEET FROM

1           ANY OFFSITE DWELLING UNIT. THE SETBACKS FOR ALL  
2           OTHER BUILDINGS AND STRUCTURES SHALL BE THE  
3           SETBACKS AS SET FORTH IN THE UNDERLYING ZONING  
4           DISTRICT.

5  
6           (B) NO STRUCTURES SHALL EXCEED 15 FEET IN HEIGHT

7  
8           (C) NO CSEGS SHALL PRODUCE GLARE HAZARD TO  
9           OCCUPANTS OF NEIGHBORING PROPERTIES OR PERSONS  
10           TRAVELING NEIGHBORING ROADS. ALL SOLAR PANELS  
11           USED IN THE CSEGS SHALL UTILIZE GLARE-MITIGATING  
12           TECHNOLOGY. A GLARE HAZARD ANALYSIS IS REQUIRED  
13           TO ASSESS THE IMPACTS OF GLARE AND IF APPLICABLE, A  
14           PLAN TO MITIGATE ANY GLARE HAZARD WITH  
15           ADDITIONAL SCREENING SHALL BE PRESENTED.

16  
17           (D) NO CSEGS SHALL BE CONSTRUCTED IN ANY NATURAL  
18           RESOURCE DISTRICT OR THE RESOURCE CONSERVATION  
19           AREA OF THE CHESAPEAKE BAY CRITICAL AREA.

20  
21           (E) NO CSEGS SHALL BE LOCATED ON OR WITHIN THE  
22           VIEWSHED OF A PROPERTY LISTED ON THE HARFORD  
23           COUNTY HISTORIC LANDMARKS LIST.

24  
25  
26  
27  
28  
29  
30  
31           (F) THE SITING OF ANY CSEGS SHALL AVOID AREAS OR  
32           LOCATIONS THAT COULD POTENTIALLY CREATE  
33           ENVIRONMENTAL CONFLICTS.

34  
35           (G) THE SITING OF ANY CSEGS SHALL AVOID VISUAL  
36           CORRIDORS THAT ARE SCENIC VIEWSHEDS OR SCENIC  
37           AREAS AND SHALL NOT BE LOCATED WITHIN 1 MILE ON  
38           EITHER SIDE OF ANY DESIGNATED SCENIC BY-WAY ON  
39           ANY COUNTY OR STATE MAINTAINED ROADWAY.  
40

1 (H) NO CSEGS SHALL BE CONSTRUCTED ON LAND WHICH IS  
2 ENCUMBERED WITH AN AGRICULTURAL PRESERVATION  
3 OR CONSERVATION EASEMENT; WHETHER THE EASEMENT  
4 IS ACQUIRED THROUGH DONATION OR WITH PUBLIC  
5 FUNDS, PRIVATE FUNDS OR A COMBINATION OF PUBLIC  
6 AND PRIVATE FUNDS.

7  
8 (I) THE CSEGS SHALL BE ENCLOSED BY A SECURITY FENCE  
9 THAT IS LOCATED BETWEEN THE LANDSCAPE BUFFER  
10 AND THE CSEGS AND IS A MINIMUM HEIGHT OF 6 FEET  
11 AND SUITABLE TO PREVENT UNAUTHORIZED ACCESS.  
12 THE FENCE SHALL BE CONSTRUCTED TO MEET ANY  
13 APPLICABLE STATE OR FEDERAL RULE OR STANDARD  
14 ADDRESSING THE PHYSICAL SECURITY OF POWER SYSTEM  
15 FACILITIES. FENCING SHALL BE DESIGNED AND  
16 INSTALLED TO ALLOW FOR THE PASSAGE OF SMALL  
17 WILDLIFE. THE FENCE SHALL NOT BE USED TO DISPLAY  
18 ANY SIGNAGE EXCEPT AS REQUIRED BY LAW.

19  
20 (J) A TYPE C LANDSCAPE BUFFER SHALL BE REQUIRED  
21 ALONG THE PERIMETER OF THE PROJECT UNLESS STATE  
22 OR FEDERAL STANDARDS PROVIDE MINIMUM  
23 VEGETATION CLEARANCE DISTANCES AND IN SUCH CASE  
24 THE LANDSCAPING REQUIREMENTS SHALL APPLY TO THE  
25 EXTENT PLANTINGS CAN BE INSTALLED IN  
26 CONFORMANCE WITH SUCH STANDARDS.

