

Amend § 340-56. Table of Permitted Uses as follows:

§ 340-56. Table of Permitted Uses Use Description	ZONING DISTRICT												
	A	R-1	R-2	R-3	RG	WD	CC	HR	SLC	GC	MC	MM	PF
AGRICULTURE													
Agriculture, crop production	P	N	N	N	P	P	N	N	N	N	N	N	P
Agriculture, buildings, and structures	P	N	N	N	P	P	N	N	N	N	N	N	P
Indoor plant cultivation, plant nursery, commercial nurseries, and greenhouses	P	N	N	N	P	P	N	N	N	N	N	N	P
Fisheries Activities, Aquaculture	P	N	N	N	N	N	N	N	N	N	N	N	N
Forestry	P	N	N	N	N	N	N	N	N	N	N	N	P
RESIDENTIAL													
Household Living													
Detached Single Family Dwelling	P	P	P	P	P	P	P	N	P	N	N	N	N
Duplex	N	P	P	P	P	N	N	N	P	N	N	N	N
Townhouse	N	N	N	P	N	N	N	N	N	N	N	N	N
Multi-Family/Apartment/Condo	N	N	N	P	N	N	N	N	N	N	N	N	N
Accessory Dwelling Unit	P	P	P	N	P	N	N	N	N	N	N	N	N
Mixed-use building, residential	N	N	N	N	N	P	P	P	P	N	N	N	N
Dwellings, for residential watchman or caretaker	P	N	N	N	N	N	N	N	N	N	N	N	N
Group Living													
Group home	N	P	P	P	P	N	N	N	N	N	N	N	N
Continuing Care Retirement Communities	P	N	N	N	P	P	N	N	N	P	N	N	N
Assisted Living/Nursing Home	N	N	N	N	N	N	N	N	N	P	N	N	N
Employer-sponsored housing	N	N	N	N	N	P	P	N	N	N	N	P	N
PUBLIC, CIVIC AND INSTITUTIONAL													
Cemetery	P	P	N	N	N	N	N	N	N	N	N	N	N
College or university	N	SE	N	SE	SE	N	N	N	N	N	N	N	N
Trade schools, art schools, and similar commercially operated schools	N	SE	N	N	N	N	P	P	N	P	N	N	N
Community center	N	N	SE	SE	N	N	P	N	N	P	N	N	N
Fraternal organization	N	N	N	N	N	N	P	N	N	P	N	N	N
Governmental facilities	N	SE	SE	SE	SE	N	P	N	N	P	N	SE	N

§ 340-56. Table of Permitted Uses	ZONING DISTRICT												
	A	R-1	R-2	R-3	RG	WD	CC	HR	SLC	GC	MC	MM	PF
Use Description													
Hospital	N	N	N	N	N	N	P	N	N	SE	N	N	SE
Library	N	SE	SE	SE	N	N	P	N	N	N	N	N	P
Parks and recreation	N	SE	SE	SE	P	P	P	N	N	P	SE	P	N
Museum or cultural facility	N	N	P	N	P	N	P	P	N	N	N	N	N
Maritime Museum	N	N	N	N	N	N	N	N	N	N	N	P	N
Religious assembly	SE	SE	SE	SE	SE	N	SE	N	N	SE	N	N	N
Safety service	N	N	N	N	P	N	P	N	N	P	N	N	P
School	SE	SE	SE	SE	SE	N	SE	N	N	SE	N	N	N
UTILITIES AND PUBLIC SERVICE FACILITY													
Essential services	P	P	P	P	P	P	P	P	P	P	P	P	P
Public utility	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P
Alternative Energy Facilities													
Solar energy system, large	N	N	N	N	N	N	N	N	N	N	N	N	SE
Community solar energy systems	P	N	N	N	N	N	N	N	N	N	N	N	N
Wireless Telecommunications													
Antennas and/or antenna towers	P	P	P	P	P	P	P	P	P	P	P	P	P
Building or tower-mounted antennas	P	P	P	P	P	P	P	P	P	P	P	P	P
Amateur Radio Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P
Small wireless communications equipment, microcell networks	P	P	P	P	P	P	P	P	P	P	P	P	P
Satellite earth station, satellite dish	P	P	P	P	P	P	P	P	P	P	P	P	P
COMMERCIAL													
Adult Entertainment Establishments	N	N	N	N	N	N	N	N	N	P	N	N	N
Animal Service													
Grooming	P	N	N	N	N	N	N	N	N	P	N	N	N
Boarding or shelter/kennel	SE	N	N	N	N	N	N	N	N	N	N	N	N
Veterinary care	N	N	N	N	N	N	N	N	N	P	N	N	N
Stables, Commercial	P	N	N	N	N	N	N	N	N	N	N	N	N
Assembly and Entertainment	N	N	N	N	N	N	P	P	N	P	N	N	N
Temporary fairs and carnivals	P	P	P	P	P	P	P	P	P	P	P	P	P

