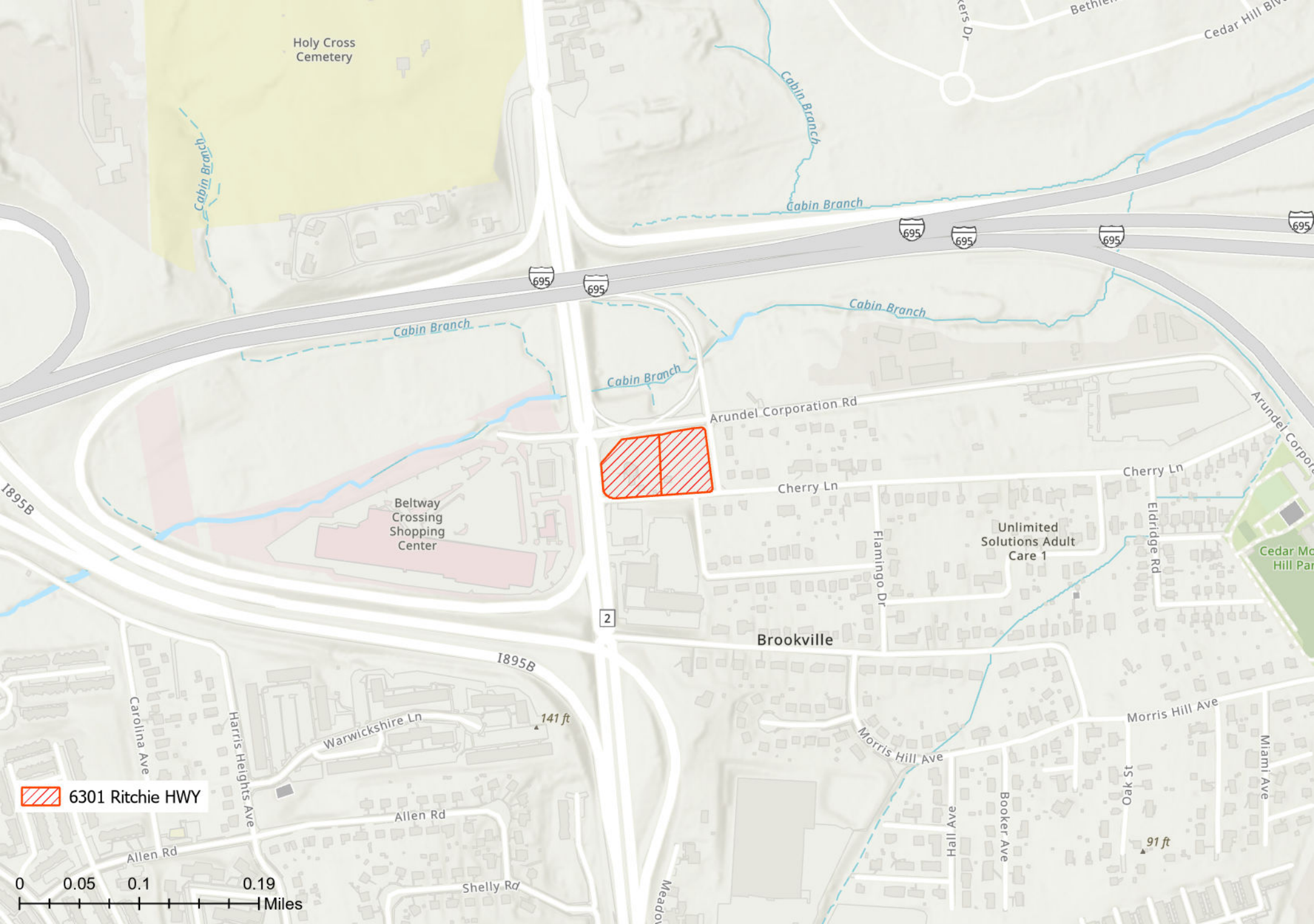
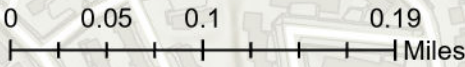


