### ARTICLE 3. - DEFINITIONS; TERMS OF MEASUREMENTS AND CALCULATIONS

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### Sec. 25.03.02. - Words and terms defined.

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Canopy means a marquee, porte-cochere, or other unenclosed covering structure projecting from and attached to a building, with or without supporting members, protecting pedestrians and vehicles outside of an entrance doorway from inclement weather.

<u>Cannabis dispensary</u> means any retail establishment that is licensed by the state of Maryland to sell cannabis to patients or consumers.

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#### **ARTICLE 12. - INDUSTRIAL ZONES**

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## Sec. 25.12.03. Land use tables.

The uses permitted in the industrial zones are shown in the table below. Uses are subject to applicable conditions of site plan approval. All special exceptions are subject to the requirements of article 15.

	Uses	Zo	nes	Conditional requirements		
		Light Industrial I-L	Heavy Industrial I-H	or related regulations		
a. Residential uses	Live/work unit	P	N	Includes dwelling unit for caretaker in connection with a self-storage warehouse		
	Personal living quarters	S	N	See Sec. 25.15.02.l.		
b. Institutional	Adult day care	Р	N			
uses	Charitable or philanthropic institution	P	N			
	Child care center	Р	N			
	Educational institution, private	Р	N			
	Places of worship	Р	N			
c. Medical services	Ambulance service	С	N	Conditional use must not adjoin residential uses		
	Hospital	S	N	Sec 25.15.02.i.		
	Veterinary office and animal hospital	Р	N			
d. Temporary	Christmas tree sales	С	С	Conditional use subject to the		
uses	Garden produce	С	N	requirements of Sec. 25.09.04		

	Uses	Zo	nes	Conditional requirements		
		Light	Heavy	or related regulations		
		Industrial	Industrial			
		I-L	I-H			
	Temporary building or yard for	C	С	Conditional use subject to the		
	construction materials or			requirements of Sec. 25.09.04		
	equipment		<u> </u>	-		
	Temporary carnival, flea	С	С			
	market, or festival	С	С	-		
	Temporary office or model home	С		-		
	Mobile uses	С	N C	-		
a Camananaial	Portable storage units	P	N			
e. Commercial, office, and	Alcoholic beverages for consumption on the premises of		I N			
industrial uses	any restaurant					
i iliaastilai ases	Auctioneer and commercial	P	N			
	gallery	'	"			
	Boats and marine supplies	P	N			
	Garden supplies	P	N			
	Home improvement service	P	P			
	Home maintenance services	P	P			
	Pawnbroker	S	N	See Section 25.15.02.m.		
	Public transportation station	C	С	Conditional use must comply		
				with any Plan		
				recommendation		
	Repair of household appliances,	Р	N			
	inc'l home electronic equipment					
	Taxicab service	Р	N			
	Wearing apparel and related	Р	N			
	accessories					
	Wearing apparel services	Р	N			
	Caterer, no seating	Р	N			
	Carry-out	Р	N			
	Restaurant	S	N	See Sec. 25.15.02.o.		
	Office uses:					
	Duplicating service	P	N			
	Office	С	N	Conditional use limited to 25%		
				of the gross floor area of a		
				building		
	Medical or dental laboratory	Р	N			
	Research and development	Р	N			
	Automobile filling station (Class I	S	S	See Sec. 25.15.02.c.		
	and II)	-	<u> </u>			
	Automobile fluid maintenance	P	N			
	station	<u> </u>	N.			
	Automotive repair garage	P	N			
	Mechanical car wash	P	N			
	Motor vehicle and trailer sales,	Р	N			
<u> </u>	including new and reconditioned	<u> </u>	ļ			

Uses	Zoi	nes	Conditional requirements
	Light	Heavy	or related regulations
	Industrial	Industrial	
	I-L	I-H	
parts and accessories and service incidental thereto			
Motor vehicle towing service, without storage on the premises	Р	N	
Tires, batteries, and accessory sales, including service incidental thereto	Р	N	
Tobacco and vape shop	С	N	Conditional use subject to the requirements of Sec. 25.13.04.f.
<u>Cannabis dispensary</u>	<u>C</u>	N	Conditional use subject to the requirements of Sec. 25.13.04.g

Key: P = Permitted Use; S = Special Exception; C = Conditional Use; N = Not Permitted

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# ARTICLE 13. - MIXED-USE ZONES

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## Sec. 25.13.03. Land use tables.

