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Anne Arundel County Code, 2005

**TITLE 6. INDUSTRIAL DISTRICTS**

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**SUBTITLE 1. IN GENERAL**

**§ 18-6-101. Scope.**

This title applies to all industrial districts.

(Bill No. 4-05)

**§ 18-6-102. Setbacks from existing dwellings in a residential district.**

Notwithstanding any provision to the contrary, each new structure, parking lot, and driveway constructed after March 31, 2000, on a lot of more than 10 acres in an industrial zoning district shall be located at least 100 feet from an existing dwelling in a residential district.

(Bill No. 4-05)

**§ 18-6-103. Permitted, conditional, and special exception uses.**

The permitted, conditional, and special exception uses allowed in each of the industrial districts are listed in the chart in this section using the following key: P = permitted use; C = conditional use; SE = special exception use; and A= auxiliary use to a business complex use. A blank means that the use is not allowed in the district. Except as provided otherwise in this article, uses and structures customarily accessory to permitted, conditional, and special exception uses also are allowed, except that outside storage as an

accessory use in W1 is limited to 15% of the allowed lot coverage.

<b>Permitted, Conditional, and Special Exception Uses</b>	<b>W1</b>	<b>W2</b>	<b>W3</b>
Adult bookstores			C
Adult day care centers	P	P	
Adult movie theaters			C
Airports and airfields	SE	SE	SE
Alcoholic beverage uses as accessory to other uses	C	C	C
Amusement parks		SE	SE
Artisans and craft work	P	P	P
Automobile and truck detailing shops	P	P	P
Automobile and truck dismantling and recycling facilities		SE	SE
Automobile and truck rental establishments	P	P	P
Automobile and truck repair and painting facilities		P	P
Automobile and truck towing storage yards, temporary storage not to exceed 90 days		P	P
Automobile gasoline stations	C	C	C
Automobile and truck parts, supply stores, and tire stores	P	P	P
Automobile service facilities providing oil change, lubrication, and related services	P	P	P
Bakery or donut shops	A	A	
Banks	P	P	
Barbershops	A	A	
Boat manufacturing, repair, and service		P	P
Bookbinding		P	P
Bottling works		P	P

Bone distillation			P
BRAC Mixed Use Development	C		
Building material storage, including sales and yards		P	P
Bus terminals		P	P
Business complexes	P	P	P
Business complexes with auxiliary uses	C	C	
Cabinetry and woodworking and sales without outside storage	P		
Carnivals, circuses, and fairs, temporary	C	C	
Catering establishments	P	P	
Cement manufacturing			SE
Chemical and allied products, nonmanufacturing			P
Child care centers	P	P	
Clay and borrow pits or sand and gravel operations		SE	SE
Clubs, private, and service, nonprofit, and charitable organizations	P	P	P
Coke or coke products manufacturing			SE
Clay and borrow pits or sand and gravel operations		SE	SE
Clubs, private, and service, nonprofit, and charitable organizations	P	P	P
Coke or coke products manufacturing			SE
<b>Permitted, Conditional, and Special Exception Uses</b>	W1	W2	W3
Commercial recreational facilities, including miniature golf; driving ranges; tennis, racquet, and handball barns or courts; artificial ski slopes; indoor soccer; bowling alleys; BMX bike, skateboard or roller blade parks; and skating rinks		P	
Commercial telecommunication facilities permanently located on the ground	C	C	C
Commercial telecommunication facilities that are antennas attached to a structure if the antenna does not exceed 15 feet in height above the structure, does not project more than two feet beyond the facade, does not support lights or signs unless required for safety reasons, and accessory structures meet the	P	P	P

