

**Appendix E. Adopted Comprehensive Zoning Changes in Jessup/Maryland City Small Area**  
**Bill 17-04 Effective June 21, 2004**

| Reference Number | 200 Scale Map Grid    | Location of Area   | Tax Map & Parcels  | Acres | SAP Land Use                        | Adopted Zoning Changes | Reason for Change   |
|------------------|-----------------------|--|--|-------|-------------------------------------|------------------------|---|
| 1                | F10, F11, G10, G11    | Blob's Park / South of MD 175 between MD 295 and Rockenbach Road                             | Map 13 - Parcels 70 (Lots 1-10), 59, 96, 101, 107  | 253   | Residential Mixed Use               | R1 & C3 to MXD-R & C3  | Large area of undeveloped land is zoned almost entirely for low density residential use. A mix of uses would provide greater benefit to the area.                                       |
| 2                | E9, E10, E11, F9, F10 | Clarks Hundred / South of MD 175 & west of BW Parkway  | Map 13 - Parcels 164, 166-169, 100, 133, 132, 69, 71, 175-177, 179, 180 (lots 2, 3), 181 (lot 1R), 205, 44-46, 61, 263, 40, 67 | 216   | Residential Mixed Use               | R1 & C1 to MXD-R       | Large area of undeveloped land is zoned almost entirely for low density residential use. A mix of uses would provide greater benefit to the area.                                       |
| 3                | E9, F9                | Properties along north side of MD 175 between Race Road and Brock Bridge Road                | Map 13 - Parcel 265 (Lots 17 through 34 and Lots 54A&B through 60A&B), Parcels 198, 207, 185, 255                              | 19    | Commercial                          | R1 and R1/C1 to C1     | Permit small-scale businesses to locate in transition areas while maintaining residential compatibility and character; create a Village Center; improve access to properties on MD 175. |
| 4                | E9                    | Properties along north side of MD 175 between Brock Bridge Road and Jessup Elementary School | Map 13 - Parcel 265 (Lots 6 through 16 and 35 through 44)  | 10    | Residential - Commercial Transition | R1 to SB               | Permit small-scale businesses to locate in transition areas while maintaining residential compatibility and character.  |
| 5                | E9                    | Properties along south side of MD 175 west of Brock Bridge Road                              | Map 13 - Part of Parcels 153, 154, 156, 157, 158, and 206 (to a depth of   | 14    | Residential - Commercial Transition | R1 to SB/R1            | Permit small-scale businesses to locate in transition areas while maintaining residential   |

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|------------------|--------------------|--|---|-------|----------------------------|------------------------|---|
|                  |                    |  | 400 feet from the road frontage)  |       |                            |                        | compatibility and character.  |
| 6                | B11, B12           | County-owned parcels adjacent to Oxbow Natural Area  | Map 19 - Parcels 15, 16, 205  | 103   | Natural Features           | R5 & R10 to OS         | Environmentally sensitive area; County has no plans to develop property.                                    |
| 7                | B11, B12           | Parcels adjacent to Oxbow Natural Area on east side of Brock Bridge Road                       | Map 19 - Parcels 1 and 2  | 6     | Low Density Residential    | R10 to R1              | Adjacent to environmentally sensitive areas; suited for low density development.                            |
| 8                | B12, B13           | Parcels adjacent to County Open Space on east side of Brock Bridge Road at Whiskey Bottom Road | Map 19 - Parcels 9, 10, 11, 12, 13, 170                                     | 41    | Medium Density Residential | R5 and R10/R5 to R10   | Provide additional opportunity to meet the need for affordable housing in the western County.               |
| 9                | B13                | Parcel fronting on MD 198 east of Brock Bridge Road  | Map 19 - Parcel 28  | 25    | Commercial                 | W1 and C3 to C4        | Commercial designation is consistent with adjacent use and conforms the front and back parts of the parcel. |
| 10               | C13, C14, D13, D14 | Parcels on north side of MD 198 east of the BW Parkway   | Map 20 - Parcels 83, 87, 36, 21, 67, 76, 22, 14, 62, p/o Parcels 18, 19, 89 | 40    | Commercial                 | W1 to C4               | Commercial designation is consistent with current uses in this area and with uses on MD 198 to the south.   |