The uses permitted in the mixed-use zones are as shown in the table below. Uses are subject to applicable conditions of site plan approval. All special exceptions are subject to the requirements of article 15.

	Uses	Zones							Conditional	
		Mixed-	Mixed-	Mixed-	Mixed-	Mixed-	Mixed-	Mixed-	Mixed-	requirements or
		Use	Use	Use	Use	Use	Use	Use	Use	related regulations
		Transit	Corridor	Employment	Business	Corridor	Neighborhood	Commercial	Transition	
		District	District	(MXE)	(MXB)	Transition	Commercial	(MXC)	(MXT)	
		(MXTD)	(MXCD)			(MXCT)	(MXNC)			
a. Residential	Dwelling, single unit detached	N	С	С	С	N	С	Р	Р	Conditional use subject to the requirements of Sec. 25.13.04.a.
	Dwelling, semi- detached (duplex)	N	N	С	Р	N	С	N	Р	Conditional use subject to the requirements of Sec. 25.13.04.a.
	Dwelling, townhouse	Р	Р	Р	Р	Р	P	N	С	Conditional use subject to the requirements of Sec. 25.13.04.a.
	Dwelling, attached	Р	Р	Р	Р	Р	Р	N	С	Conditional use density must not

Mixed Use		Uses	Zones							Conditional	
Use   Use   Use   Use   Use   Use   Use   Transit Corridor Employment   Employmen			Mixed-	Mixed-	Mixed-	Mixed-		Mixed-	Mixed-	Mixed-	
District District (MXE) (MXE) (MXB) (MXB) (MXC) (MXC) (MXC) (MXT)   exceed 6 dwelling units per acre			Use			Use		Use			related regulations
Dwelling, multiple-unit   P   P   P   P   P   P   P   P   P			Transit	Corridor	Employment	Business	Corridor	Neighborhood	Commercial	Transition	
Dwelling, multiple-unit  Dwelling, multiple-unit  PP PPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPP			District	District	(MXE)	(MXB)	Transition	Commercial	(MXC)	(MXT)	
Dwelling			(MXTD)	(MXCD)			(MXCT)	(MXNC)			
Dwelling, multiple-unit   P   P   P   P   P   P   P   P   P											_
multiple-unit   Subject to the requirements of Sec. 25.13.04.a    Live/work   P   P   P   P   P   P   P   P   P		- "	_	_	_						
Live/work   P   P   P   P   P   P   P   P   P			Р	Р	Р	P	P	P	C	C	
Live/work unit P P P P P P P P P P P P P P P P P P P		multiple-unit									
Live/work unit unit unit unit unit unit unit unit											
unit Personal living quarters  h. Retail sales and services:  Commercial and office uses  Alcoholic beverages for consumption on the premises of any restaurant  Auctioneer and commercial gallery  Boats and N C N C N C N N N N N N For conditional use, tenant area limited to 2,500 sq. ft. of gross floor area  Boats and N C N C N N N N N N For conditional use, tenant area limited to 2,500 sq. ft. of gross floor area  C C C C C For conditional use, tenant area limited to 2,500 sq. ft. of gross floor area  C C C C C For conditional use, tenant area limited to 2,500 sq. ft. of gross floor area  C C C C C For conditional use, tenant area limited to 2,500 sq. ft. of gross floor area  C C C C For conditional use, all sales and service  C C C C For conditional use, all sales and sorage must be indoors  C C C C C C C C C C C C C C C C C C C		Live/work	Р	Р	P	Р	Р	Р	P	P	3cc. 23.13.04.d
h. Retail sales and services:  Alcoholic beverages for consumption of the premises of any restaurant  Auctioneer and commercial gallery  Boats and marine supplies  Business P P P P P P P P P P P P P P P P P P											
h. Commercial and office uses  Retail sales and services:  Commercial and office uses  Alcoholic beverages for consumption off the premises of any restaurant  Auctioneer and commercial gallery  Boats and M C N C N N N N N N For conditional use, tenant area limited to 5,000 sq. ft. of gross floor area  P P P P P P P P P P P P P P P P P P P			Р	Р	Р	Р	P	Р	N	Р	
h. Alcoholic beverages for consumption off the premises of any restaurant Auctioneer and commercial gallery  Bats and services:  Alcoholic beverages for consumption off the premises of any estaurant Auctioneer and commercial gallery  Boats and marine supplies  Business equipment sales and services:  Alcoholic beverages for Consumption on the premises of any restaurant Auctioneer and commercial gallery  Boats and marine supplies  Business equipment sales and services:  Alcoholic beverages for P P P P P P P P P P P P P P P P P P P											
