

City of Westminster, MD
Tuesday, April 30, 2024

Chapter 164. Zoning and Subdivision of Land

Article X. I-R Restricted Industrial Zone

§ 164-52. General provisions.

The following regulations shall apply in the I-R Restricted Industrial Zones.

§ 164-53. Uses permitted.

[Amended 8-9-1993 by Ord. No. 579]

No building, structure or land shall be used and no building or structure shall hereafter be erected, structurally altered, enlarged or maintained, except for uses of a light industrial nature, including but not limited to the following:

- A. Manufacture and assembly of aircraft, automobiles, house trailers or other vehicles.
- B. Manufacture and assembly of electrical appliances, electronics and communication equipment, professional, scientific and controlling instruments and photographic or optical products.
- C. Manufacturing, compounding, assembling or treatment of articles or merchandise from previously prepared materials, such as but not limited to bone, cloth, fur, cork, fiber, canvas, leather, cellophane, paper, glass, plastics, stone, shells, tobacco, other light metal, light metal mesh, pipe, rods, shapes, strips, wire or similar component parts.
- D. Manufacturing, compounding, processing, packaging or treatment of cosmetics, pharmaceuticals and food products, except rendering or refining of fats and oils.
- E. Manufacturing of musical instruments, novelties and molded rubber products, including tire manufacture, recapping and treading.
- F. Manufacture of pottery or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas.
- G. Laboratories: chemical, physical and biological.
- H. Clothing and shoe manufacture.
- I. Carpet and rug cleaning plants.
- J. Blacksmith, welding, machine or similar shops.
- K. Heliports, subject to standards recommended or required by the Federal Aviation Agency.
- L. Self-service storage facilities, subject to the provisions of § 164-155.
- M. Truck or motor freight terminals or warehouses.
- N. Aircraft storage, service and repair hangars on parcels abutting any publicly owned airport.

[Added 1-24-2005 by Ord. No. 727^[1]]

[1] *Editor's Note: This ordinance also provided for the redesignation of former Subsection N as Subsection O.*

O. Office, professional, business-nonresidential.

[Added 11-25-2013 by Ord. No. 848-A^[2]]

[2] *Editor's Note: This ordinance also provided for the redesignation of former Subsection O as Subsection P.*

P. Accessory buildings or uses customarily incidental to any permitted use in this section.

Q. Solar facility, roof-mounted, subject to the requirements of § **164-155.4**.

[Added 6-14-2021 by Ord. No. 934]

§ 164-54. Special exceptions.

[Amended 2-27-1995 by Ord. No. 594; 10-26-1998 by Ord. No. 631]

The following uses may be permitted as a special exception in accordance with the provisions of Article XXII:

A. Any use permitted in § **164-41A(7), (9), (11), (17), (19), (33), (35), (39), (40), (41), (42), (45), (47), (48) and (49)**.

[Amended 10-13-2003 by Ord. No. 706; 11-25-2013 by Ord. No. 848-A; 9-25-2017 by Ord. No. 869]

B. Concrete and concrete products manufacture, including ready-mixed concrete plants.

C. Contractor's equipment and storage yards.

D. Petroleum products storage tanks above ground, provided also that there is compliance with all state and federal laws, as well as the National Fire Underwriters' Codes.

E. Sawmills, commercial.

F. Indoor shooting ranges, subject to the provisions of § **164-155.1** of this chapter, and including, as accessory thereto, the sale, on-site rental and/or repair of firearms, ammunition, archery equipment and the like in accordance with and subject to all applicable laws, ordinances and regulations.

G. Nontrade schools for which an application for a special exception has been filed on or before October 1, 2003.

[Added 10-13-2003 by Ord. No. 706^[1]]

[1] *Editor's Note: This ordinance also redesignated former Subsection G as Subsection H.*

H. Telecommunications facilities, subject to the requirements of § **164-139.1**.

I. Trade schools.

[Added 10-13-2003 by Ord. No. 706]

J. Funeral homes and mortuaries.

[Added 5-23-2011 by Ord. No. 824]

K. Private indoor recreational facilities, subject to the requirements of § **164-155.2**.

[Added 12-14-2015 by Ord. No. 861]

L. Indoor dog training and event facilities.

[Added 2-27-2018 by Ord. No. 873]

M. Satellite automobile storage lot, excluding car washing facilities, subject to the requirements of § **164-155.5**.

[Added 12-13-2021 by Ord. No. 938]

§ 164-55. Dimensional requirements.

The following minimum requirements shall be observed:

Use	Front Yard Depth (feet)	Side Yard Width (each) (feet)	Rear Yard Depth (each)
All buildings	50	30	30

§ 164-56. Building height.

No structure shall exceed 50 feet in height.

§ 164-57. Landscaping.

Landscaping shall meet the following minimum requirements. A thirty-foot-wide minimum landscaped edge shall be required along any residential district or external right-of-way, to be planted with a minimum of two-and-one-half-inch caliper trees at a minimum of 30 feet on center and a similarly landscaped earth mound at least three feet high between the parking area and any adjacent residential district or public right-of-way.

§ 164-58. Additional distance requirements.

[Amended 2-27-1995 by Ord. No. 594]

All special exception uses except those provided in § 164-54A must be located three times the distance requirements specified in § 164-140; provided, however, that indoor shooting ranges must be located five times the distance requirements specified in § 164-140. All other uses are subject to the provisions of § 164-140.

§ 164-59. Signs.

Signs shall be permitted subject to the provisions of Article XVII of this chapter.