

Zoning Classifications

A list of the [zoning classifications](#) used in Baltimore County with short descriptions are shown below. [A Citizen's Guide to Planning and Zoning](#) includes an illustrated description of each of the county's zones. There are general types of zones such as rural, density residential, office, business, industrial and mixed use. Districts may be superimposed onto a zone to provide additional detailed regulation. Currently, there are nine zoning districts.

The [Baltimore County Zoning Regulations](#) provides detailed specifications for each of the zones, including the uses that are permitted (e.g., residential, manufacturing, retail), the maximum intensity of the use allowed (e.g., the number of dwellings per acre), and building height limits and building setbacks from roads and other property lines. The regulations may also detail other requirements, such as the number of parking spaces or amount of landscaping required.

For questions on the allowable uses under each zoning classification, please contact the Zoning Review Office at 410-887-3391. You can also visit the [Zoning Office webpage](#) for more information.

For questions on processing changes to the zoning map, please contact Jeff Mayhew at jmayhew@baltimorecountymd.gov.

ZONING TERMS & CLASSIFICATIONS	SUMMARIZED DESCRIPTIONS
Resource Conservation	
RC 2	Agricultural
RC 3	Deferral of Planning and Development
RC 4	Watershed Protection
RC 5	Rural Residential
RC 6	Rural Conservation and Residential
RC 7	Resource Preservation
RC 8	Environmental Enhancement
RC 20, 50	Resource Conservation Critical Area
RCC	Resource Conservation Commercial—provides commercial development at a scale appropriate to rural areas.
Density Residential	
DR 1, 2, 3-5, 5.5, 10.5 and 16	Density Residential—permit low, medium and high density urban residential development. Numeral in each classification indicated maximum number of units per acre. No standard unit lot size is required except for small tracts.
RAE-1	Residential, Apartment, Elevator—permits mid-rise elevator apartment buildings within designated town and community centers. Forty density units per acre.
RAE-2	Residential, Apartment, Elevator—permits high-rise elevator apartment buildings within designated town centers only. Eighty density units per acre.
Residential Transition Areas	Residential areas where dwelling types and lot size requirements must be compatible with existing residences or subdivision lots.
Office	
ROA	Residential Office—(Class A) permits house conversions to office buildings as of right.
RO	Residential Office—permits house conversions to office buildings as of right; small conventional office buildings permitted by special exception.
OR-1	Office-Residential—permits development or limited enlargement of a single medium-size office building or residential development potential to DR 5.5.
OR-2	Office-Residential—permits development of office buildings with supportive accessory commercial uses or residential development potential to DR 10.5.
O-3	Office Park Zone—a zone to be used exclusively for office development.
OT	Office and Technology—permits employment-intensive office development in combination with certain high technology and residential development.
SE	Service Employment—permits and encourages the development of offices, related business service uses and small, low impact, light industrial uses; stresses compatibility with residential uses.
Business	
CB	Community Business—provides for daily shopping and service needs of nearby residents through small businesses which do not generate large amounts of traffic; stresses compatibility with residential uses.
BLR	Business Local Restricted—permits a large range of retail and service uses; performance standards are required to protect adjacent residential communities.
BL	Business Local—small scale commercial.
BM	Business Major—large scale commercial.
BR	Business Roadside—the most permissive commercial classification.
BMM	Business Maritime Marina—permits water-dependent facilities and associated uses at a scale keeping with the surrounding residential community.
BMB	Business Maritime Boatyard—permits water-dependent facilities and includes more intense uses than those permitted in BMM zones.
BYMC	Business Maritime Yacht Club—permits water-dependent yacht club facilities and associated uses.
Manufacturing	
MR	Manufacturing Restricted—the most restrictive industrial classification.
MLR	Manufacturing Light Restricted—permits industrial plants and offices with convenient access to expressways to serve as industrial employment centers.
ML	Manufacturing Light—permits light industrial uses such as assembly plants, processing, etc.
MH	Manufacturing Heavy—the most permissive industrial classification.
Districts	
AS	Automotive Service
CR	Commercial, Rural
CCC	Commercial, Community Core
CT	Commercial, Town Center Core
IM	Industrial, Major
H, H1	Honeygo Area
M43	Middle River Employment Center
NC	Neighborhood Commons
ME	Mercantile Exposition