

**Odenton Town Center
Draft of Code Revisions**

ARTICLE 18. ZONING

TITLE 2. GENERAL PROVISIONS

18-2-105. Zoning districts created.

The following zoning districts are created:

Category	District

Other Zoning Districts	Odenton [[Growth Management Area]] TOWN CENTER Districts: [[O-COR Core O-HIS Historic O-TRA Transition O-IND Industrial O-EOD East Odenton O-NOD North Odenton]] <u>OTC-WC: ODENTON TOWN CENTER WEST CORE</u> <u>OTC-EC: ODENTON TOWN CENTER EAST CORE</u> <u>OTC-H: ODENTON TOWN CENTER HISTORIC CORE</u> <u>OTC-HM: ODENTON TOWN CENTER HISTORIC VILLAGE MIX</u> <u>OTC-T: ODENTON TOWN CENTER TRANSITION</u> <u>OTC-I: ODENTON TOWN CENTER INDUSTRIAL</u> <u>OTC-E: ODENTON TOWN CENTER EAST ODENTON VILLAGE MIX</u> <u>OTC-FM: ODENTON TOWN CENTER FORT MEADE BUSINESS MIX</u> OS-Open Space TC-Town Center SB-Small Business

Other Zoning Districts [for purposes of the Preliminary Draft review, please see Exhibit 1 at the end of this document]

TITLE 9. OTHER ZONING DISTRICTS

SUBTITLE 1. ODENTON TOWN CENTER DISTRICTS

18-9-101. Scope.

THE PROVISIONS OF THIS SUBTITLE APPLY TO THE ODENTON TOWN CENTER.

18-9-102. Uses.

THE PERMITTED, CONDITIONAL, AND SPECIAL EXCEPTION USES ALLOWED IN EACH OF THE ODENTON TOWN CENTER DISTRICTS ARE LISTED IN THIS SECTION USING THE FOLLOWING KEY: P=PERMITTED USE; C=CONDITIONAL USE; SE= SPECIAL EXCEPTION USE. A BLANK MEANS THE USE IS NOT ALLOWED IN THE DISTRICT.

	OTC-WC	OTC-EC	OTC-HM	OTC-H	OTC-T	OTC-I	OTC-E	OTC-FM
Residential								
ASSISTED LIVING FACILITIES ¹	C	C			C		C	C
ASSISTED LIVING FACILITIES I, COMMUNITY-BASED	P	P	P		P		P	P
ASSISTED LIVING FACILITIES II, COMMUNITY-BASED	C	C	C		C		C	C
DWELLING UNITS, ACCESSORY	P	P	P	P	P	P	P	P
DWELLINGS, ADULT INDEPENDENT UNITS	P	P	P	P	P	P	P	P
DWELLINGS, DUPLEX AND SEMI-DETACHED	P	P	P	P	P	P	P	P
DWELLINGS, MULTIFAMILY	P	P			P	P	P	P
DWELLINGS, SINGLE-FAMILY DETACHED			P	P	P	P	P	P
DWELLINGS, TOWNHOUSES	P	P	P		P	P	P	P
GROUP HOMES I	P	P	P	P	P	P	P	P
GROUP HOMES II	C	C	C	C	C	C	C	C
HOME OCCUPATIONS	C	C	C	C	C	C	C	C
HOUSING FOR THE ELDERLY OF MODERATE MEANS ¹	C	C	C		C	C	C	C
NURSING HOMES ¹	C	C			C		C	C
ROOMING HOUSES	P	P	P		P	P	P	P
WORKFORCE HOUSING ¹	C	C	C	C	C	C	C	C
Retail and Service								
ADULT DAY CARE CENTERS	P	P	P		P	P	P	P
ALCOHOLIC BEVERAGE USES AS ACCESSORY TO OTHER USES	C	C	C		C	C	C	C
ARCADES	P	P			P	P	P	P
ARTISANS AND CRAFT WORK	P	P	P		P	P	P	P
AUTOMOBILE AND TRUCK DETAILING SHOPS					P	P	P	P