## **Attachment A**



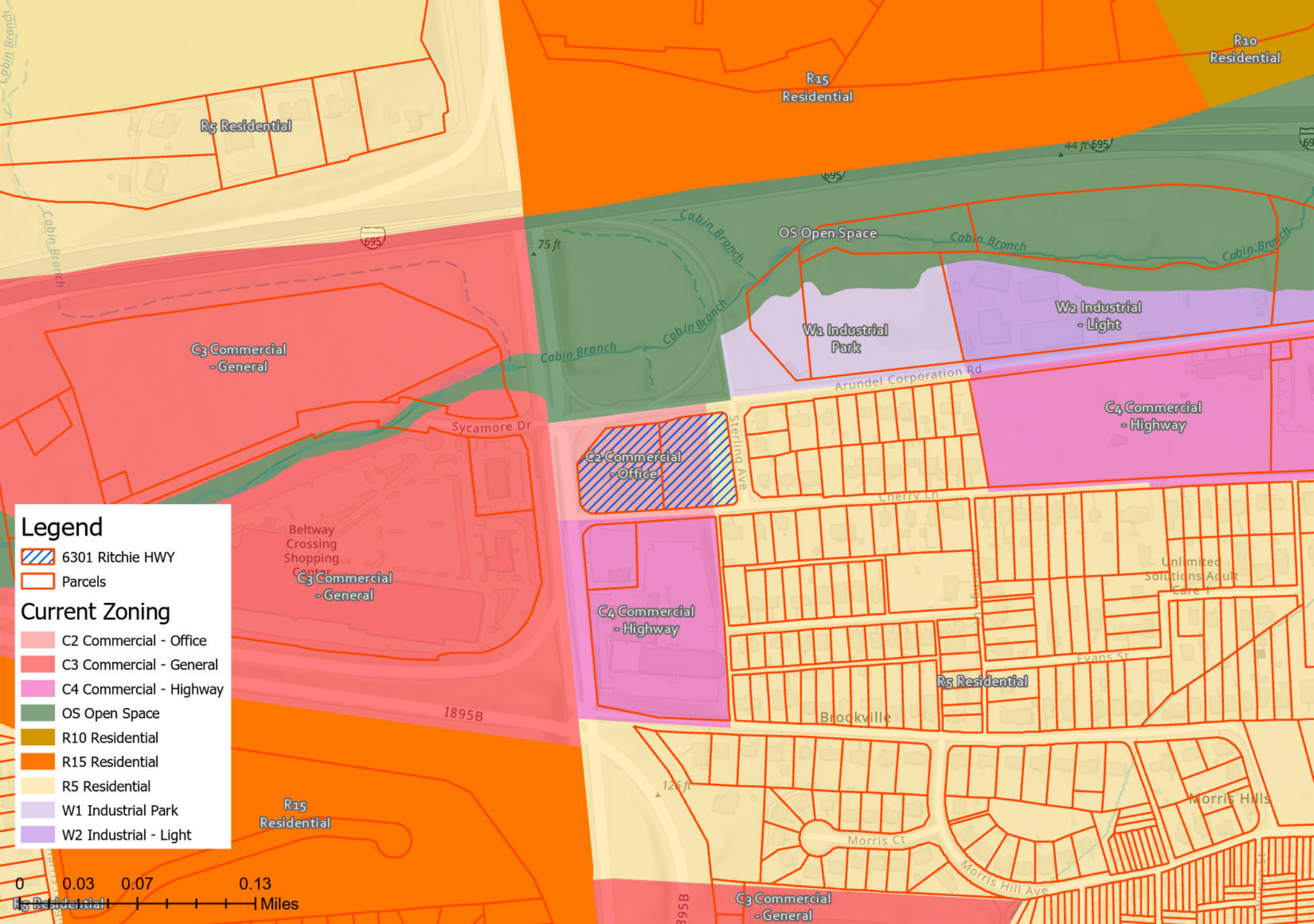
 6301 Ritchie HWY



# Vicinity Map

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**Attachment B**



**Legend**

-  6301 Ritchie HWY
-  Parcels

**Current Zoning**

-  C2 Commercial - Office
-  C3 Commercial - General
-  C4 Commercial - Highway
-  OS Open Space
-  R10 Residential
-  R15 Residential
-  R5 Residential
-  W1 Industrial Park
-  W2 Industrial - Light



# 6301 Ritchie HWY - Current Zoning

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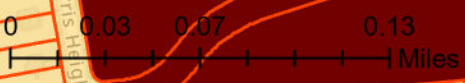


**Legend**

-  6301 Ritchie HWY
-  Parcels

**GDP Land Use Plan 2040**

-  Conservation
-  Residential Low-Medium Density
-  Residential Medium Density
-  Residential High Density
-  Commercial
-  Industrial
-  Public Use



# 6301 Ritchie HWY - Plan2040 Planned Land Use

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## **Attachment C**

## Commercial Zone Comparison Chart

Highlight Legend:

- Uses allowed in C3, but not in C2

- Uses allowed in C3, but not in C2 or C4

- Uses allowed in C4, but not in C3

§ 18-5-102. Permitted, conditional, special exception, and business complex auxiliary uses.

The permitted, conditional, and special exception uses allowed in each of the commercial districts, and uses auxiliary to a business complex, 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 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.