§ 340-56. Table of Permitted Uses	ZONING DISTRICT												
	A	R-1	R-2	R-3	RG	WD	CC	HR	SLC	GC	MC	MM	PF
Broadcast or Recording Studio													
Broadcast facility	N	N	N	N	N	N	N	N	N	P	N	N	N
Recording studio	N	N	N	N	N	N	P	N	N	P	N	N	N
Commercial Service													
Building Service	N	N	N	N	N	N	N	N	N	P	N	N	N
Business Support Service	N	N	N	N	N	N	P	N	N	P	N	N	N
Personal Improvement Service	N	N	N	N	N	N	P	N	N	P	N	N	N
Emergency ambulance service, private	N	N	N	N	N	N	P	N	N	P	N	N	N
Marine Service	N	N	N	N	N	N	N	N	N	N	P	P	N
Day Care													
Daycare center	N	SE	N	SE	P	N	P	N	N	P	N	N	N
Eating and Drinking Establishments													
Restaurant, café/coffee house	N	N	N	N	N	P	P	P	N	P	P	N	N
Restaurant, drive-in	N	N	N	N	N	N	N	N	N	P	N	N	N
Alcohol tasting establishment	N	N	N	N	N	N	P	P	N	N	N	N	N
Financial Service	N	N	N	N	N	N	P	N	N	P	N	N	N
Funeral and Mortuary Service													
Funeral homes	N	N	N	N	N	N	P	N	N	P	N	N	N
Lodging													
Bed-and-breakfast	N	N	SE	N	N	N	P	N	N	N	P	N	N
Hotel, motel	N	N	N	N	N	P	P	N	N	P	P	N	N
Vacation cottages	N	N	P	N	N	N	N	N	N	N	N	N	N
Short Term Rentals	N	N	N	N	N	N	P	N	N	N	N	N	N
Office	N	N	N	N	N	N	P	P	N	P	N	N	N
Parking, Non-Accessory	N	N	N	N	N	SE	N	N	N	N	SE	N	N
Retail Sales	N	N	N	N	N	N	P	P	N	P	N	N	N
Building supplies and equipment	N	N	N	N	N	N	N	N	N	P	N	N	N
Self-Service Storage Facility	N	N	N	N	N	N	N	N	N	P	N	N	N
Studio, Instructional or Service	N	N	N	N	N	N	P	P	N	P	N	N	N

§ 340-56. Table of Permitted Uses	ZONING DISTRICT												
	A	R-1	R-2	R-3	RG	WD	CC	HR	SLC	GC	MC	MM	PF
Use Description													
Trade School	N	N	N	N	N	N	N	N	N	P	N	N	N
Vehicle Sales and Service													
Commercial vehicle repair and maintenance	N	N	N	N	N	N	N	N	N	N	N	N	N
Commercial vehicle sales and rentals	N	N	N	N	N	N	N	N	N	N	N	N	N
Fueling station	N	N	N	N	N	N	N	N	N	SE	N	N	N
Personal vehicle repair and maintenance	N	N	N	N	N	N	N	N	N	SE	N	N	N
Motorized personal vehicle sales and rentals.	N	N	N	N	N	N	N	N	N	SE	N	N	N
Vehicle body and paint finishing shop	N	N	N	N	N	N	N	N	N	N	N	N	N
WHOLESALE, DISTRIBUTION AND STORAGE USE CATEGORY													
Equipment and Materials Storage, Outdoor													
Contractor's shop	N	N	N	N	N	N	N	N	P	P	N	N	N
Trucking and Transportation Terminal	N	N	N	N	N	N	N	N	N	N	N	N	N
Warehouse and Self-storage	N	N	N	N	N	N	N	N	N	P	N	N	N
Wholesale Sales and Distribution	N	N	N	N	N	N	N	N	P	N	N	N	N
INDUSTRIAL USE CATEGORY													
Micro-producers	N	N	N	N	N	N	N	P	N	N	N	N	N
Artisan industrial	N	N	N	N	N	N	N	SE	SE	SE	N	N	N
Limited Industrial	N	N	N	N	N	N	N	N	SE	N	N	N	N
Intensive industrial	N	N	N	N	N	N	N	N	N	N	N	N	N
RECYCLING USE CATEGORY													
Recyclable material drop-off facility, government-owned	P	P	P	P	P	P	P	P	P	P	P	P	P
ACCESSORY USES													
Home occupation	P	P	P	P	P	N	N	N	N	N	N	N	N
Portable storage containers	P	P	P	P	P	P	P	P	P	P	P	P	P
Roll-off trash containers	P	P	P	P	P	P	P	P	P	P	P	P	P
Small Solar energy system	P	P	P	P	P	P	P	P	P	P	P	P	P
OTHER USES													
Drive-in or drive-through facility	N	N	N	N	N	N	P	N	N	P	N	N	N
[Temporary uses:	P	P	P	P	P	P	P	P	P	P	P	P	P