	OTC- WC	OTC- EC	OTC- HM	OTC- H	OTC- T	OTC- I	OTC- E	OTC- FM
AUTOMOBILE AND TRUCK PARTS, AND SUPPLY STORES, AND TIRE STORES					P	P	P	P
AUTOMOBILE AND TRUCK RENTAL-ESTABLISHMENTS					P	P	P	P
AUTOMOBILE GASOLINE STATIONS					C	C	C	C
AUTOMOBILE REPAIR FACILITIES AND PAINTING FACILITIES					P	P	P	P
AUTOMOBILE SERVICE FACILITIES PROVIDING OIL CHANGE, LUBRICATION, AND RELATED SERVICES					P	P	P	P
AUTOMOBILE TOWING FACILITIES IN CONJUNCTION WITH AUTOMOBILE GASOLINE SERVICE STATIONS					SE	SE	SE	SE
BAKERY OR DONUT SHOPS	P	P	P		P	P	P	P
BANKS	P	P	P		P	P	P	P
BANQUET HALLS	P	P			P	P	P	P
BARBERSHOPS	P	P	P		P	P	P	P
BED AND BREAKFAST HOMES ¹			C	C				
BED AND BREAKFAST INNS			SE	SE				
BICYCLE, MOTOR SCOOTER, AND MOPED SALES AND SERVICE	P	P	P		P	P	P	P
BILLIARD AND POOL HALLS	P	P			P	P	P	P
BOWLING ALLEYS	P	P			P	P	P	P
BUSINESS COMPLEXES	P	P			P	P	P	P
BUSINESS COMPLEXES WITH AUXILIARY USE ¹	C	C			C	C	C	C
CARNIVALS, CIRCUSES, AND FAIRS, TEMPORARY	P	P			P	P	P	P
CAR WASHES					P	P	P	P
CAR WASHES ACCESSORY TO AUTOMOBILE GASOLINE STATIONS					P	P	P	P
CARPET AND VINYL FLOORING STORES	P	P			P	P	P	P

	OTC- WC	OTC- EC	OTC- HM	OTC- H	OTC- T	OTC- I	OTC- E	OTC- FM
CATERING ESTABLISHMENTS	P	P	P		P	P	P	P
CEMETERIES	P	P	P	P	P	P	P	P
CHILD CARE CENTERS	P	P	P		P	P	P	P
COMMERCIAL PARKING LOTS OR GARAGES	P	P	P		P	P	P	P
COMMERCIAL RECREATIONAL FACILITIES, INCLUDING MINIATURE GOLF; DRIVING RANGES; TENNIS, RACQUET, AND HANDBALL BARNES OR COURTS; ARTIFICIAL SKI SLOPES; INDOOR SOCCER; BOWLING ALLEYS; BMX BIKE, SKATEBOARD OR ROLLERBLADE PARKS; ELECTRIC GO-CARTING, AND SKATING RINKS	P	P	P		P	P	P	P
COMPUTER GOODS, SALES AND SERVICE	P	P	P		P	P	P	P
CONVENIENCE STORES, GIFT SHOPS, AND NEWSSTANDS	P	P	P		P	P	P	P
COUNTRY CLUBS, PRIVATE CLUBS, AND SERVICE ORGANIZATIONS OR INSTITUTIONS	P	P	P		P	P	P	P
COUNTRY CLUBS, PRIVATE CLUBS, SERVICE ORGANIZATIONS, AND NONPROFIT CHARITABLE OR PHILANTHROPIC ORGANIZATIONS OR INSTITUTIONS IN EXISTENCE ON OR BEFORE DECEMBER 31, 2015				P				
CULTURAL CENTERS AND EXHIBITS	P	P	P	P	P	P	P	P
DELICATESSENS AND SNACK BARS	P	P	P		P	P	P	P
DEPARTMENT STORES	P	P	P		P	P	P	P
DOG DAY CARE FACILITIES					P	P	P	P
DOG GROOMING PARLORS					P	P	P	P