requirements of §18-10-109(7) of this Code			
Commercial telecommunication facilities for testing purposes or emergency services for a period not exceeding 30 days if the facility is a monopole not exceeding 100 feet in height and is located at least 300 feet from any dwelling	P	P	P
Communications systems sales and service, manufacturing and wholesale	P	P	P
Computer goods, sales and services	P	P	P
Conference centers	P		
Construction or sales trailers, temporary, in an approved development actively under construction	P	P	P
Contractor and construction shops and yards		P	P
Convenience stores, gift shops, and newsstands	A	A	
Delicatessens and snack bars	A	A	
Die casting		P	P
Dog grooming and day care facilities		P	
Drive-in theaters	SE	SE	
Dry cleaning and laundry establishments		P	
Dry cleaning and laundry establishments, including pick-up stations, package plants, and coin-operated facilities, limited to establishments with less than 4,000 square feet of floor area	A	A	
Dyeing establishments		P	P
Equipment, sales, repair and storage, commercial		P	P
Entertainment complexes, including a multi-screen complex	A		
Fabrication and assembly uses	P	P	P
Farming	P	P	P
Fertilizer manufacturing			SE
Food product manufacturing		P	P

Furniture, appliance, and carpet stores and showrooms	P	P	
Generating plants			P
Grocery stores with a maximum of 25,000 square feet	A	A	
Hair and nail salons	A	A	
Hardware stores	A	A	
Health clubs, spas, and gymnasiums	P	P	P
Heliports	SE	SE	SE
<b>Permitted, Conditional, and Special Exception Uses</b>	W1	W2	W3
Home occupations	C	C	C
Hotels and motels	P	A	
Industrial piers, wharves, and mooring pilings if located in the Chesapeake Bay, Patapsco River, Parish Creek, or Tenthouse Creek		P	P
Kennels, commercial		P	
Laboratories, research and development or testing	P	P	P
Landfills, rubble and land clearing debris			SE
Latex fabrication, not including paint		P	P
Lumber yards		P	P
Mailing and shipping services	P		
Manufacturing and processing, general, including the assembling of component parts, the creation of products, and the blending of materials	P	P	P
Manufacturing and processing, heavy, including adhesives; aircraft parts; alcoholic beverages; asphalt; atmospheric gas; bricks; concrete products; paper; metal foundries and forges; insulating materials; metal machinery that includes autos, rail, farm, construction, mining, and industrial machinery; metal refining, stamping, extrusion; paint and allied products; paper and paper products from pulp; plastic; porcelain and porcelain enamel; processing of grain, clay, sand, gravel, stone, synthetic fibers, filaments, and tiles			P
Marine freight terminals, excluding bulk freight, if located in the Chesapeake Bay or Patapsco River		P	P

<b>Permitted, Conditional, and Special Exception Uses</b>	W1	W2	W3
Photography studios	P	P	
Piers, commercial	P	P	P
Printing and publishing establishments	P	P	P
Processing sites for clay, sand, gravel, and similar materials			C
Public utility essential services	P	P	P
Public utility uses	SE	P	P
Race tracks for horses	C	SE	
Race tracks for other than horses		SE	
Radio and television studios and broadcasting establishments	P	P	
Radio, television, or industrial testing towers		SE	SE
Recyclables recovery facilities		SE	SE
Religious facilities	P	P	P
Rendering plants			SE
Rental establishments	P	P	P
Restaurants	P	P	P
Rubble processing facilities			SE
Schools, public charter, and schools, private: academic, arts, business, technical, or trade	P	P	P
Self-service storage facilities		C	C
Showrooms and sales of specialty building products	P	P	P
Sign shops, including painting and fabrication	P	P	P
Small wind energy systems or meteorological towers on a lot of at least three acres	C	C	C

One small wind energy system or meteorological tower on a lot less than three acres	SE	SE	SE
Solid waste transfer stations			SE
Stadiums, commercial	SE	SE	SE
Staging areas for County capital projects	P	P	P
Storage of atmospheric gas, coal, grain			P
Tattoo parlors and body piercing salons	P		
Taverns	P	P	P
Taxicab stands and services	P	P	
Taxidermists	P	P	P
Telephone exchanges	P	P	P
Trade expositions	P	P	P
Travel agencies	A		
Truck stops		P	P
Veterinary clinics if overnight stays are limited to those necessary for medical treatment without outside runs or pens	P		
Video lottery facilities	C		
Video sales and rental establishments with less than 1,500 square feet of floor area	A	A	
Volunteer fire stations	P	P	P
Water-dependent facilities	P	P	P
Wholesale trade, warehousing, and storage establishments	P	P	P

