

How to Use the Comparison Table

- Proposed uses are indicated by red text in the left-most column. Proposed zones are in red text in the top row.
- Current uses, their categorization and current zones are in black text.
- Read across a row to see where a use is currently permitted by right (P) or is a special exception (SE).
- Look at the last row in each proposed use to see where a use is proposed to be permitted by right (P), a limited use (L)—which means permitted by right, but subject to some use standards—or a conditional use (C)—which is equivalent to the existing special exception.
- ^ denotes that there is a footnote associated with the use. The proposed code aims to take the information found in footnotes and incorporate it into the body of the text, eliminating the need for footnotes.
- Please note that this table is based on the information found in the fourth discussion draft, ZAP Draft September 21, 2011 and is subject to change as the Rewrite progresses toward a consolidated public review draft.
- Printing the tables works best on 11x17 paper.

Draft Commercial Uses - Module 1 Redline

^ denotes footnote			AC	RR	RC	RNC	RE-2	RE-1	RLD-20	RMD-9	RMD-6	TLD-6	TMD-4	TMD-3	RHD-3	RHD-2	RHD-1												
NEW USE/USE GROUP	CURRENT USE	CURRENT CATEGORY	RDT	RURAL	RC	LDRC	RNC	RE-2	RE-2C	RE-1	R-200	R-150	RWH-200	R-90	R-60	R-40	RWH	RT-60	RT-80	RT-100	RT-12.5	RT-15	R-4 PLEX	R-30	R-20	R-10	R-H		
Animal Services, Animal Care (Indoor)	Animal boarding place^	Services	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE														
	Hospitals, veterinary	Services	SE^	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE														
	Hospitals, veterinary, when in a soundproof building	Services																											
Animal Services, Animal Care (Outdoor)	Animal boarding place^	Services	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE														
	Hospitals, veterinary	Services	SE^	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE														
	Hospitals, veterinary, when in a soundproof building	Services																											
Campground	Camp grounds	Cultural, entertainment and recreational		SE				SE																					
	Cable communications system^	Transportation, Communication and Utilities	SE	SE	SE	SE	SE	SE^	SE^	SE^	SE^	SE^	SE^	SE^	SE^	SE^	SE^	SE^	SE^	SE^	SE^	SE^	SE^	SE^	SE^	SE^	SE^	SE^	SE^
Communication Facility, Cable Communications System	Telecommunications facility	Transportation, Communication and Utilities	P^/SE	P^/SE	P^/SE	P^/SE	SE^	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE
	Telecommunications facility	Transportation, Communication and Utilities	P^/SE	P^/SE	P^/SE	P^/SE	SE^	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE
Communication Facility, Freestanding Wireless Communications Tower	Radio and television broadcasting stations and towers	Transportation, Communication and Utilities	SE	SE	SE^	SE^		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
	Telecommunications facility	Transportation, Communication and Utilities	P^/SE	P^/SE	P^/SE	P^/SE	SE^	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE
Funeral and Internment Services, Cemetery	Cemetery	Services	SE^	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
	Family burial sites^	Services	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Funeral and Internment Services, Funeral Home, Undertaker	Funeral Parlor or undertaking establishments	Services	SE^,A					SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
	Golf course	Cultural, entertainment and recreational	SE^,A	SE	SE	SE																							
Golf Course, Country Club	Golf courses and country clubs	Cultural, entertainment and recreational						SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
	Country club	Cultural, entertainment and recreational		SE	SE	SE																							
Lodging, Bed & Breakfast	Bed-and-breakfast lodging with 3, 4 or 5 guest rooms^	Residential	SE^	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
	Bed-and-breakfast lodging with one or 2 guest rooms^	Residential	P^	P	P	P	P	P	P	P	P	P	P	P	SE														
Medical & Dental, Clinic (up to 4 medical practitioners)	Clinic, medical or dental, for no more than 4 medical practitioners	Services	L	L	L	L	L	L	L	L	L	L	L	L	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
	Offices, medical practitioner, for use by other than a resident of the dwelling^	Services																											
Office, Nonresident Professional	Offices, professional, nonresidential^	Services						SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE^
	Country inns	Commercial																											
Retail Sales & Service, Antique Shop	Antique Shop	Commercial	SE^	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
	Country market	Agricultural-Commercial	SE	SE	SE	SE	SE^	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Retail Sales & Service, Country Market	Country market	Resource Production and Extraction						SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
	Retail sales and personal service establishments incidental to a multiple-family dwelling or group of dwellings	Commercial																									SE^	SE	
Shooting Range (Outdoor)	Rifle, pistol, or skeet shooting range, outdoor	Cultural, entertainment and recreational	SE^	SE	SE^	SE^																							
	Amateur Radio Facility	Transportation, Communication and Utilities	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE	P^/SE
Accessory Commercial Use, Amateur Radio Facility	Roof-top mounted antennas and related unmanned equipment building, equipment, cabinets, or equipment room^	Transportation, communication and utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Temporary construction administration or sales office	Commercial	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Temporary Commercial Uses, Transitory Use	Transitory use^	Commercial	P^/SE^	P/SE	P/SE	P/SE	P/SE	P/SE	P/SE	P/SE	P/SE	P/SE	P/SE	P/SE	P/SE	P/SE	P/SE	P/SE	P/SE	P/SE	P/SE	P/SE	P/SE	P/SE	P/SE	P/SE	P/SE	P/SE	P/SE
	Temporary structures, including wayside stands for the sale of farm products	Resource Production and Extraction																									SE		
	Accessory building, structures and uses^	Miscellaneous uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Draft Industrial Uses - Module 1 Redline