	OTC- WC	OTC- EC	OTC- HM	OTC- H	OTC- T	OTC- I	OTC- E	OTC- FM
DRY CLEANING OPERATIONS AND LAUNDRY ESTABLISHMENTS, INCLUDING PICKUP STATIONS, PACKAGE PLANTS, AND COIN-OPERATED FACILITIES					P	P	P	P
DRY CLEANING AND LAUNDRY ESTABLISHMENTS, INCLUDING PICK UP STATION, PACKAGE PLANTS, AND COIN-OPERATED FACILITIES, LIMITED TO ESTABLISHMENTS WITH LESS THAN 4,000 SQUARE FEET OF FLOOR AREA	P	P	P		P	P	P	P
ENTERTAINMENT COMPLEXES, INCLUDING MULTI-SCREEN COMPLEXES	P	P			P	P	P	P
FUNERAL ESTABLISHMENTS	P	P	P		P	P	P	P
FURNITURE, APPLIANCE, AND CARPET STORES AND SHOWROOMS	P	P			P	P	P	P
GREENHOUSES AND GARDEN CENTERS	P	P	P		P	P	P	P
GROCERY STORES	P	P	P		P	P	P	P
HAIR, COSMETIC FACIAL HAIR, AND NAIL SALONS	P	P	P		P	P	P	P
HARDWARE STORES	P	P	P		P	P	P	P
HEALTH CLUBS, SPAS, GYMNASIUMS	P	P			P	P	P	P
HELIPORTS					SE	SE	SE	SE
HOME CENTERS AND BUILDING SUPPLY STORES	P	P	P		P	P	P	P
HOSPITALS	P	P	P		P	P	P	P
HOTELS, MOTELS, AND HOSTELS	P	P			P	P	P	P
INTERIOR DECORATING ESTABLISHMENTS	P	P	P		P	P	P	P
JANITORIAL SUPPLY STORES	P	P	P		P	P	P	P

	OTC- WC	OTC- EC	OTC- HM	OTC- H	OTC- T	OTC- I	OTC- E	OTC- FM
KENNELS, COMMERCIAL					C	P	C	C
LICENSED DISPENSARY OF CANNABIS, AS DEFINED IN STATE LAW AND REGULATIONS	SE	SE	SE		SE	SE	SE	SE
LICENSED GROWER OF CANNABIS, AS DEFINED IN STATE LAW AND REGULATIONS, INDOOR CULTIVATION ONLY					C	C	C	C
LICENSED PROCESSOR OF CANNABIS, AS DEFINED IN STATE LAW AND REGULATIONS					C	C	C	C
LINEN SUPPLY ESTABLISHMENTS	P	P			P	P	P	P
LOCKSMITHS	P	P	P		P	P	P	P
MAILING AND SHIPPING SERVICES	P	P			P	P	P	P
MEAT, SEAFOOD, AND POULTRY MARKETS	P	P			P	P	P	P
MOTORCYCLE REPAIR FACILITIES	P	P			P	P	P	P
MOVING OR STORAGE ESTABLISHMENTS						P	P	P
NIGHTCLUBS AND COMEDY CLUBS	P	P			P	P	P	P
OUTSIDE STORAGE, ACCESSORY TO PERMITTED USES, LOCATED IN A SIDE OR REAR YARD, LIMITED TO 50% OF THE ALLOWED LOT COVERAGE					P		P	P
PACKAGE GOODS STORES	C	C	C		C	C	C	C
PARKING LOTS OR GARAGES	P	P			P	P	P	P
PARKS, PRIVATE	P	P	P	P	P	P	P	P
PERSONAL FITNESS STUDIOS	P	P			P	P	P	P
PHARMACIES	P	P	P		P	P	P	P
PICTURE-FRAMING ESTABLISHMENTS	P	P	P		P	P	P	P
PRODUCE MARKETS	P	P	P	P	P	P	P	P
RELIGIOUS FACILITIES	P	P	P	P	P	P	P	P