27  
28 (K) IN THE B1, B2, B3, CI, LI, AND MO DISTRICTS, THE  
29 LANDSCAPE BUFFER AND SETBACKS SHALL BE AS SET  
30 FORTH IN THE UNDERLYING ZONING DISTRICT. FACILITIES  
31 IN THESE ZONING DISTRICTS DO NOT NEED TO COMPLY  
32 WITH THE PROVISIONS SET FORTH IN SECTIONS 4(A), 4(B),  
33 4(J) AND THE 2000 FOOT SETBACK PROVISION IN 4(M).

34  
35 (L) THE ONLY SIGNAGE PERMITTED SHALL BE NO LARGER  
36 THAN 6 SQUARE FEET, SHALL IDENTIFY THE CSEGS  
37 OPERATOR, ITS CONTACT PHONE NUMBERS AND  
38 EMERGENCY CONTACT INFORMATION AND SHALL BE  
39 POSTED AT EACH ENTRANCE AND EXIT OF THE PROPERTY  
40 AT NO LESS THAN 2 LOCATIONS.

1  
2 (M) UP TO 3 CSEGS MAY BE CONSTRUCTED TOGETHER ON A  
3 PARCEL OR ON ADJOINING PARCELS AND CONSTITUTE A  
4 SINGLE COMMUNITY SOLAR PROJECT. NO SINGLE  
5 COMMUNITY SOLAR PROJECT SHALL BE CLOSER THAN  
6 2000 FEET FROM ANY OTHER COMMUNITY SOLAR  
7 PROJECT.

8  
9 (N) DECOMMISSIONING OF A CSEGS.

10  
11 (1) THE OPERATOR OR PROPERTY OWNER SHALL  
12 PROVIDE WRITTEN NOTICE BY CERTIFIED MAIL TO  
13 THE DEPARTMENT WHENEVER THE CSEGS IS OUT OF  
14 ACTIVE PRODUCTION FOR MORE THAN 6 MONTHS.  
15 ANY CSEGS THAT CEASES TO PRODUCE ELECTRICITY  
16 FOR 12 MONTHS SHALL BE CONSIDERED  
17 ABANDONED.

18  
19 (2) THE OPERATOR OR PROPERTY OWNER SHALL EITHER  
20 RECOMMENCE PRODUCTION OF ELECTRICITY AND  
21 SCHEDULE A SITE INSPECTION WITH THE  
22 DEPARTMENT OF PLANNING & ZONING TO VERIFY  
23 THAT ALL USE REQUIREMENTS ARE STILL INTACT  
24 OR SHALL REMOVE ALL EQUIPMENT AND SYSTEMS  
25 AND RESTORE THE SITE AS NEAR AS PRACTICABLE  
26 TO ITS ORIGINAL PREDEVELOPMENT CONDITION  
27 WITHIN 12 MONTHS OF BEING CONSIDERED  
28 ABANDONED.

29  
30 (3) THE OPERATOR OR PROPERTY OWNER SHALL  
31 NOTIFY THE DEPARTMENT OF PLANNING AND  
32 ZONING BY CERTIFIED MAIL REGARDING PLANS TO  
33 DECOMMISSION A CSEGS FACILITY, INCLUDING THE  
34 PROPOSED DATE OF DISCONTINUED OPERATION.

35  
36 (4) A DECOMMISSIONED CSEGS SITE SHALL BE  
37 RESTORED TO ITS ORIGINAL PREDEVELOPMENT  
38 CONDITION WITHIN 12 MONTHS OF NOTIFICATION  
39 AND INSPECTED BY THE DEPARTMENT OF PLANNING  
40 AND ZONING.



1  
2 (5) FAILURE TO COMPLY WITH THE REQUIREMENTS OF  
3 THIS SECTION SHALL AUTHORIZE, BUT NOT  
4 REQUIRE, THE COUNTY TO REMOVE THE CSEGS AND  
5 RESTORE THE SITE TO ITS PREDEVELOPMENT  
6 CONDITION AND CHARGE THE PROPERTY OWNER  
7 ALL ASSOCIATED COSTS.