Permitted, Conditional, Special Exception, and Business Complex Auxiliary Uses	C1	C2	C3	C4
Permitted, Conditional, Special Exception, and Business Complex Auxiliary Uses	C1	C2	C3	C4
Adult bookstores				C
Adult day care centers	P	P	P	P
Adult movie theaters				C
Alcoholic beverage uses as accessory to other uses	C	C	C	C
Amusement parks				SE
Animal hospitals and veterinary clinics				P
Appliance sales and service facilities			P	P
Arcades			P	P
Arcades located at least 1,000 feet from an existing dwelling with a maximum floor area of 3,000 square feet	P	A		
Assisted living facilities		C	C	
Auction establishments				P
Automobile and truck detailing shops			P	P
Automobile and truck dismantling and recycling facilities				SE
Automobile and truck repair and painting facilities				P
Automobile and truck rental establishments				P

Automobile and truck towing storage yard, temporary storage not to exceed 90 days				P
Automobile gasoline stations	SE		SE	C
Automobile and truck parts, supply stores, and tire stores			P	P
Automobile service facilities providing oil change, lubrication, and related services			P	P
Automobile towing facilities in conjunction with automobile gasoline service stations			SE	SE
Automobile, truck, and recreational vehicle sales			C	P
Bakery or donut shops	P	A	P	P
Bakeries, wholesale				P
Banks	P	P	P	P
Banquet halls			P	P
Barbershops	P	A	P	P
Bicycle, motorscooter, and moped sales and service facilities				P
Bicycle, motorscooter, moped sales and service without outside storage	P		P	
Billiard and pool halls			P	P
Bingo, commercial				C
Boat showroom or sales facilities				P
BRAC Mixed Use Development				C
Brewery, craft				P
Building material storage, including sales and yards				P
Bulk storage for agricultural products			P	P
Bus terminals				P
Business complexes	P	P	P	P
Business complexes with auxiliary uses		C		
Carnivals, circuses, and fairs, temporary	C	C	C	C
Carpet and vinyl flooring stores			P	P
Carpet cleaning establishments				P

Carwashes	C	C	P	P
Catering establishments			P	P
Child care centers	P	P	P	P
Christmas tree sales	P	P	P	P
Civic facilities, community centers, libraries, and museums	P	P	P	P
Clubs, private, and service, nonprofit, and charitable organizations	P	P	P	P
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; electric go-carting; and skating rinks		P	P	P
Commercial telecommunication facilities permanently located on the ground	C	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	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	P
Computer goods, sales, and services	P	A	P	P
Conference centers		P	P	P
Construction or sales trailers, temporary, in an approved development actively under construction	P	P	P	P
Contractor and construction shops and yards				P
Convenience stores, gift shops, and newsstands	P	A	P	P
Cultural centers and exhibits	P	P	P	
Dance halls			SE	SE
Data storage center in the BWI/Fort Meade Growth Area		C	C	
Delicatessens and snack bars	P	A	P	P
Department stores			P	P
Distillery, limited				P
Dog day care facilities	P		P	P

Dog grooming parlors	P		P	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	P	A		
Dry cleaning operations and laundry establishments, including pick-up stations, package plants, and coin-operated facilities			P	P
Dwelling units, adult independent		C	C	
Dwelling unit, apartment, as an accessory use provided the entrance is separate from the commercial use	P	P	P	
Dwelling, caretaker or resident manager, not to exceed 1,500 square feet of floor area			P	P
Dwellings, multifamily	C	C	C	
Dwellings, townhouses	C		C	
Equipment sales, repair, and storage, commercial				P
Farming	P	P	P	P
Flea markets, indoor			P	P
Flea markets, outdoor				P
Funeral establishments on a collector or arterial road		P	P	P
Funeral establishments on a local road		C	C	C
Furniture, appliance, and carpet stores and showrooms			P	P
Furniture refinishing establishments				P
Greenhouses and garden centers			P	P
Grocery stores		A	P	P
Grocery stores with a maximum of 25,000 square feet	P			
Grocery stores with a maximum of 35,000 square feet		P		
Gunsmiths and ammunition sales facilities			C	P
Hair, cosmetic facial hair, and nail salons	P	P	P	P
Hardware stores	P	A	P	P
Health clubs, spas, gymnasiums		P	P	P
Health clubs, spas, and gymnasiums with a maximum of 2,500 square feet	P			

Heliports			SE	
Home centers and building supply stores			P	P
Home occupations	C	C	C	C
Hospice facilities		P		
Hospitals		P	P	
Hotels and motels		P	P	P
Housing for elderly of moderate means	C	C	C	
Interior decorating establishments		A	P	P
Janitorial supply stores			P	P
Kennels, commercial				C
Licensed premises of a licensed dispensary of medical cannabis, as defined in COMAR 10.62.01.01	SE	SE	SE	SE
Licensed premises of a licensed grower of medical cannabis, as defined in COMAR 10.62.01.01, indoor cultivation only			C	C
Licensed premises of a licensed processor of medical cannabis, as defined in COMAR 10.62.01.01			C	C
Linen supply establishments				P
Locksmiths	P		P	P
Machine shops, welders, sheet metal shops, and custom woodworking shops, including the assembling of component parts				P
Mailing and shipping services	P	P	P	P
Marine service facilities				P
Marine supply stores			P	P
Meat, seafood, and poultry markets	P	A	P	P
Medical or dental stores and laboratories, including assembly of component parts, fabrication, and repair services	P	P	P	P
Motorcycle repair and sales facilities				P
Moving or storage establishments				P
Musical instruments, services, and instruction			P	P
Nightclubs and comedy clubs		A	P	P