^ denotes footnote			AC	RR	RC		RNC	RE-2		RE-1	RLD-20			RMD-9	RMD-6			TLD-6		TMD-4	THD-3	RHD-3		RHD-2	RHD-1				
NEW USE/USE GROUP	CURRENT USE	CURRENT CATEGORY	RDT	RURAL	RC	LDRC	RNC	RE-2	RE-2C	RE-1	R-200	R-150	RMH-200	R-90	R-60	R-40	RMH	RT-6.0	RT-8.0	RT-10.0	RT-12.5	RT-15	R-4 PLEX	R-30	R-20	R-10	R-H		
Mining, Excavation	Rock or stone quarries	Resource Production and Extraction									P/SE																		
	Rock or stone quarry, as a temporary use	Resource Production and Extraction	SE^	SE	SE	SE																							
	Sand gravel or clay pits	Resource Production and Extraction																											
	Sand or gravel pits	Resource Production and Extraction																											
	Sand, gravel or clay pit, or extraction of other natural materials, as a temporary use	Resource Production and Extraction	SE^	SE	SE	SE																							
	Stone or rock quarries^	Resource Production and Extraction										P^/SE^																	
			C	C	C																								
Utilities, Minor Public Utility	Electric power transmission and distribution line, underground	Transportation, Communication and Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	
	Electric power transmission and distribution lines, overhead, carrying 69,000 volts or less	Transportation, Communication and Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P								P	P	P	P	P	
	Pipelines, underground	Transportation, Communication and Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P
	Telephone and telegraph lines, underground	Transportation, Communication and Utilities																											
			L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	
Utilities, Major Public Utility	Electric power transmission and distribution lines, overhead, carrying more than 69,000 volts	Transportation, Communication and Utilities	SE	SE	SE	SE	SE											SE	SE	SE	SE	SE		SE	SE	SE	SE		
	Electric power transmission and distribution line, underground	Transportation, Communication and Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	
	Pipelines, aboveground	Transportation, Communication and Utilities	SE	SE	SE	SE		SE		SE	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Utilities, Other Public Utility Buildings or Structure	Public utility buildings and structures	Transportation, Communication and Utilities	SE	SE	SE	SE	SE^	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
	Public utility buildings, structures, and underground facilities	Transportation, Communication and Utilities																											
	Telephone and telegraph lines^	Transportation, Communication and Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P^	P^	P^	P^	P^	P^	P	P	P	P	P	
			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Accessory Industrial Uses, Sustainable Energy Generation	N/A	N/A																											
			L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	