	OTC- WC	OTC- EC	OTC- HM	OTC- H	OTC- T	OTC- I	OTC- E	OTC- FM
RESTAURANTS	P	P	P		P	P	P	P
RESTAURANTS, TAVERNS, RETAIL SALES, AND CONSUMER SERVICES IN A MULTIFAMILY STRUCTURE	P	P			P	P	P	P
RETAIL SPECIALTY STORES OR SHOPS FOR RETAIL SALES SUCH AS ANTIQUE STORES, ART SUPPLIES, BOOKSTORE, CANDY, CARDS, CLOCKS, CLOTHING, CONSIGNMENTS, ELECTRONICS, FABRICS, FLOWERS, GIFTS, HOBBIES, HOUSEWARES, 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	P	P	P		P	P	P	P
ROADSIDE STANDS CONSISTING OF TEMPORARY SEASONAL STRUCTURES THAT SELL PRODUCE AND OTHER AGRICULTURAL GOODS	P	P	P	P	P	P	P	P
ROADSIDE VENDORS	P	P	P		P	P	P	P
SCHOOLS, PUBLIC CHARTER, AND SCHOOLS, PRIVATE: ACADEMIC, ARTS, BUSINESS, TECHNICAL OR TRADE	P	P	P		P	P	P	P
SELF-SERVICE STORAGE FACILITIES		C ²			C	C	C	C
SHOWROOMS AND SALES OF SPECIALTY BUILDING PRODUCTS	P	P	P		P	P	P	P

	OTC- WC	OTC- EC	OTC- HM	OTC- H	OTC- T	OTC- I	OTC- E	OTC- FM
SMALL ENGINE REPAIR IF ALL WORK IS DONE INSIDE A BUILDING AND THERE IS NO OUTSIDE STORAGE					P	P	P	P
SWIMMING POOLS, COMMUNITY AND PRIVATE	P	P	P		P	P	P	P
TAILOR SHOPS	P	P	P		P	P	P	P
TANNING SALONS	P	P	P		P	P	P	P
TATTOO PARLORS AND BODY-PIERCING SALONS	P	P	P		P	P	P	P
TAVERNS	P	P	P		P	P	P	P
TAXICAB STANDS AND SERVICES	P	P			P	P	P	P
TELEVISION STUDIOS, RADIO BROADCASTING STATIONS, AND RECORDING STUDIOS, EXCLUDING FREESTANDING TOWERS	P	P			P	P	P	P
THEATERS, LIVE PERFORMANCES	P	P			P	P	P	P
THEATERS, MOVIE	P	P			P	P	P	P
TRADE EXPOSITIONS	P	P			P	P	P	P
TRAVEL AGENCIES	P	P	P		P	P	P	P
UPHOLSTERING SHOPS, INCLUDING SAILMAKING SHOPS	P	P	P		P	P	P	P
VARIETY STORES	P	P	P		P	P	P	P
VETERINARY CLINICS, IF OVER-NIGHT STAYS ARE LIMITED TO THOSE NECESSARY FOR MEDICAL TREATMENT, WITHOUT OUTSIDE RUNS OR PENS	P	P	P		P	P	P	P
VOLUNTEER FIRE STATIONS	P	P			P	P	P	P
Office								
OFFICE, PROFESSIONAL AND GENERAL	P	P	P		P	P	P	P
OFFICE, PROFESSIONAL AND GENERAL IN EXISTENCE ON OR BEFORE DECEMBER 31, 2015				P				
STATE-LICENSED MEDICAL CLINICS	C	C	C		C	C	C	C

