

Select Language ▼

*Town of Leonardtown, MD  
Monday, September 11, 2023*

## Chapter 155. Zoning

### Article XVII. Special Exceptions and Variances

#### § 155-102. Types of special use exceptions allowed.

In order to provide for adjustment in the relative locations of uses and buildings of the same or different classifications, to promote the usefulness of this chapter as an instrument for fact-finding, interpretation, application and adjustment and to supply the necessary elasticity to its efficient operation, special use exceptions are permitted by the terms of this chapter. The following buildings and uses are permitted as special exceptions if the Board of Zoning Appeals finds that, in its opinion, as a matter of fact, such exceptions will not substantially affect adversely the uses of adjacent and neighboring property permitted by this chapter:

- A. A multiple-family dwelling on a lot in a single-family residential district which sides upon a lot zoned for commercial or industrial purposes.
- B. A nonconforming use now existing in any part of a building to be extended vertically or laterally to other portions of the building; in a building now occupied by a nonconforming commercial or industrial use, an additional use of the same classification in the remainder of the building.
- C. The extension of an existing nonconforming building and the existing use thereof, upon the lot occupied by such building at the time of the passage of this chapter or erection of an additional building upon a lot occupied at the time of the passage of this chapter by a nonconforming commercial or industrial establishment and which additional building is a part of such establishment.
- D. Where a use district boundary line crosses a lot, a use of either classification on the whole lot within 100 feet of said district boundary line.
- E. A radio or television broadcasting tower.
- F. Conversion of any building existing at the time of passage of this chapter so as to permit the housing of any number of families, provided that there is compliance with the lot area per family and off-street parking requirements of the district in which the building is located, and further provided that there is compliance with the yard requirements of the district in which the building is located.
- G. Off-street parking areas adjacent to or at a reasonable distance from the premises on which parking areas are required by the parking regulations of this chapter, where practical difficulties, including the acquisition of property or undue hardships, are encountered in locating such parking areas on the premises and where the purpose of this chapter to relieve congestion in the streets would best be served by permitting such parking off the premises.
- H. The waiver or reduction of parking and loading requirements in any district whenever the character or use of the building is such as to make unnecessary the full provision of parking or loading facilities or where such regulations would impose an unreasonable hardship upon the use of the lot.
- I. Additions or structural alterations to a conditional use after having been approved by the Town Commissioners.

- J. To determine, in cases of uncertainty, the classification as to district of any use not specifically named in this chapter; provided, however, that such use shall be in keeping with uses specifically named in the district regulations.