(Bill No. 4-05; Bill No. 54-05; Bill No. 78-05; Bill No. 64-07; Bill No. 69-07; Bill No. 82-09; Bill No. 39-10; Bill No. 60-10; Bill No. 73-12)

## SUBTITLE 2. W1 – INDUSTRIAL PARK DISTRICTS

### § 18-6-201. Bulk regulations.

Except as provided otherwise in this article, the following bulk regulations are applicable in a W1 District:

Lot size:	
Average lot size	1 acre
Minimum lot size	40,000 square feet
For an industrial park	20 acres
Minimum setbacks for principal structures:	
Front lot line	50 feet
Side lot line	30 feet
Rear lot line	30 feet
Freeway	100 feet
Divided principal arterial road	60 feet
Any other public road or right-of-way	50 feet
Minimum setbacks for accessory structures from rear and side lot lines	25 feet
Maximum coverage by structures and parking	75% of gross area
Minimum width at front building restriction line	150 feet
Maximum height limitations:	
Principal structures	None if all setbacks are increased by one foot for each two feet of height in excess of 90 feet
Accessory structures	None if all setbacks are increased by one foot for each two feet of height in excess of 25 feet
Maximum single front elevation	300 feet in length unless special architectural, landscaping, or topographic treatment, such as a change of material, texture, depression, berm, or other similar change, is employed.

(Bill No. 4-05)



### SUBTITLE 3. W2 – LIGHT INDUSTRIAL DISTRICTS

#### § 18-6-301. Bulk regulations.

Except as provided otherwise in this article, the following bulk regulations are applicable in a W2 District:

Minimum lot size	8,000 square feet
Maximum coverage by structures and parking	80% of gross area
Minimum setbacks for principal structures:	
Front lot line	20 feet
Side lot line	15 feet
Rear lot line	30 feet
Rear lot line that abuts a residentially zoned district	100 feet
Side or rear lot line that abuts a commercially zoned district	20 feet
Freeway	100 feet
Divided principal arterial road	60 feet
Minimum setbacks for accessory structures in a rear yard:	
Side lot line	10 feet
Rear lot line	10 feet
Minimum lot depth	100 feet
Minimum width at front building restriction line	75 feet
Maximum height limitations for principal structures where less than 50% of allowable lot coverage consists of environmental site design features approved by the Planning and Zoning Officer	75 feet if all setback requirements are increased by one foot for each two feet of height in excess of 60 feet
Maximum height limitations for principal structures where more than 50% of allowable lot coverage consists of environmental site design features approved by the Planning and Zoning Officer	87 feet if all setback requirements are increased by one foot for each two feet of height in excess of 75 feet

(Bill No. 4-05; Bill No. 60-10)

## SUBTITLE 4. W3 – HEAVY INDUSTRIAL DISTRICTS

### § 18-6-401. Bulk regulations.

Except as provided otherwise in this article, the following bulk regulations are applicable in a W3 District:

Minimum lot size	6,000 square feet
Maximum coverage by structures and parking	80% of gross area
Minimum setbacks for principal structures:	
Front lot line	10 feet
Front lot line abuts a residential area	10 feet
Side lot line	10 feet
Rear lot line	20 feet
Side or rear lot line abuts a residentially zoned district	200 feet
Side or rear lot line abuts a commercially zoned district	50 feet
Freeway	100 feet
Divided principal arterial road	60 feet
Minimum setbacks for accessory structures in a rear yard:	
Side lot line	5 feet
Rear lot line	5 feet
Minimum lot depth	100 feet
Minimum width at front building restriction line	75 feet
Maximum height limitations for principal structures, excluding towers, columns, or a series of columns, towers, or stacks, where less than 50% of allowable lot coverage consists of environmental site design features approved by the Planning and Zoning Officer	75 feet if all setback requirements are increased by one foot for each two feet of height in excess of 60 feet
Maximum height limitations for principal structures, excluding towers, columns, or a series of columns, towers, or stacks, where more than 50% of allowable lot coverage consists of environmental site design features approved by	87 feet if all setback requirements are increased by one foot for each two feet of height in excess of 75 feet

the Planning and Zoning Officer	
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(Bill No. 4-05)

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