8  
9 (6) AS A CONDITION OF SPECIAL EXCEPTION APPROVAL,  
10 THE OWNER AND/OR OPERATOR AGREE TO ALLOW  
11 ENTRY TO REMOVE AN ABANDONED OR  
12 DECOMMISSIONED CSEGS FACILITY.

13  
14 (O) FINANCIAL ASSURANCE.

15  
16 (1) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT,  
17 THE OPERATOR OR PROPERTY OWNER SHALL  
18 PROVIDE A BOND, SURETY, LETTER OF CREDIT OR  
19 OTHER FINANCIAL ASSURANCE IN A FORM  
20 ACCEPTABLE TO THE DEPARTMENT OF PLANNING  
21 AND ZONING TO SECURE PAYMENT OF 125% OF THE  
22 ANTICIPATED COST OF REMOVAL OF ALL  
23 ASSOCIATED SITE IMPROVEMENTS AND  
24 RESTORATION OF THE SITE TO ITS  
25 PREDEVELOPMENT CONDITION. THE FINANCIAL  
26 ASSURANCE SHALL REMAIN IN FULL FORCE AND  
27 EFFECT WHILE THE CSEGS REMAINS IN PLACE.

28  
29 (2) THE COUNTY SHALL REVIEW THE AMOUNT OF THE  
30 SECURITY EVERY 5 YEARS AND MAY REQUIRE  
31 ADDITIONAL SECURITY OR REDUCE THE AMOUNT OF  
32 THE POSTED SECURITY IF IT DETERMINES, IN ITS  
33 SOLE DISCRETION, THAT THE POSTED SECURITY NO  
34 LONGER EQUALS 125% OF THE DECOMMISSIONING  
35 COSTS.

36 Section 2. And Be It Further Enacted that this Act shall take effect 60 calendar days from the date  
37 it becomes law.

EFFECTIVE: May 10, 2021

*The Council Administrator does hereby certify that seven (7) copies of this Bill are immediately available for distribution to the public and the press.*

*Council Administrator*

*Mylia A. Dixon*

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USE CLASSIFICATION	ZONING DISTRICTS															
	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
<b>TRANSPORTATION, COMMUNICATION &amp; UTILITIES (TCU)</b>																
Aircraft landing and storage, private	SE												SE	SE	SE	
Airports, general aviation	SE												SE	SE	SE	
Ambulance services, commercial									P			P	P		P	
Bus depots												P	P			
Communication and broadcasting stations	SE								P		P	P	P	P		P
Communication and broadcasting towers	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	P	P	P	P	P
<b>COMMUNITY SOLAR ENERGY GENERATING SYSTEM (CSEGS)</b>			<del>SD-SE</del>	<del>SD-SE</del>	<del>SD-SE</del>	<del>SD-SE</del>				<del>SD-SE</del>	<del>SD-SE</del>	<del>SD-SE</del>	<del>SD-SE</del>	<del>SD-SE</del>	<del>SD-P</del>	<del>SD-SE</del>
Freight terminals												P	P		P	
Helistops	P												P	P	P	
Highway maintenance facilities	P								P			P	P	P	P	
Limousine Services									P		P	P	P			
Power and regeneration plants															P	
Public utility facilities, sanitary landfills and sewage treatment plants	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Rubble Landfills	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Sewage pumping stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Solid waste transfer stations	P											P	P		P	
Taxi stands									P			P	P			
Train stations												P	P	P	P	
Truck stops or terminals												P	P		P	

- (1) Indicates permitted in the Edgewood Neighborhood Overlay District (ENOD) only.  
 (2) RO - maximum of 4 units.  
 (3) Indicates permitted in the Chesapeake Science and Security Corridor (CSSC) only.  
 (4) The following shoppers merchandise stores-business and office equipment rental or leasing, business equipment sales, party supply shops, photography equipment and supply shops, and medical equipment rental and sales, are permitted in the RO District.

KEY:	
"P"	indicates permitted subject to applicable code requirements
"SD"	indicates permitted subject to special-development regulations, pursuant to Article VIII.
"SE"	indicates permitted subject to special-exception regulations, pursuant to Article IX.
"T"	indicates permitted subject to temporary-use regulations, pursuant to § 267-28 (temporary uses).
	A blank cell indicates that the use is not permitted.
"SE*"	indicates permitted subject to special-exception regulations, pursuant to Article XI.