h. Alcoholic beverages for consumption on the premises of any restaurant  Auctioneer and commercial gallery  Boats and N C N C N N N N N N For conditional use, all sales and services:  C1 C1 C For conditional use, tenant area limited to 5,000 sq. ft. of gross floor area  C3 C1 C For conditional use, tenant area limited to 5,000 sq. ft. of gross floor area  C4 C1 C For conditional use, tenant area limited to 5,000 sq. ft. of gross floor area  C5 C C C For conditional use, tenant area limited to 2,500 sq. ft. of gross floor area  C6 C C For conditional use, tenant area limited to 2,500 sq. ft. of gross floor area  C6 C C For conditional use, tenant area limited to 2,500 sq. ft. of gross floor area  C7 C C For conditional use, tenant area limited to 2,500 sq. ft. of gross floor area  C7 C C For conditional use, tenant area limited to 2,500 sq. ft. of gross floor area  C7 C C For conditional use, tenant area limited to 2,500 sq. ft. of gross floor area  C8 C C C For conditional use, tenant area limited to 2,500 sq. ft. of gross floor area  C8 C C C C C C C C C C C C C C C C C C		quarters									
Commercial and office uses  Alcoholic beverages for consumption off the premises  Alcoholic beverages for consumption on the premises of any restaurant  Auctioneer and commercial gallery  Boats and marine supplies  Business P P P P P P P P P P P P P P P P P P	* * *										
Commercial and office uses  Alcoholic beverages for consumption off the premises  Alcoholic beverages for consumption on the premises of any restaurant  Auctioneer and commercial gallery  Boats and marine supplies  Business P P P P P P P P P P P P P P P P P P		T									
and office uses    Deverages for consumption off the premises	1						1	Τ			
uses for consumption off the premises Alcoholic beverages for consumption on the premises of any restaurant Auctioneer and commercial gallery Boats and marine supplies Business equipment sales and service Canabis dispensary C C C C C C C C C C C C C C C C C C C			Р	Р	Р	N	С	С	C <sup>1</sup>	С	
consumption off the premises  Alcoholic beverages for consumption on the premises of any restaurant  Auctioneer and commercial gallery  Boats and N C N C N N N N N N For conditional use, all sales and supplies  Business equipment sales and service  Cannabis C C C C C C C C C C C C C C C C C C C											
tion off the premises  Alcoholic beverages for consumption on the premises of any restaurant  Auctioneer and commercial gallery  Boats and marine supplies  Business equipment sales and service  Cannabis C C C C C C C C C C C C C C C C C C C	uses										
premises  Alcoholic beverages for consumption on the premises of any restaurant  Auctioneer and commercial gallery  Boats and marine supplies  Business equipment sales and service  Cannabis C C C C C C C C C C C C C C C C C C C											gross floor area
Alcoholic beverages for consumption on the premises of any restaurant  Auctioneer and commercial gallery  Boats and N C N C N N N N N For conditional use, all sales and supplies  Business P P P P P P P N P N P N P N P N P N P											
beverages for consumption on the premises of any restaurant  Auctioneer and commercial gallery  Boats and marine supplies  Business equipment sales and service  Cannabis dispensary  Developed and service supplies shows a subject to Sec.		<u> </u>	D	D	D	D	D	D	D	D	
for consumption on the premises of any restaurant  Auctioneer and commercial gallery  Boats and marine supplies  Business equipment sales and service  Cannabis dispensary  For conditional use, all sales and service  Cannabis dispensary  P P P P P P P P P P P P P P P P P P P			г	r	r	-	-	-	"		
consumption on the premises of any restaurant  Auctioneer and commercial gallery  Boats and marine supplies  Business equipment sales and service  Cannabis dispensary  Consumption on the premises of any restaurant  P P P P P P P C C C C For conditional use, tenant area limited to 2,500 sq. ft. of gross floor area  N C N N N N N N For conditional use, all sales and storage must be indoors  P P P P P P N P N P N C C C C C C C C C											
