

LAND DEVELOPMENT

360 Attachment 2

Allegany County

Table 1

Table of Permissible Uses

[Added 3-9-2017 by Bill No. 2-17, effective 4-24-2017; amended 1-10-2019 by Bill No. 7-18, effective 2-24-2019; 7-11-2019 by Bill No. 1-19, effective 8-25-2019; 8-27-2020 by Bill No. 1-20, effective 10-11-2020]

Key:

- P Permitted
- PC Permitted with conditions (See Article XVI, Supplementary Use Regulations.)
- SE Special exception
- SC Special exception with conditions (See Article XVI, Supplementary Use Regulations.)
- x Prohibited

	Urban Districts						Nonurban Districts	
	R-1	R-2	B-1	B-2	I	GU	A	C*
Residential								
Single-family dwellings (See § 360-81)	P	P	SE	SC	SC	P	P	P
Duplex units (See § 360-82)	P	P	SE	SC	SC	P	P	P
Multifamily housing, condominiums, and townhouses (See § 360-83)	PC	PC	SC	SC	SC	PC	x	x
Conversion of single-family detached units to multifamily units (See § 360-83)	SC	PC	SC	x	x	PC	x	x
Mobile homes on individual lots ¹ (See § 360-84)	x	P	SE	SC	SC	P	P	P
Mobile home parks ¹ (See § 360-85)	SC	SC	SC	SC	SC	SC	SC	SC
Planned residential developments (See § 360-86)	PC	PC	x	x	x	PC	SC	SC
Accessory apartments	P	P	x	x	x	P	P	P
Accessory dwelling units (See § 360-87)	x	x	PC	PC	PC	x	x	x
Garages/storage buildings, up to 1,200 square feet in first floor area, includes additions	P	P	P	P	P	P	P	P
Garages/storage buildings, greater than 1,200 square feet in first floor area, includes additions	SE	P	P	P	P	P	P	P
Home occupations (See § 360-88)	PC	PC	P	P	P	PC	PC	PC
Commercial Sales and Services								
Major commercial uses (See § 360-89)	x	x	x	P	PC	x	x	x
Neighborhood commercial uses (See § 360-90)	x	SC	P	P	x	P	x	x
Shopping centers (See § 360-91)	x	x	x	PC	PC	SC	x	x

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	Urban Districts						Nonurban Districts	
	R-1	R-2	B-1	B-2	I	GU	A	C*
Neighborhood convenience centers (See § 360-92)	x	x	PC	PC	x	PC	x	x
Mixed-use developments (See § 360-93)	x	x	SC	SC	x	SC	x	x
Warehouses	x	x	x	P	P	x	x	x
Motels and hotels (See § 360-94)	x	x	x	P	PC	SE	x	x
Bars, taverns, saloons, nightclubs, and dance halls	x	x	x	P	x	x	x	x
Lumberyards	x	x	SE	P	x	SE	x	x
Contractor's storage yards	x	x	SE	x	P	SE	x	x
Commercial kennels and stables	x	x	x	x	x	SE	P	P
Commercial businesses which primarily serve industrial customers	x	x	x	P	P	x	x	x
Storage and rental of equipment commonly used by contractors (See § 360-95)	x	x	x	P	PC	SE	x	x
Solid or liquid fuel storage for wholesale trade	x	x	SE	P	P	x	x	x
Solid fuel storage and sale	x	x	x	P	P	SE	SE	SE
Solid and liquid fuel storage and sale	x	x	x	P	P	x	x	x
Conversion of residential structures to commercial uses (See § 360-96)	x	SC	PC	PC	x	SC	x	x
Motor Vehicle Related Sales and Service								
Car, truck or other vehicle sales (See § 360-97)	x	x	SE	P	PC	SE	x	x
Storage and sale of motor homes, travel trailers and mobile homes	x	x	x	x	P	x	x	x
Storage and sale of transportation equipment, including trucks and buses	x	x	x	x	P	x	x	x
Truck stops, truck terminals and truck repair facilities (See § 360-98)	x	x	x	PC	PC	SC	x	x
Vehicle towing and storage facility (See § 360-99)	x	x	x	x	x	SC	SC	SC
Automobile parts and repair shops (See § 360-100)	x	x	P	P	PC	P	x	x
Automobile repair as a home occupation (See § 360-88)	SE	SE	P	P	P	PC	PC	PC
Industry/Manufacturing								
Industrial parks (See § 360-101)	x	x	x	x	PC	x	x	x
Light and heavy industry, including research or manufacturing processes	x	x	x	x	P	x	x	x
On-site research or manufacturing in addition to the principal commercial use	x	x	x	SE	P	x	x	x
Industries with wholesale or retail sales	x	x	x	x	P	x	x	x
Small-scale product development and technological innovation enterprises	x	x	x	SE	P	x	SE	SE
Institutional								

