

ARE YOU CONSIDERING
A
HOME BASED BUSINESS

OR

OFFICE

IN BEL AIR?

IF SO, YOU MAY FIND THE
FOLLOWING
INFORMATION FROM THE BEL AIR
PLANNING DEPARTMENT HELPFUL



BEL AIR

705 E. Churchville Road
Bel Air, MD 21014

Home-based businesses, professional offices, and business offices are permitted in your home, if you are able to meet several zoning requirements. It is most important to remember that a zoning certificate (permit) is required prior to undertaking this use on your property.

Applications for permits are available in the Planning Department, 705 E. Churchville Road, Bel Air.

In order to have a permit approved, you must be able to meet the following criteria:

- The area in your home, which you use for your home-based business or office, cannot exceed 300 square feet.
- You may conduct your business or office in your home or in any accessory building on your property; however, you may have no outdoor advertisement, no display or storage of materials, goods, supplies, or equipment on the premises, no commercial vehicles, noise, dust, fumes, or other nuisances.

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- You may not alter the residential character of your home to accommodate the business.
 - Your business may not generate more than 20 vehicle trips per day.
 - One non-resident employee may be permitted with Board of Appeals approval; all other employees must reside in the home. If you are in a Transition Overlay District, one non resident employee is permitted by right.
 - If you require parking for an employee or customers, you must provide parking spaces on your lot, in the side or rear yards, and the parking area must be screened from the public roads and adjacent residential lots; screening may consist of solid board fencing (which will require a permit) or planted trees or shrubs which may be expected to form a year-round screen within three (3) years.
 - No home occupation may be open to the public between 9:00 p.m. and 8:00 a.m.
 - No article of commodity may be offered for sale on the premises.
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EXAMPLES OF PERMITTED HOME OCCUPATIONS

Artist's Studio

Author, Writer's Studio

Dressmakers, Seamstresses and Tailors

Home Crafts, such as model making, weaving, custom woodworking

Music and Dance Classes (no more than four [4] pupils at one time)

Professional Offices of one individual

Repair Services, such as camera repair, clock, jewelry, and small appliance repair, bicycle repair (no other type of vehicle repair permitted)

Other uses may be permitted if the Board of Appeals finds it to be consistent with the purpose of the district in which the use is located.

SUGGESTIONS

If you would like to discuss your particular proposal for a home-based business or office in your home, please call Robert Fisher or Robert Syphard of the Bel Air Planning Department, 410-638-4540 or 410-879-9500, to arrange an appointment.

If it is necessary for you to apply to the Board of Appeals due to the type of use or the need for an employee, an application must be submitted at least four (4) weeks prior to the next scheduled Board of Appeals meeting.

If your proposed business involves the handling of food in any manner, we suggest you contact the Department of Health, 443-643-0322, and that agency will review your permit application and either approve or disapprove your proposal.

*Dept. of Planning & Community Development
705 E. Churchville Road
Bel Air, MD 21014
410-638-4540 or 410-879-9500*

