



QUICK REFERENCE GUIDE FOR ZONING DISTRICTS

R-1 LOW DENSITY RESIDENTIAL DISTRICT

The Low Density Residential District is designed primarily to accommodate single-family detached housing, ensure preservation of existing neighborhoods and retain the Town's small town character as identified in the Town of Bel Air Comprehensive Plan. Some community service uses, institutional uses, and home occupations may be permitted as provided for by this Ordinance.

R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

The Medium Density Residential District is designed primarily to accommodate single family housing at medium densities, including attached units with appropriate design and buffering. This district is also intended to assure preservation of existing neighborhoods and to retain the Town's small town character as identified in the Town of Bel Air Comprehensive Plan.

R-3 HIGH DENSITY RESIDENTIAL DISTRICT

The High Density Residential District is designed primarily to accommodate high density housing, including apartments and condominiums with appropriate design, open space provisions and buffering. The intent of this section is to assure that diverse housing opportunities are available to meet the community's needs.

R-O RESIDENTIAL-OFFICE DISTRICT

The Residential-Office District is designed primarily for areas which are no longer viable as single-family residential areas due to high traffic volumes or other factors but which may be viable for high density residential uses or offices. Office and service uses may be approved as provided for by this Ordinance. These areas are generally gateways to the Town Center and should be developed to assure compatibility with existing residential uses while providing an attractive public frontage that retains a boulevard appearance.

B-1 LIMITED BUSINESS DISTRICT

The Limited Business District is designed to accommodate small scale local business, institutional or service establishments. Some more intense business, institutional, or service establishments may be permitted as provided for by this Ordinance. Uses in this district should be developed to assure compatibility with existing residential uses while providing an attractive public frontage and linkage to the Town Center.

B-2 CENTRAL BUSINESS DISTRICT

The Central Business District is established to:

- (1) Promote reuse, infill and redevelopment in Bel Air's traditional Town Center.
- (2) Encourage efficient use of land and compact development.
- (3) Retain and strengthen the land use pattern that includes a mix of shops, services, offices, civic uses and residences.
- (4) Encourage increased economic vitality through the addition of new downtown residences and uses that attract visitors, such as specialty shops, restaurants, theaters and overnight accommodations.
- (5) Encourage mixed-use buildings with retail and service uses at street level and office or residential uses on upper levels.
- (6) Retain and create attractive streetscapes with a lively, pedestrian-oriented character.
- (7) Provide for safe and convenient pedestrian, bicycle and automotive travel.
- (8) Promote building forms that respect and reinforce the historic streetscape.
- (9) Require the use of building components that are human in scale.
- (10) Ensure that new, expanded or rehabilitated buildings are compatible with the scale of historic buildings in close proximity.

B-2A CENTRAL BUSINESS GATEWAY DISTRICT

The Central Business Gateway District is established to:

- (1) Allow reuse, infill and redevelopment in areas bordering Bel Air's traditional Town Center in a manner that retains the small-town scale of development and provides a sense of arrival to the Town's historic core.
- (2) Encourage efficient use of land and compact development that establishes a logical extension of the traditional downtown, reinforces pedestrian connections and is compatible with existing buildings within and adjacent to the B-2A District.
- (3) Strengthen the pattern of land use that integrates services, offices, civic uses, residences and public amenities.
- (4) Provide for safe and convenient pedestrian, bicycle and automotive travel.
- (5) Require the use of building components that are human in scale.
- (6) Encourage protection of mature vegetation and establishment of landscaping to reinforce the existing network of open space, lawns, gardens and landscaped areas.
- (7) Provide transitions or buffers so that new development is compatible with and protective of surrounding residential uses.

B-3 GENERAL BUSINESS DISTRICT

The General Business District is designed to accommodate a wide range of commercial establishments. Uses in this district serve a wide area and tend to generate high volumes of vehicular traffic. This district is intended to accommodate more intense commercial and mixed use development and to implement the goals of the Economic Development Element of the Town of Bel Air Comprehensive Plan.

B-3A GENERAL BUSINESS GATEWAY DISTRICT

The General Business Gateway District is established to:

- (1) Promote reuse, infill and redevelopment that provide a transition from the highway-oriented development of the B-3 District to the Town's pedestrian-oriented, historic core.
- (2) Encourage efficient use of land and compact development with a mixture of retail, service, office, civic and residential uses.
- (3) Allow the land uses permitted in the B-3 District while incorporating design standards appropriate to Bel Air's traditional downtown core.
- (4) Encourage increased economic vitality through the addition of new downtown residences and uses that attract visitors, such as specialty shops, restaurants, theaters and overnight accommodations.
- (5) Encourage mixed-use buildings with retail and service uses at street level and office or residential uses on upper levels.
- (6) Promote redevelopment of vacant and underutilized properties.
- (7) Provide for safe and convenient pedestrian, bicycle and automotive travel.
- (8) Provide pedestrian connections between Route 1 and Bel Air's downtown area.
- (9) Retain and create attractive streetscapes with a lively, pedestrian-oriented character.
- (10) Require the use of building components that are human in scale.
- (11) Provide transitions or buffers so that new development is compatible with and protective of surrounding residential uses.

M-1 INDUSTRIAL DISTRICT

The Industrial District is designed to accommodate enterprises engaging in the manufacturing, processing, designing, repairing, renovating, cleaning, or assembling of goods, merchandise or equipment. In some instances, the traditional industrial areas are immediately adjacent to residential uses, the regulations and standards in this district are intended to assure compatibility between these divergent land uses while assuring implementation of the Economic Development Element goals of the Town of Bel Air Comprehensive Plan.

TRANSITION OVERLAY DISTRICT

The Transition Overlay District is established to:

- (1) Accommodate areas of the Town which were traditionally residential and have evolved to have a current mixed use of residential and professional business and personal service uses.
- (2) Protect residential neighborhoods from the impacts of higher-intensity development.
- (3) Maintain the residential appearance and scale of development of transitional neighborhoods.
- (4) Support small-scale community business uses to minimize daily vehicular trips.
- (5) Support the sense of arrival and provision of attractive gateways to the Town Center.