**§ 267-4. Definitions.** [Amended by Bill 09-19, as amended; Bill 11-04, as amended; Bill 11-05, as amended; Bill 11-32; Bill 12-44; Bill 12-48 as amended; Bill 13-35; Bill 14-1; Bill 15-39 as amended; Bill 16-02 as amended; Bill 16-20; and Bill 17-04]

**ABANDON** - To relinquish the right to use or to cease the use of property without the intention to either transfer rights in the property or to resume the use thereof.

**ABUT** - To physically touch, border upon or share a common property line.

**ACCESS** - An unobstructed way or means of approach to provide entry to or exit from a property.

**ACCESSORY STRUCTURE OR USE** - A structure or use of land, or portion thereof, customarily incidental and subordinate to the principal use of the land or building and located on the same lot or parcel of land with such principal use.

**ADDITION** - Any construction that increases the size of a building.

**ADJACENT** - Parcels of land that abut one another.

**ADULT BOOKSTORE OR ADULT ENTERTAINMENT CENTER** - An entity or establishment that, as its principal business purpose, offers for sale, rental, exhibition or viewing, any printed, recorded, digitally analogued or otherwise viewable matter, any kind of sexual paraphernalia or any kind of live performance, entertainment or exhibition, that depicts, describes or relates to sexual conduct, sexual excitement or sadomasochistic abuse. For purposes of this definition: "sexual conduct" means human masturbation, sexual intercourse, or the touching of or contact with genitals, pubic areas or buttocks of a human, the breasts of a female, whether alone or between members of the same or opposite sex, or between humans and others; "sexual excitement" means the condition of human genitals, or the breasts of a female, when in a State of sexual stimulation, or the sensual experiences of humans engaging in or witnessing sexual conduct or nudity; and "sadomasochistic abuse" means flagellation or torture by or upon a human who is nude, or clad in undergarments, or in a revealing or bizarre costume, or the condition of one who is nude or so clothed and is being fettered, bound or otherwise physically restrained. Adult entertainment center includes an adult bookstore.

**AFFORESTATION** - The creation, in an area that is not presently in forest cover, of a biological community dominated by trees and other woody plants at a density of at least 100 trees per acre with at least 50% of the trees having the capability of growing to a DBH of 2 inches or more within 7 years.

**AGRICULTURAL PROCESSED PRODUCT** - An agricultural product that is treated in order to increase its market value, including but not limited to such processes as canning, milling, grinding, freezing, heating and fermenting.

**AGRICULTURAL PRODUCT** - Products grown or raised on a farm, intended for direct human or animal use, such as vegetables, fruits, dairy products, eggs, grains, meat, poultry, fish, honey, jelly, jam, hay, bedding plants, and wool.

**AGRICULTURAL PUBLIC EVENTS** - Events related to agricultural vocations, other than temporary uses already permitted in this Article, including farm tours, animal rodeos, corn mazes, fee fishing and hunting, cross country skiing, sledding, pond ice skating and equestrian trail rentals.

**AGRICULTURAL RESOURCE CENTER** - An agriculturally oriented park which includes uses such as equine competitions and events, livestock sales and auctions, farm fairs, farmer's markets, trail riding and support services.

**AGRICULTURAL RETAIL** - The sale of agricultural products.

**SIGN, TENANT IDENTIFICATION** - A sign giving the nature, logo, trademark or other identifying symbol, address or any combination of the name, symbol and address of a building, business development or establishment on the premises where it is located.

**SIGN, VARIABLE MESSAGE Board** - A sign with a display, that changes by electronic or mechanical means, other than electronic message Boards.

**SIGN, WALL** - All flat signs which are attached to the exterior of the building or other structure.

**SIGNIFICANT/SPECIAL NATURAL FEATURES** - Sensitive environmental areas to be left undisturbed, including water bodies, tidal and nontidal wetlands, forested areas to be retained and plant or wildlife habitat identified as of State or County importance.