	OTC- WC	OTC- EC	OTC- HM	OTC- H	OTC- T	OTC- I	OTC- E	OTC- FM
TELECOMMUTING CENTERS	P	P	P		P	P	P	P
Light Industrial								
BAKERIES, WHOLESALE						P		
BREWERY, CRAFT	P	P	P		P	P	P	P
BUILDING MATERIAL STORAGE, INCLUDING SALES AND YARDS						P		
CABINETRY AND SPECIAL LUMBER MILL WORKING AND SALES						P		
COFFEE ROASTER	P	P	P		P	P	P	P
CONTRACTOR AND CONSTRUCTION SHOPS AND YARDS						P		
DATA STORAGE CENTERS						P		
EQUIPMENT SALES, REPAIR, AND STORAGE, COMMERCIAL						P		
FOOD PRODUCT MANUFACTURING						P		
LABORATORIES, RESEARCH AND DEVELOPMENT OR TESTING						P		
MANUFACTURING AND PROCESSING, GENERAL, INCLUDING THE ASSEMBLING OF COMPONENT PARTS, THE CREATION OF PRODUCTS, AND THE BLENDING OF MATERIALS						P		
OUTSIDE STORAGE AS A PRINCIPAL USE						P		
PRINTING AND PUBLISHING ESTABLISHMENTS						P		
RENTAL ESTABLISHMENTS						P		
RETAIL DISPLAY ROOMS FOR SALES AT INDUSTRIAL ESTABLISHMENTS OF PRODUCTS MANUFACTURED ON SITE OR OTHER PRODUCTS OF THE CORPORATION						P		

	OTC- WC	OTC- EC	OTC- HM	OTC- H	OTC- T	OTC- I	OTC- E	OTC- FM
WHOLESALE TRADE, WAREHOUSING, AND STORAGE ESTABLISHMENTS						P		
Civic/Institutional								
CIVIC FACILITIES, COMMUNITY CENTERS, LIBRARIES, MUSEUMS, PARKS, AND SIMILAR USES OF A NONCOMMERCIAL NATURE	P	P	P		P	P	P	P
LIBRARIES, MUSEUMS, PARKS, AND SIMILAR USES OF A NONCOMMERCIAL NATURE THAT ARE LOCATED ON A LOT WITH AN HISTORIC STRUCTURE OR ACTIVITY	P	P	P		P	P	P	P
Other								
BUS STATIONS	P	P	P	P	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	P	P	P	P
COMMERCIAL TELECOMMUNICATION FACILITIES PERMANENTLY LOCATED ON THE GROUND	C	C	C	C	C	C	C	C
COMMERCIAL TELECOMMUNICATION FACILITIES THAT ARE ANTENNAS ATTACHED TO A STRUCTURE IF THE ANTENNAE DOES NOT EXCEED 15 FEET IN HEIGHT ABOVE THE STRUCTURE, DOES NOT PROJECT MORE THAN TWO FEET BEYOND THE FAÇADE, DOES NOT SUPPORT LIGHTS OR SIGNS	P	P	P	P	P	P	P	P

	OTC- WC	OTC- EC	OTC- HM	OTC- H	OTC- T	OTC- I	OTC- E	OTC- FM
UNLESS REQUIRED FOR SAFETY REASONS, AND ACCESSORY STRUCTURES MEET THE REQUIREMENTS OF ARTICLE 18, TITLE 10.								
CONSTRUCTION OR SALES TRAILERS, TEMPORARY, IN AN APPROVED DEVELOPMENT ACTIVELY UNDER CONSTRUCTION	P	P	P	P	P	P	P	P
PUBLIC UTILITY, ESSENTIAL SERVICES	P	P	P	P	P	P	P	P
PUBLIC UTILITY USES	SE	SE	SE	SE	SE	SE	SE	SE
SMALL WIND ENERGY SYSTEM OR METEOROLOGICAL TOWER ON A LOT LESS THAN THREE ACRES	SE	SE	SE		SE	SE	SE	SE
SMALL WIND ENERGY SYSTEMS OR METEOROLOGICAL TOWERS ON A LOT OF AT LEAST THREE ACRES.	C	C	C		C	C	C	C
SOLAR ENERGY GENERATING FACILITY – ACCESSORY	P	P	P	P	P	P	P	P
SOLAR ENERGY GENERATING FACILITY - COMMUNITY, ROOFTOP-MOUNTED ONLY	C	C			C	C	C	C
STAGING AREAS FOR COUNTY CAPITAL PROJECTS	P	P			P	P	P	P
TRANSPORTATION, MULTIMODAL STATION	P	P						
¹ SEE 18-9-104 Conditions.								
² CONDITIONAL USE ONLY WHEN ADJACENT TO AN ELECTRICAL SUBSTATION OR UTILITY SUPPORT TOWER. USE MUST BE IMMEDIATELY ADJACENT TO UTILITY.								

