

§ 18-4-106. Permitted, conditional, and special exception uses.

The permitted, conditional, and special exception uses allowed in each of the residential districts are listed in the chart in this section using the following key: P = permitted use; C = conditional use; SE = special exception 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 the listed uses also are allowed, except that guest houses as accessory structures are prohibited and outside storage as an accessory use is limited to the lesser of 10% of the allowed lot coverage or 500 square feet.

Permitted, Conditional, and Special Exception Uses	RA	RLD	R1	R2	R5	R10	R15	R22
Airports and airfields	SE		SE					
Alcoholic beverage uses as accessory to other uses	C	C	C	C	C	C	C	C
Animal hospitals and veterinary clinics	SE	SE	SE					
Assisted living facilities		SE	SE	SE	SE	SE	SE	SE
Assisted living facilities, community-based	P	P	P	P	P	P	P	P
Bed and breakfast homes	C		C	C	C			
Bed and breakfast inns	SE		SE	SE	SE			
Brewery, farm	C							
Camps, private, for seasonal residence only	P	P						
Campgrounds, commercial recreational	SE	SE	SE					
Carnivals, circuses, and fairs, temporary	C	C	C	C	C	C	C	C
Cemeteries	SE	SE	SE					
Child care centers other than as a home occupation	SE	SE	SE	SE	SE	SE	SE	SE
Christmas tree sales	P	P	P	P				
Clay and borrow pits or sand and gravel operations	SE							
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		SE	SE					

Anne Arundel County Code, 2005

Permitted, Conditional, and Special Exception Uses	RA	RLD	R1	R2	R5	R10	R15	R22
roller blade parks; and skating rinks								
Commercial telecommunication facilities permanently located on the ground	SE	SE	SE	SE	SE	SE	SE	SE
Commercial telecommunication facilities permanently located on the ground on land owned by a governmental entity or a volunteer fire company or located in a transmission right-of-way and not attached to a transmission line pole or tower or within 100 feet of a transmission line right-of-way	C	C	C	C	C	C	C	C
Commercial telecommunication facilities that are antennas attached to a nonresidential structure if the antenna does not exceed 15 feet in height above the structure, does not project more than two feet beyond the facade, and does not support lights or signs unless required for safety reasons	P	P	P	P	P	P	P	P
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	P	P	P	P	P

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Permitted, Conditional, and Special Exception Uses	RA	RLD	R1	R2	R5	R10	R15	R22
Conference retreat facilities	SE	SE	SE					
Construction or sales trailers, temporary, in an approved development actively under construction	P	P	P	P	P	P	P	P
Conversion of existing single-family detached dwellings to duplex dwellings				SE	SE			
Country clubs, private clubs, and service, nonprofit, charitable organizations with less than 125 onsite parking spaces	C	C	C	C	C	C	C	C
Country clubs, private clubs, and service, nonprofit, and charitable organizations with 125 or more onsite parking spaces	SE	C	C	C	C	C	C	C
Dwelling units, accessory	C	C	C	C	C	C	C	
Dwelling units, adult independent	P	P	P	P	P	P	P	P
Dwelling unit, abutting heavy industrial zone			P	P				
Dwellings, duplex and semi-detached				SE	C	P	P	
Dwellings, multifamily						P	P	P
Dwellings, single-family detached	P	P	P	P	P	P	P	
Dwellings, townhouses					C	C	C	
Farm tenant houses	C	C	C	C				
Farming	P	P	P	P	P	P	P	P
Festival, renaissance	SE							
Golf courses	P	P	P	P	P	P	P	P
Golf course facilities, private	C	C	C	C	C	C	C	C
Government reuse facilities			C					

Anne Arundel County Code, 2005

Permitted, Conditional, and Special Exception Uses	RA	RLD	R1	R2	R5	R10	R15	R22
(see Title 12)								
Group homes	P	P	P	P	P	P	P	P
Heliports	SE	SE	SE					
Home occupations	C	C	C	C	C	C	C	C
Hospice facilities	P	P	P	P	P	P	P	P
Housing for the elderly of moderate means				SE	SE	SE	SE	SE
Kennels, commercial	SE	SE	SE					
Landscaping and tree contracting	SE	SE						
Libraries, museums, parks, and similar uses of a noncommercial nature that are located on a lot with an historic structure or activity	P	P	P	P	P	P	P	P
Licensed premises of a licensed grower of medical cannabis, as defined in COMAR 10.62.01.01	C							
Licensed premises of a licensed processor of medical cannabis, as defined in COMAR 10.62.01.01	C							
Mobile home parks	SE	SE	SE	SE	SE	SE	SE	
Nurseries with landscaping and plant sales	C	C	C	C				
Nursing homes	SE	SE	SE	SE	SE	SE	SE	SE
Piers and launching ramps, community	SE	SE	SE	SE	SE	SE	SE	SE
Piers, recreational	C	C	C	C	C	C	C	C
Piers, private residential, if accessory to a dwelling unit	P	P	P	P	P	P	P	P
Planned unit developments (see Title 12)	SE	SE	SE	SE	SE	SE	SE	SE
Produce markets	C	C	C	C				
Public utility essential services	P	P	P	P	P	P	P	P

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Public utility uses	SE	SE	SE	SE	SE	SE	SE	SE
Religious facilities on a lot of at least two acres with less than 300 onsite parking spaces	P		P	P	P	P	P	P
Religious facilities on a lot of at least two acres with 300 or more onsite parking spaces	SE		P	P	P	P	P	P
Religious facilities on a lot of at least 5 acres if the coverage for all buildings, including onsite parking, is not more than 30% of the lot		P						
Restaurants, taverns, retail sales, and consumer services in a multifamily structure							C	C
Rifle, pistol, skeet, or archery ranges	SE		SE					
Roadside stands consisting of temporary seasonal structures that sell produce and other agricultural goods	P	P	P	P				
Rooming houses							P	P
Schools, private academic, in existence on or before May 12, 2005	P	P	P	P	P	P	P	P
Schools, public charter and private academic, with less than 125 onsite parking spaces	C	C	C	C	C	C	P	P
Schools, public charter and private academic, with 125 or more onsite parking spaces	SE	C	C	C	C	C	P	P
Small wind energy systems or meteorological towers	C	C	C	C	C			

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on a lot of at least three acres								
One small wind energy system or meteorological tower on a lot less than three acres	SE	SE	SE	SE	SE			
Solar energy systems—accessory	C	C	C	C	C	C	C	C
Solar energy systems—principal	C							
Stables, commercial or community, and riding clubs	C	C	C					
Staging areas for County capital projects	P	P	P	P	P	P	P	P
Storage, bulk for agricultural products	SE							
Swimming pools and recreational facilities, community, if located at least 50 feet from each residential lot line or dwelling unit	P	P	P	P	P	P	P	P
Swimming pools, private	P	P	P	P	P	P	P	P
Taxidermists, excluding butchering, rendering, or tanning	P							
Theaters, live performances, temporary outdoor	P		P	P				
Volunteer fire stations	P	P	P	P	P	P	P	P
Waterman’s home commercial use	C	C	C	C	C			
Wildlife and game preserves	P	P						
Wineries	C	C	C	C				
Workforce housing				SE	SE	SE	SE	

(Bill No. 4-05; Bill No. 54-05; Bill No. 55-05; Bill No. 78-05; Bill No. 69-07; Bill No. 77-07; Bill No. 79-07; Bill. No. 97-08; Bill No. 2-09; Bill No. 45-09; Bill No. 39-10; Bill No. 10-11;