**SIGNIFICANTLY ERODING AREAS** - Those shoreline areas eroding 2 feet or more per year.

**SITE** - Any tract, lot or parcel of land or combination of tracts, lots or parcels of land which are in 1 ownership or are contiguous and in diverse ownership where development is to be performed as part of a unit, subdivision or project.

**SITE PLAN** - A plan, prepared to scale, showing accurately and with complete dimensioning, all of the buildings, structures and uses and the exact manner of development proposed for a specific parcel of land.

**SMALL WIND ENERGY SYSTEM** - Equipment, including any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries, guy wire or other component used in the system, that converts and then stores or transfers energy from the wind into usable forms of energy and that:

- A. Is used to generate electricity;
- B. Has a rated nameplate capacity of 50 kilowatts or less; and
- C. Has a total height of 150 feet or less.

**SOILS WITH SIGNIFICANT DEVELOPMENT CONSTRAINTS** - Highly erodible soils, hydric soils less than 40,000 square feet in extent, soils with hydric inclusions and soils with severe septic constraints. See Table 63-1, Soil Types in Harford County Critical Area with Development Constraints, §267-63 (Chesapeake Bay Critical Area Overlay District).

**SOLID WASTE TRANSFER STATION** - An intermediate destination for solid waste. Transfer stations may include separation of different types of waste and aggregation of smaller shipments with large ones. It may also include compaction to reduce the bulk of the waste.

**SPECIAL DEVELOPMENTS** - Projects that utilize innovations in design by permitting a variety of type, use and layout of buildings.

**SPECIAL EXCEPTION** - A use which may be permitted by the Board in a particular district only upon a showing that such use in a specified location will comply with all the conditions and standards for the location or operation of such use as specified in this Part 1.

**SPECIALTY SHOP** - A retail store which carries only 1 type of interrelated goods, including bookstores, candle shops, cosmetic shops, florist shops, gift shops, hobby and craft supply shops, import shops, jewelry shops, key shops, newspaper and magazine shops, novelty shops, pet shops, photographic shops, souvenir shops, stationery shops, tack shops, tobacco shops and wine and cheese shops.

**WIND ENERGY SYSTEM OWNER** – The person that owns, or intends to own, the property upon which a Small Wind Energy System will be operated in accordance with §267-27C(9) of the Harford County Code, as amended.

**WIND GENERATOR** – Blades and associated mechanical and electrical conversion components mounted on top of the wind tower.

**WIND TOWER** – The monopole, freestanding or guyed structure that supports a wind generator.

**YARD** - An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided in this Part 1. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, the minimum horizontal distance between the lot line and the main building shall be used.

**YARD, FRONT** - A yard extending the full width of the lot, which includes the area between the front building setback line and the road right-of-way.

**YARD, REAR** - A yard extending across the full width of the lot between the rear building setback line and the rear lot line.

**YARD, SIDE** - A yard extending from the front yard to the rear yard between the side building setback line and the side lot line.

**ZONING CASE** - Any matter brought before the Board under the provisions of this Part 1.

**ZONING CERTIFICATE** - An approval issued by the Director of Planning pursuant to §267-8 (Zoning Certificates) of this Part 1.

**ZONING DISTRICT OR DISTRICT** - An area within the County within which certain zoning regulations apply.

#### **§ 267-5. Applicability.**

This Part 1 shall apply to all lands, structures, buildings, properties and their uses within the territorial limits of the County, including land owned or leased by the County, and outside the incorporated towns or municipalities therein and to all owners of land and the tenants or occupants thereof, including land owned by municipal corporations, counties and state and local governments.

#### **§ 267-6. Construal of Provisions; Word Usage.**

- A. The terms and provisions of this Part 1 shall be liberally construed to effectuate the general purposes of this Chapter.
- B. In addition to rules generally applicable to the construction of zoning ordinances and codes and the interpretation requirements of the Harford County Code, the following rules of construction shall apply to the text of this Part 1:
  - (1) The particular shall control the general.
  - (2) In case of conflict between the text of this Part 1 and any caption, illustration, summary table or illustrative table, the text shall control.