[[§ 18-9-104. Applicability of other law.

Except as provided otherwise in the Odenton Town Center Master Plan, the Odenton Town Center Master Plan supersedes other provisions of this article and Article 17 of this Code to the extent of any conflict.]]

18-9-103. Bulk regulations.

EXCEPT AS PROVIDED OTHERWISE IN THIS ARTICLE, THE FOLLOWING BULK REGULATIONS ARE APPLICABLE IN THE ODENTON TOWN CENTER DISTRICTS:

Bulk Regulations	Zoning District							
	OTC- WC	OTC- EC	OTC- T	OTC- I	OTC- E	OTC- FM	OTC- HM	OTC- H
FLOOR AREA RATIO (FAR), MAXIMUM GROSS	4	3	2	1	1	1	1	
DENSITY, MAXIMUM GROSS (DU/ACRE)								3
MINIMUM HEIGHT ¹ (PRINCIPAL STRUCTURE) (FEET)	25	25	25					
MAXIMUM HEIGHT ² (PRINCIPAL STRUCTURE) (FEET)	100	100	100	50	50	50	45	35
MAXIMUM HEIGHT ³ (ACCESSORY STRUCTURE) (FEET)	100*	100*	100*	50*	50*	50*	45*	25*
FRONT SETBACK (MINIMUM - MAXIMUM) (FEET)	0 - 20; OR 0 - 45 FOR MINOR AND PRINCIPAL ARTERIALS	0 - 20; OR 0 - 45 FOR MINOR AND PRINCIPAL ARTERIALS	0 - 45	0 - 50	0 - 45	0 - 45	0 - 45	30 - 45
SIDE SETBACK (FEET)								7
REAR SETBACK (FEET)								
SETBACK FROM MD 32 (MINIMUM - MAXIMUM) (FEET)	35-45							
MINIMUM CORNER SIDE SETBACK (FEET)								15
MINIMUM FRONT SETBACK (ACCESSORY UNIT) (FEET)								50
MINIMUM LOT SIZE (SQUARE FEET)								14,000
MAXIMUM LOT COVERAGE BY STRUCTURES								20% OF GROSS AREA
MINIMUM LOT WIDTH (FEET)								70

1 FOR PROPERTIES LESS THAN TWO ACRES.

2 TOWERS, SPIRES, CHIMNEYS, AND OTHER SIMILAR UNINHABITED FEATURES MAY EXTEND BEYOND THE HEIGHT OF THE ROOF AND DO NOT COUNT TOWARD THE AVERAGE HEIGHT.

3 OR THE HEIGHT OF THE PRINCIPAL STRUCTURE, WHICHEVER IS LESS.

(A) FAR Calculation.

- (1) FAR AND OPEN AREA ARE CALCULATED BY A PROJECT'S GROSS SITE AREA, NOT PER LOT, PARCEL, STRUCTURE OR LAND USE.
- (2) STRUCTURED PARKING IS EXEMPT FROM THE FAR CALCULATION

(B) Setbacks. FRONT SETBACKS ARE CALCULATED FROM THE PROPERTY LINE IN THE LOCATION AS IT WILL EXIST AFTER ANY REQUIRED DEDICATION OF RIGHT-OF-WAY.

(C) FRONT SETBACKS MAY NOT BE EXPANDED BEYOND THE MAXIMUM SOLELY TO ACCOMMODATE ADDITIONAL SURFACE PARKING BETWEEN A BUILDING AND A ROADWAY.