§ 340-56. Table of Permitted Uses	ZONING DISTRICT												
	A	R-1	R-2	R-3	RG	WD	CC	HR	SLC	GC	MC	MM	PF
Use Description													
Temporary retail and service uses	N	N	N	N	N	N	P	P	N	P	P	N	N
Temporary use of structures to house training or construction activities for public and institutional uses	P	P	P	P	P	P	P	P	P	P	P	P	P
Tents													
- 120 square feet or less	P	P	P	P	P	P	P	P	P	P	P	P	P
- greater than 120 square feet	P	P	P	P	P	P	P	P	P	P	P	P	P]

Amend § 340-11 to add the following:

Accessory use - A lawfully permitted use located on the same site with, and of a nature customarily incidental and subordinate to, the principal use or structure.

Tents - A portable structure covered or enclosed with canvas, plastic, or similar materials, and supported by poles, stakes, beams, hoops, ropes or cables, whether or not fully enclosed, including but not limited to a membrane structure or canopy.

Amend Article VIII to add the following:

Amend Article VIII. Supplemental Use Regulations.

§ 340-83. Temporary uses and structures.

D. Tents

- (1) The Planning Commission may permit a tent exceeding one hundred-twenty (120) square feet in all zoning districts if the tent complies with National Fire Protection Association's NFPA 101 life safety section 11.11 in its entirety as determined by the Building Inspector.
- (2) No tent exceeding one hundred-twenty (120) square feet in area shall be erected, maintained, operated, or used except as permitted herein. All applications for permits shall be made at least ten (10) days prior to erection of said tents and/or membrane structures.
- (3) Zoning certificates for tents are limited to (7) days with the approval of the Zoning Officer and shall be revocable for cause. Zoning certificates for tents for more than (7) days must be approved by the Planning Commission. Unless the Planning Commission extends its approval, tents shall be removed at the end of the permitted extension period.
- (4) Applications for tents shall include plans drawn to scale. Plans shall be in sufficient detail to determine compliance with the requirements of this subsection and NFPA 101 life safety section 11.11, including the location of exits, exit sign location aisles, seating arrangements, structural supports, etc.
- (5) Survey before Occupancy. The Building Inspector or designee shall survey each tent for which a zoning certificate has been granted and before it is occupied.
- (6) Smoking regulations. Signs prohibiting smoking shall be prominently displayed at all entrances and at other locations within any tent used as a place of assembly so that they may be visible to all occupants. In addition, suitable non-combustible containers shall be provided at all entrances for the proper disposition of cigar or cigarette butts or pipe dottle.
- (7) The property owner shall install such fire prevention appliances or devices in such locations as required by Building Inspector in conformance with the Maryland Fire Code and NFPA. The Building Inspector will determine which standards apply in case of any conflict.

- (8) All fire appliances shall be kept in working conditions and shall be inspected and tested before the occupancy of the tent. Portable extinguishers and similar appliances shall be appropriately distributed and readily accessible. It shall be the duty of the owner or manager of each facility to train employees in using fire equipment properly. The Building Inspector may require these employees to prove their fitness.
- (9) Depending on the size of the tent, capacity will be determined by the number and placement of isles and seating arrangement based on NFPA standards.
- (10) Fees tents up to and including two hundred fifty (250) square feet, the fee will be \$25; for tents two hundred fifty one (251) square feet up to and including five hundred (500) square feet, the fee will be \$50; for tents five hundred and one (501) square feet and above, the fee will be \$100.
- (11) A violation of this Section or of the terms of any conditions imposed by the Planning Commission on the construction or maintenance of a tent shall be punishable as provided in Section 340-212 of this Chapter.