Uses Not Included in Draft Module 1 Redline

^ denotes footnote		AC	RR	RC		RNC	RE-2		RE-1	RLD-20			RMD-9	RMD-6			TLD-6		TMD-4		THD-3	RHD-3		RHD-2	RHD-1		
CURRENT USE	CURRENT CATEGORY	RDT	RURAL	RC	LDRC	RNC	RE-2	RE-2C	RE-1	R-200	R-150	RMH-200	R-90	R-60	R-40	RMH	RT-6.0	RT-8.0	RT-10.0	RT-12.5	RT-15	R-4 PLEX	R-30	R-20	R-10	R-H	
Accessory dwelling^	Residential	SE^	SE	SE	SE	SE																					
Airstrips, in the common open space	Transportation, Communication, Utilities							P																			
Ambulance or rescue squads, privately supported	Services																						SE	SE	SE		
Apartment Hotels^																											
Boardinghouses^	Residential										SE		SE	SE	SE							SE	P	P	P	P	
Boathouse, Private	Cultural, Entertainment and Recreational	P^	P	P	P	P																					
Camp retreat, non-profit	Commercial			P^																							
Catering facility, outdoors	Services								SE																		
Chancery^	Services						SE	SE	SE	SE	SE	SE	SE	SE									SE	SE	SE	SE	
Clinic, medical or dental, for 5 or more medical practitioners^	Services									SE	SE	SE	SE	SE									SE	SE	SE		
Community Redevelopment areas^	Services						SE		SE	SE	SE	SE	SE	SE								SE	SE	SE	SE	SE	
Farm products, sale of	Resource Production and Extraction																										
Fraternity and sorority houses	Residential																						SE	SE	SE		
Group picnic, catering and recreation facility	Services							SE																			
Guest houses, as accessory uses^	Residential	P^	P	P	P	P	P	P	P	P	P	P	P	P	P	P											
Hospitals	Services						SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Hunting or Fishing Cabin, Private^	Cultural, Entertainment and Recreational	P^	P	P	P																						
Kennels, noncommercial	Cultural, entertainment and recreational	P	P	P	P	P																					
Kennels, noncommercial^	Miscellaneous uses						P	P	P	P	P^	P^	P^	P^	P^								P^				
Landscape Contractor^	Commercial						SE	SE	SE	SE																	
Landscape Contractor^,^	Agricultural Commercial	SE	SE	SE	SE	SE^																					
Life Sciences Center	Services									P^																	
Mobile home, double wide^	Residential	P^	P	P	P	P	P^	P^	P^	P^	P^	P	P^	P^													
Mobile home, single wide	Residential											SE															
Offices, business^	Services																P^	P^	P^	P^	P^		P	P	P	P	
Offices, general	Services																								P^		
Opportunity housing projects	Services						P		P	P	P	P	P	P			P	P	P	P	P						
Parking of motor vehicles, off-street, in connection with any use permitted	Transportation, Communication, Utilities	P	P	P	P	P	P^,^	P^	P^	P^,^	P^	P^	P^	P^	P^								P^	P	P	P	P
Parking of motor vehicles, off-street, in connection with commercial uses	Transportation, Communication, Utilities	P^	P^				P^	P^	P^	P^,^		SE		SE	SE								SE	SE	SE		
Parks and playgrounds																											
Railroad tracks	Transportation, Communication, Utilities	P	P	P	P		P		P	P	P	P	P	P								P	P	P	P		
Recreational facilities primarily for the use of residents	Cultural, entertainment and recreational																P	P	P	P	P						
Recreational or entertainment establishment, or commercial	Cultural, Entertainment and Recreational		SE																								
Sanitarium	Services	SE^	SE	SE	SE	SE																					
Security pavilion	Miscellaneous uses	P^	P^	P^	P^	P^	P^		P^	P^																	
Storage, Outdoor	Agricultural Industrial			SE																							
Swimming pool, private^		P^	P	P	P	P	P	P	P	P	P	P	P	P	P		P^	P^	P^	P^	P^	P	P	P	P	P	
Theaters, legitimate			SE																								
Wildlife or game preserve, regulated shooting ground licensed by the Maryland Wildlife Administration, and other conservation areas	Miscellaneous	P	P	P	P																						