(D) Noise mitigation; MD 32. FOR DEVELOPMENT ADJACENT TO MARYLAND 32, THE DEVELOPER SHALL:

(1) CONDUCT A NOISE STUDY USING FEDERAL HIGHWAY ADMINISTRATION PREDICTION METHODS TO IDENTIFY THE NOISE MITIGATION MEASURES THAT ARE NECESSARY TO REDUCE HIGHWAY TRAFFIC SOUND LEVEL TO BE AT OR BELOW 66 DBA IN ACTIVITY AREAS AND AT OR BELOW 45 DBA IN INDOOR RESIDENTIALLY OCCUPIED BUILDING SPACES; AND

(2) SUBJECT TO THE RESULTS OF THE NOISE STUDY REQUIRED IN ITEM (1), IF NOISE MITIGATION IS REQUIRED:

(I) PROVIDE OUTDOOR NOISE MITIGATION MEASURES TO MEET THE NOISE LEVELS SET FORTH IN ITEM (1) THAT SHALL BE LOCATED IN AN OPEN AREA MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMUNITY ASSOCIATION, OR COUNCIL OF CONDOMINIUM UNIT OWNERS AND NOTED ON THE FINAL PLAN OR THE FINAL RECORD PLAT TO BE RECORDED IN THE LAND RECORDS; OR

(II) IN THE ABSENCE OF AN OPEN AREA, PROVIDE A NOISE MITIGATION MAINTENANCE EASEMENT THAT SHALL BE NOTED ON THE FINAL PLAN OR THE FINAL RECORD PLAT TO BE RECORDED IN THE LAND RECORDS; AND

(III) PROVIDE ANY REQUIRED INDOOR NOISE MITIGATION MEASURES THAT SHALL BE INCLUDED ON THE BUILDING ARCHITECTURAL PLANS.

18-9-104. Conditions.

(A) THE FOLLOWING USES ARE CONDITIONAL USES, SUBJECT TO THE CONDITIONS SET FORTH:

(1) HOUSING FOR ELDERLY OF MODERATE MEANS SHALL CONSIST OF RENTAL DWELLING UNITS ONLY; SHALL COMPLY WITH THE CONDITIONS SET FORTH IN § 18-10-138(8) OF THIS CODE; AND SHALL BE ENCUMBERED BY A RECORDED COVENANT, ENFORCEABLE BY THE COUNTY OR ITS DESIGNEE, THAT SHALL COMPLY WITH THE CONDITIONS SET FORTH IN § 18-10-138(1)(I) THROUGH (III) OF THIS CODE.

(2) WORKFORCE HOUSING CONSISTING OF DWELLING UNITS OF ANY TYPE OR MIXTURE SHALL:

(I) BE ENCUMBERED BY A RECORDED COVENANT ENFORCEABLE BY THE COUNTY OR ITS DESIGNEE THAT SHALL COMPLY WITH THE CONDITIONS SET FORTH IN § 18-10-170(2)(I) THROUGH (V) OF THIS CODE;

(II) COMPLY WITH THE CONDITIONS SET FORTH IN § 18-10-170(8) OF THIS CODE;

AND

(III) HAVE HOME PRICES SET AT RATES CERTIFIED BY THE COUNTY OR ITS DESIGNEE TO BE AFFORDABLE TO A HOUSEHOLD WITH AN INCOME THAT DOES NOT EXCEED 80% OF THE MEDIAN INCOME ADJUSTED FOR HOUSEHOLD SIZE FOR THE BALTIMORE PRIMARY METROPOLITAN STATISTICAL AREA, AS DEFINED AND PUBLISHED ANNUALLY BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

(3) AN ASSISTED LIVING FACILITY SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

(I) THE MINIMUM SETBACK FROM ALL PROPERTY LINES SHALL BE 35 FEET;

(II) AN ASSISTED LIVING FACILITY MAY BE OPERATED IN CONJUNCTION WITH A NURSING HOME OR ADULT INDEPENDENT DWELLING UNITS OR BOTH, WHETHER OR NOT OWNED BY THE SAME ENTITY;

(III) A NURSING HOME OR ADULT INDEPENDENT DWELLING UNITS MAY BE LOCATED ON THE SAME LOT AS THE ASSISTED LIVING FACILITY OR ON ONE OR MORE ABUTTING LOTS, AND, IF LOCATED ON ONE OR MORE ABUTTING LOTS, SUBPARAGRAPH (I)1. DOES NOT APPLY TO THE LOT LINES SHARED BY SUCH ABUTTING LOTS;

(IV) COMPREHENSIVE CARE UNITS MAY BE PROVIDED; AND

(V) ACTIVITY SPACES SHALL BE LOCATED IN A MANNER TO SHIELD SURROUNDING RESIDENTIAL PROPERTY FROM THE EFFECTS OF NOISE, HAZARDS, OR OTHER OFFENSIVE CONDITIONS.

