

**ANNE ARUNDEL COUNTY ZONING CODE
2025**

**“W-1” Zoning Designation: 2893 Jessup Road
Jessup, MD 20794**

**Article 18-6-103: Permitted (P)
Conditional (C)
Special Exception (A)**

§ 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.

Permitted, Conditional, and Special Exception Uses	W1	W2	W3
Permitted, Conditional, and Special Exception Uses	W1	W2	W3
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	C	C	C
Automobile gasoline stations		P	P
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	
Bakeries, wholesale	P	P	P
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		
Brewery		P	P
Brewery, craft	P	P	P
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	SE
Clay and borrow pits or sand and gravel operations		SE	
Clubs, private, and service, nonprofit, and charitable organizations	P	P	P
Coffee roasters		P	P
Coke or coke products manufacturing			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 roller blade parks; and skating rinks	P	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 requirements of § 18-10-117(7) of this Code	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

Communications systems sales and service, manufacturing and wholesale	P	P	P	P
Computer goods, sales and services	P	P	P	P
Conference centers	P			
Construction or sales trailers, temporary, in an approved development actively under construction	P	P	P	P
Contractor and construction shops and yards		P		P
Convenience stores, gift shops, and newsstands	A	A		P
Data storage center	P	P		P
Delicatessens and snack bars	A	A		
Die casting		P		P
Distillery		P		P
Distillery, limited	P	P		P
Dog day care facilities		P		
Dog grooming parlors	P	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
Electric vehicle repair facilities	P	P		P
Electric vehicle towing and storage facilities, temporary storage not to exceed 90 days	C	C		C
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, cosmetic facial hair, and nail salons	A	A		
Hardware stores	A	A		
Health clubs, spas, and gymnasiums	P	P		P
Heliports	SE	SE		SE
Home occupations	C	C		C
Hotels and motels	P	A		
Industrial piers, wharves, and mooring pilings if located in the Chesapeake Bay, Patuxco River, Parish Creek, or Tenhouse Creek		P		P
Kennels, commercial	C	P		
Laboratories, research and development or testing	P	P		P
Latex fabrication, not including paint		P		P
Licensed dispensary of cannabis, as defined in State law and regulation	C	C		C
Licensed grower of cannabis, as defined in State law and regulation, indoor cultivation only	C	C		C
Licensed processor of cannabis, as defined in State law and regulation	C	C		C
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; 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 Patuxco River		P		P
Maritime suppliers and servicing, including piers and wharves for pile driving and marine construction operations		P		P
Metal products and machinery, manufacturing, fabrication, finishing, tool and die, machine shops, galvanizing, electroplating, die casting, welding		P		P
Milk and dairy products, processing and distribution		P		P
Monument works and statuary production		P		P
Motorcycle manufacturing and fabrication		P		P

Moving and storage establishments		P	P
Natural wood waste recycling facilities		SE	SE
Offices, professional and general	P	P	P
Office supply stores and business service establishments	P		
One storage			SE
Outside storage as a principal use		P	P
Package goods stores	A	A	
Parking garages or lots	P	P	P
Parks, private	P	P	
Personal fitness studios	P	P	P
Petroleum products, storage for retail sale		SE	SE
Petroleum products, storage on lot in excess of 1,000,000 gallons for use by W3 district uses or public utilities			SE
Pets, livestock, or fowl as permitted by § 18-4-104	P	P	P
Pharmacies	A	A	
Photoengraving		P	P
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
School bus facilities		P	P
Schools, public charter, and schools, private: academic, arts, business, technical, or trade	P	P	P
Self-service storage facilities	C	C	C
Showrooms and sales of specialty building products	P	P	P
Sign shops, including painting and fabrication	P	P	P
Small cell system	C	C	C
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
Solar energy generating facility – accessory	P	P	P
Solar energy generating facility – community	C	C	C
Solar energy generating facility – utility scale	C	C	C
Solid waste transfer stations			SE
Stadiums, commercial	SE	SE	SE
Staging areas for County capital projects	P	P	P
State-licensed medical clinics	C	C	C
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	C	

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
Wineries		P	P
Workforce housing	C		

(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; Bill No. 12-13; Bill No. 68-13; Bill No. 21-14; Bill No. 58-14; Bill No. 8-15; Bill No. 14-15; Bill No. 21-15; Bill No. 96-15; Bill No. 26-17; Bill No. 67-17; Bill No. 75-17; Bill No. 101-17; Bill No. 3-18; Bill No. 25-18; Bill No. 89-18; Bill No. 54-19; Bill No. 76-19; Bill No. 90-20; Bill No. 104-20; Bill No. 47-21; Bill No. 104-21; Bill No. 56-23; Bill No. 77-23; Bill No. 29-24; Bill No. 63-24; Bill No. 81-24)

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)