Nursing homes		C	C	
Offices, professional and general	P	P	P	P
Opticians and optometrical establishments	P	P	P	P
Outside storage, accessory to permitted uses, limited to 15% of the allowed lot coverage	P			
Outside storage, accessory to permitted uses, located in a side or rear yard, limited to 50% of the allowed lot coverage			P	
Outside storage as a principal use				P
Package goods stores	C	A	C	C
Parking garages or lots	P	P	P	P
Parks, private	P	P	P	P
Pawnshops				SE
Personal fitness studios	P	P	P	P
Pets, livestock, or fowl as permitted by § 18-4-104	P	P	P	P
Pharmacies	P	A	P	P
Photography studios	P	P	P	P
Piers, commercial	P	P	P	P
Planned unit developments in the BWI/Ft. Meade Growth Area (See Title 12)		SE	SE	
Plasma centers	SE	SE	SE	SE
Printing and publishing establishments			P	P
Produce markets	P	A	P	P
Psychic, tarot card, and palm reading and fortune telling establishments			P	P
Public utility essential services	P	P	P	P
Public utility uses	SE	SE	SE	SE
Radio, television, or industrial testing towers			SE	SE
Religious facilities	P	P	P	P
Rental establishments			P	P
Restaurants	P	P	P	P
Retail sale of liquefied petroleum gases if accessory to and on the same lot as an allowed use	C		C	C
Retail specialty stores or shops for retail sales, including antique stores, art supplies, bookstore, candy, cards, clocks, clothing, consignment, electronics, fabrics, flowers, gifts, hobbies, housewares,	P	A	P	P

ice cream parlors, jewelry, luggage, musical instruments, news publications, office supply, optical goods, pets, photographic supplies, sewing machines, shoes and shoe repair, sporting goods, stamps and coins, stationary, tobacco, toys, video tapes, wallpaper and paint, window coverings, works of art				
Rifle, pistol, skeet, or archery ranges, indoor			SE	
Rifle, pistol, skeet, and archery ranges, indoor or outdoor				SE
Roadside vendors	P	P	P	P
School bus facilities			C	P
Schools, public charter and schools, private: academic, arts, business, technical, or trade	P	P	P	P
Scientific research establishments		P		
Self-service storage facilities		SE	SE	C
Showrooms and sales of specialty building products			P	P
Sign shops, including painting and fabrication				P
Small cell system	C	C	C	C
Small engine repair if all work is done inside a building and there is no outside storage	P		P	P
Small wind energy systems or meteorological towers on a lot of at least three acres	C	C	C	C
One small wind energy system or meteorological tower on a lot less than three acres	SE	SE	SE	SE
Solar energy generating facility – accessory	P	P	P	P
Solar energy generating facility – community, rooftop-mounted only				C
Solar energy generating facility – utility scale, rooftop-mounted only				C
Staging areas for County capital projects	P	P	P	P
State-licensed medical clinics	C	C	C	C
Storage, multilevel watercraft rack, not exceeding 35 feet in height, provided the rack does not cover more than 60% of the gross area of the property, as an accessory use to boat showroom or sales facilities				P
Swimming pool and spa sales, with outdoor display				P
Swimming pool and spa sales, indoor			P	P
Tailor shops	P	A	P	

Tanning salons	P	A	P	P
Tattoo parlors and body piercing salons	A		P	P
Taverns	P	A	P	P
Taxicab stands and services		P	P	P
Taxidermists				P
Telecommuting centers	P	A	P	
Television stations, radio broadcasting stations, and recording studios			P	P
Theaters, live performances		A	P	
Theaters, movie		A	P	P
Truck and trailer rental facilities in conjunction with automobile gas stations			SE	P
Travel agencies	P	P	P	
Truck stops				P
Upholstering shops, including sailmaking shops			P	P
Vending businesses				P
Veterinary clinics if overnight stays are limited to those necessary for medical treatment, without outside runs or pens	P	P	P	
Video sales and rental establishments with less than 1,500 square feet of floor area	P	A		
Video sales and rental establishments			P	P
Volunteer fire stations	P	P	P	P
Wholesale trade, warehousing, and storage establishments				P
Wholesale trade, warehousing, and storage establishments in the BWI/Fort Meade Growth Area		C	C	
Workforce housing		C	C	C