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	Urban Districts						Nonurban Districts	
	R-1	R-2	B-1	B-2	I	GU	A	C*
Institutional uses	P	P	P	P	P	P	P	P
Veterinarian clinics and animal hospitals	x	x	SE	x	x	SE	P	P
Agricultural Operations								
Agricultural uses (See § 360-102)	PC	P	P	P	P	P	P	P
Agricultural buildings or structures (See § 360-102)	PC	P	P	P	P	P	P	P
Timber operations	P	P	P	P	P	P	P	P
Sawmills	x	x	x	x	x	SE	P	P
Feed or grain mills	x	x	x	P	x	SE	P	P
Greenhouses and nurseries	x	SE	x	P	x	P	P	P
Concentrated animal feeding operations (See § 360-103)	x	x	x	x	SC	x	SC	SC
Storage, processing and sale of agricultural products or stock	x	x	x	x	x	x	P	P
Energy								
Subsurface mineral extraction (See § 360-104)	PC	PC	PC	PC	PC	PC	PC	PC
Farm alcohol producer (See § 360-124.1)	X	SC	PC	PC	PC	PC	PC	PC
Surface mining, quarrying and related haul roads (See § 360-105)	x	x	x	x	x	SC	SC	SC
Tipples, wash plants and other mineral processing facilities (See § 360-106)	x	x	x	x	SC	SC	SC	SC
Industrial wind energy conversion systems (IWECS) (See § 360-107)	x	x	x	x	x	x	SC	SC
Industrial wind farms (See § 360-108)	x	x	x	x	x	x	SC	SC
Solar energy systems as primary use on “brownfield” land, reclaimed, or abandoned surface mining land (See § 360-109)	x	x	x	x	SC	x	PC	PC
Solar energy systems as primary use (See § 360-109)	x	x	x	x	SC	x	SC	SC
Solar energy systems accessory to nonresidential use (See § 360-110)	PC	PC	PC	PC	PC	PC	PC	PC
Solar energy systems accessory to residential use (See § 360-111)	PC	PC	PC	PC	PC	PC	PC	PC
Solar energy systems utilizing thermal production of energy (See § 360-112)	x	x	x	x	SC	x	x	x
Recreation/Amusement/Entertainment								
Campgrounds (See § 360-113)	x	SC	x	x	x	SC	SC	SC
Adult uses (See § 360-114)	x	x	x	SC	x	x	x	x
Banquet/assembly hall (See § 360-124.2)	x	x	PC	PC	x	PC	SC	SC
Fairgrounds	x	x	x	x	x	SE	SE	SE
Golf courses	x	x	x	x	x	SE	SE	SE
Gun clubs, hunting lodges and target ranges	x	x	x	x	x	x	P	P
Private commercial recreation areas and structures	x	x	x	x	x	SE	SE	SE

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	R-1	R-2	B-1	B-2	I	GU	A	C*
Private noncommercial recreation areas	x	P	x	x	x	P	P	P
Racetracks	x	x	x	x	x	SE	SE	SE
Resorts (See § 360-115)	x	SC	x	x	x	SC	SC	SC
Swimming pools (See § 360-116)	PC	PC	PC	PC	PC	PC	PC	PC
Essential Services/Transportation/Communication								
Essential services	P	P	P	P	P	P	P	P
Public utility structures	P	P	P	P	P	P	P	P
Sewage treatment plants	x	x	x	x	P	SE	SE	SE
Cellular, relay, repeating and transmitting towers (See § 360-117)	x	x	x	SC	PC	SC	PC	PC
Airports and landing fields (See § 360-118)	x	x	x	x	x	x	PC	PC
Rail terminals	x	x	x	x	P	x	x	x
Signs, billboard ¹ (See § 360-119)	x	x	PC	PC	PC	PC	x	x
Signs, on-site (See § 360-120)	x	SC	PC	PC	PC	PC	x	x
Signs, directional (See § 360-121)	PC	PC	PC	PC	PC	PC	PC	PC
Solid Waste								
Landfills	x	x	x	x	P	SE	SE	SE
Salvage yards (See § 360-122)	x	x	x	x	PC	SC	SC	SC
Solid waste processing/resource recovery facilities (See § 360-123)	x	x	x	x	PC	SC	SC	SC
Solid waste transfer stations (See § 360-124)	x	x	x	x	PC	SC	SC	SC

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NOTES:

- * Regardless of how the use is listed in the Table of Permissible Uses, all uses within the Conservation District that are located in an area designated on the Zoning Map as public supply watersheds shall be considered as special exceptions and require Board of Appeals approval.
- ¹ Prohibited in the LaVale Overlay District as per Article XVI, Supplementary Use Regulations.