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- (b) The Department of Public Works shall approve the location;
  - (c) The accessory structure shall meet the applicable requirements of this section; and
  - (d) The applicant shall sign a hold harmless form, provided by the County.
- (9) **Small Wind Energy Systems.** In order to properly integrate all regulating provisions affecting Small Wind Energy Systems, as defined in §267-4 (Definitions), and to regulate such systems in an orderly and comprehensive manner, it is hereby provided that Small Wind Energy Systems are subject to the regulations as set forth herein. The purpose of this subsection is to oversee the permitting of Small Wind Energy Systems and to preserve and protect public health and safety without significantly increasing the cost or decreasing the efficiency of a Small Wind Energy System. These provisions shall apply to all Small Wind Energy Systems located in Harford County.
- (a) Standards. A Small Wind Energy System shall be an accessory use in all zoning districts subject to the following requirements:
    - [1] Setbacks. A wind tower for a Small Wind Energy System shall be set back a distance equal to its total height plus an additional 40 feet from:
      - [a] Any State or County right-of-way or the nearest edge of a State or County roadway, whichever is closer;
      - [b] Any duly recorded right-of-way, utility or stormwater management easement;
      - [c] Any overhead utility lines;
      - [d] All property lines; and
      - [e] Any existing guy wire, anchor or Small Wind Energy Tower on the property.
    - [2] Access.
      - [a] All ground mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.
      - [b] The wind tower shall be designed and installed so as to not provide step bolts or a ladder readily accessible to the public for a minimum height of 8 feet above the ground.
    - [3] Electrical wires. All electrical wires associated with a Small Wind Energy System, other than wires necessary to connect the wind generator to the wind tower wiring, the wind tower wiring to the disconnect junction box and the grounding wires shall be located underground.
    - [4] Lighting. A wind tower and generator shall not be artificially lighted unless such lighting is required by the Federal Aviation Administration (FAA). Lighting of other parts of the Small Wind Energy Systems, such as appurtenant structures, shall be limited to that required for safety purposes and shall be reasonably shielded from abutting properties.

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- [5] Appearance, color and finish. The wind generator and wind tower shall remain painted or finished the color grey.
  - [6] Signs. The only signage permitted on any Small Wind Energy System shall be a single sign no larger than 6 square feet affixed to the equipment building or fence enclosure that states "Danger – High Voltage – Keep Off" and identifies the system owner and the telephone number for the person to contact in the event of an emergency.
  - [7] Code Compliance. A Small Wind Energy System, including wind tower, shall comply with all applicable construction and electrical codes.
  - [8] Small Wind Energy Systems shall not be attached to any building, including guy wires.
  - [9] Met towers shall be permitted under the same standards, permit requirements, restoration requirements and permit procedures as a Small Wind Energy System.
  - [10] Total height shall be the vertical distance from ground level to the tip of a wind generator blade when the tip is at its highest point.

(b) Abandonment.

- [1] Every 2 years the owner of a Small Wind Energy System shall submit a letter to the Department stating that the system is in continuous use; and at least 60 calendar days before the letter is due, the Department shall notify the owner of the date by which the letter is due.
- [2] A Small Wind Energy System that is out-of-service for a continuous 12-month period will be deemed to have been abandoned. The Director may issue a Notice of Abandonment to the owner of a Small Wind Energy System that is deemed to have been abandoned. The owner shall have the right to respond in writing to the Notice of Abandonment setting forth the reasons for operational difficulty and providing a reasonable timetable for corrective action, within 30 days from the date of notice. The Director shall withdraw the Notice of Abandonment and notify the owner that the notice has been withdrawn if the owner provides information that demonstrates the wind energy system has not been abandoned.
- [3] If the Small Wind Energy System is determined to be abandoned, the owner of a Small Wind Energy System shall remove the system at the owner's sole expense within 3 months of the date of Notice of Abandonment. If the owner fails to remove the system, the Director may pursue a legal action to have the system removed at the owner's expense.
- [4] The owner shall ensure removal of the system by posting an acceptable monetary guarantee with the County on forms provided by the Office of the Director. The guarantee shall be submitted prior to the issuance of a building permit and shall be for an amount equal to a cost estimate approved by the Director for the removal of the system, plus a 15% contingency.