tion on the premises of any restaurant  Auctioneer And Commercial Boats and Marine Supplies  Business Pequipment Sales and Service  Cannabis C C C C Por conditional use, tenant area limited to 2,500 sq. ft. of gross floor area must be indoors  P P P P P P P N P N P N P N P N P N P											
premises of any restaurant  Auctioneer and commercial gallery  Boats and marine supplies  Business Pequipment sales and service  Cannabis Cannabis dispensary  Boats and Service  Cannabis and Service  P P P P P P P P P P P P P P P P P P P		-									
restaurant  Auctioneer and commercial gallery  Boats and marine supplies  Business equipment sales and service  Cannabis dispensary  P P P P P C C C C For conditional use, tenant area limited to 2,500 sq. ft. of gross floor area  N C N C N N N N N N For conditional use, all sales and storage must be indoors  N P P N P P N P P N P P N P N P N P N											
Auctioneer and commercial gallery  Boats and N C N C N N N N N For conditional use, all sales and storage supplies  Business equipment sales and service  Cannabis dispensary  Auctioneer P P P P P P P P P P N P P N P N P N P		any									
and commercial gallery  Boats and N C N C N N N N N For conditional use, all sales and storage must be indoors  Business equipment sales and service  Cannabis dispensary  C C C C C C C C C C C C C C C C C C C		restaurant									
commercial gallery  Boats and N C N C N N N N N For conditional use, all sales and storage must be indoors  Business equipment sales and service  Cannabis dispensary  C C C C C C C C C C C C C C C C C C C		Auctioneer	Р	Р	Р	Р	Р	С	С	С	For conditional use,
gallery       gross floor area         Boats and marine supplies       N       C       N       N       N       N       N       For conditional use, all sales and storage must be indoors         Business equipment sales and service       P       P       P       P       P       P       N       P       N         Cannabis dispensary       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C		and									
Boats and N C N C N N N N N For conditional use, all sales and storage must be indoors  Business equipment sales and service  Cannabis dispensary  C C C C C C C C C C C C C C C C C C C											
marine supplies all sales and storage must be indoors  Business equipment sales and service Cannabis dispensary C C C C C C C C C C C C C C C C C C C											
supplies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         <			N	C	N	C	N	N	N	N	
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sales and service  Cannabis C C C C C C C C C C C C C C C C C C C			P	۲	ץן		'	IN IN	۲ ا	IN	
Service     Cannabis     C     C     C     C     C     C     C     C     C     C     C     C     C     C     C     C     C     C     C     C     C     C     C     C     C     C     C     C     C     C     C     C     C     C     C     C     C     C     Subject to Sec.											
Cannabis dispensary     C     C     C     C     C     C     C     C     C     C     Conditional use subject to Sec.											
dispensary subject to Sec.			C	С	C	С	С	С	С	С	Conditional use
			_ =		<u> </u>	=	=	<del>-</del>	] =	<del>-</del>	
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Key: P = Permitted Use; C = Conditional Use; S = Special Exception; N = Not Permitted

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## Sec. 25.13.04. - Special regulations for conditional uses.

a. *Residential*. Where residential uses are permitted as conditional uses in a mixed-use zone, other than the MXC zone...

\* \* \*

- g. <u>Cannabis dispensary</u>. Where a cannabis dispensary is allowed as a conditional use, it must meet the following standards:
  - 1. On-site consumption of cannabis products, as defined in § 36-101 of the Alcoholic Beverages and Cannabis Article of the Maryland Annotated Code, is prohibited.
  - 2. A cannabis dispensary must meet all applicable requirements of State law and regulations, including, but not limited to, any distance requirements in § 36-410 of the Alcoholic Beverages and Cannabis Article of the Maryland Annotated Code, as may be amended.