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- [c] Public Service Commission. In accordance with the Maryland Annotated Code, Public Utilities Companies, §7-207.1, any property owner seeking to construct a Small Wind Energy System shall apply to the Public Service Commission (PSC) for approval and provide documentation of such approval to the County prior to construction and being issued a building permit, if applicable.
  - [d] Variances. Variances to the setback requirements in this subsection are not permitted.
  - [e] Noise. All Small Wind Energy Systems shall comply with the State-regulated noise ordinance.
  - [f] Anemometers. If 8 pounds or less, the anemometers are exempt from the provisions of this subsection C [9].
  - [g] Maximum number. One Small Wind Energy System shall be allowed on each parcel up to 20 acres; an additional system shall be allowed on every 20 acres thereafter up to a maximum of 5 Small Wind Energy Systems per parcel.
  - [h] Rated nameplate capacity. A Small Wind Energy System that has a rated nameplate capacity of 2.5 kilowatts or less shall comply only with subsections (9)[a][1], (9)[b][1], (9)[b][2] and 9[b][3].
- D. Accessory uses in agricultural and residential districts. The following accessory uses shall be permitted in agricultural and residential districts upon issuance of a zoning certificate, unless otherwise specified, in accordance with the following:
- (1) Pens or runs for animals shall not be located within 50 feet of any adjacent residential lot line. Kennels shall be permitted only as special exceptions.
  - (2) Recreation facilities, such as swimming pools and tennis courts, if the facilities are used by the occupants, or guests of the principal use, and no admission or membership fees are charged, provided that the edge of the facility, including all mechanical equipment, shall be located at least 10 feet from any side or rear lot line. For community pools and tennis courts, the edge of the facility shall be located not less than 50 feet from any residential unit or side and rear lot line.
  - (3) Storage in any structure on a residential lot.
  - (4) Home occupations or professional offices. Home occupations or professional offices within the home may be permitted in accordance with the following criteria, modification of which can be granted only through Board of Appeals approval:
    - (a) The home occupation must be clearly incidental and subordinate to the residential use and shall not exceed in area 25% of the gross floor space of the principal building.
    - (b) The home occupation shall be conducted within the dwelling unit or accessory structure, and no outdoor display or storage of materials, goods, supplies or equipment used in the home occupation shall be permitted on the premises.
    - (c) The residential character of the dwelling unit shall not be altered to accommodate a home occupation.
    - (d) Not more than 1 person, or 2 persons for medical offices, other than members of the immediate family residing in the dwelling unit, may be employed in the

USE CLASSIFICATION	ZONING DISTRICTS															
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Airports, general aviation	SE												SE	SE	SE	
Ambulance services, commercial									P			P	P		P	
Bus depots												P	P			
Communication and broadcasting stations	SE								P		P	P	P	P		P
Communication and broadcasting towers	SE*	SE*	SE*	SE*				SE*	SE*	SE*	SE*	P	P	P	P	P
Freight terminals												P	P		P	
Helistops	P												P	P	P	
Highway maintenance facilities	P								P			P	P	P	P	
Limousine Services									P		P	P	P			
Power and regeneration plants																P
Public utility facilities, sanitary landfills and sewage treatment plants	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Rubble Landfills	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Sewage pumping stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Solid waste transfer stations	P											P	P		P	
Taxi stands									P			P	P			
Train stations											P	P	P	P	P	
Truck stops or terminals												P	P		P	

PERMITTED USE CHARTS

(1) Indicates permitted in the Edgewood Neighborhood Overlay District (ENOD) only.  
 (2) RO - maximum of 4 units.  
 (3) Indicates permitted in the Chesapeake Science and Security Corridor (CSSC) only.  
 (4) The following shoppers merchandise stores-business and office equipment rental or leasing, business equipment sales, party supply shops, photography equipment and supply shops, and medical equipment rental and sales, are permitted in the RO District.

<b>KEY:</b>	
<b>"P"</b>	indicates permitted subject to applicable code requirements
<b>"SD"</b>	indicates permitted subject to special-development regulations, pursuant to Article VIII.
<b>"SE"</b>	indicates permitted subject to special-exception regulations, pursuant to Article IX.
<b>"T"</b>	indicates permitted subject to temporary-use regulations, pursuant to § 267-28 (temporary uses).
	A blank cell indicates that the use is not permitted.
<b>"SE*"</b>	indicates permitted subject to special-exception regulations, pursuant to Article XI.