(4) A BED AND BREAKFAST HOME SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.

(I) THE HOME SHALL BE LOCATED IN AN OWNER-OCCUPIED SINGLE-FAMILY DETACHED DWELLING ON A LOT OF AT LEAST 11,000 SQUARE FEET.

(II) THE HOME MAY CONTAIN NO MORE THAN FIVE GUEST ROOMS FOR THE LODGING OF GUESTS FOR NO MORE THAN 14 CONSECUTIVE DAYS. THE OWNER SHALL MAINTAIN A RESERVATION LOG OF THE ARRIVAL AND DEPARTURE DATES OF ALL GUESTS FOR INSPECTION BY THE OFFICE OF PLANNING AND ZONING.

(III) GUEST ROOMS MAY NOT CONTAIN ANY COOKING FACILITIES, AND FOOD SERVICE SHALL BE PROVIDED ONLY FOR GUESTS AND ONLY IN A GROUP DINING AREA OF THE DWELLING.

(5) A BUSINESS COMPLEX WITH AUXILIARY USES SHALL COMPLY WITH THE REQUIREMENT:

(I) AUXILIARY USES MAY OCCUPY NO MORE THAN 50% OF THE FLOOR AREA OF THE BUSINESS COMPLEX.

(6) A NURSING HOME SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

(I) THE MINIMUM SETBACK FROM ALL PROPERTY LINES SHALL BE 35 FEET;

(II) A NURSING HOME MAY BE OPERATED IN CONJUNCTION WITH AN ASSISTED LIVING FACILITY OR ADULT INDEPENDENT DWELLING UNITS OR BOTH, WHETHER OR NOT OWNED BY THE SAME ENTITY;

(III) AN ASSISTED LIVING FACILITY OR ADULT INDEPENDENT DWELLING UNITS MAY BE LOCATED ON THE SAME LOT AS THE NURSING HOME OR ON ONE OR MORE ABUTTING LOTS, AND, IF LOCATED ON ONE OR MORE ABUTTING LOTS, SUBPARAGRAPH (III)1. DOES NOT APPLY TO THE LOT LINES SHARED BY SUCH ABUTTING LOTS;

(IV) EACH ACCESS DRIVE SHALL BE LOCATED AT LEAST 40 FEET FROM ANY RESIDENTIALLY ZONED PROPERTY; AND

(V) ACTIVITY SPACE SHALL BE LOCATED IN A MANNER TO SHIELD SURROUNDING RESIDENTIAL PROPERTY FROM THE EFFECTS OF NOISE, HAZARDS, OR OTHER OFFENSIVE CONDITIONS.

18-9-105. Mix of uses.

DEVELOPMENT PROJECTS WITH A GROSS DEVELOPABLE AREA OF FIVE ACRES OR GREATER IN THE OTC-EC, OTC-WC, OTC-HM, AND OTC-T DISTRICTS MUST CONTAIN A MIX OF ANY ALLOWED RESIDENTIAL, COMMERCIAL, LIGHT INDUSTRIAL, AND CIVIC OR INSTITUTIONAL USES AS SET FORTH IN ARTICLE 18 OF THIS CODE. THE MIX OF USES MAY BE IN A SINGLE BUILDING OR THROUGHOUT THE PROPERTY AND IS NOT REQUIRED TO COMPLY WITH ANY OTHER REQUIREMENTS FOR MIX OF USES IN THIS CODE.

18-9-106. Parking.

PARKING IN THE ODENTON TOWN CENTER DISTRICTS MUST COMPLY WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE REQUIREMENTS OF TITLE 3, SUBTITLE 1 OF THIS ARTICLE. IN CASES OF CONFLICT BETWEEN TITLE 3, SUBTITLE 1 AND THIS SECTION, THIS SECTION WILL CONTROL.

(A) Parking: adequacy, shared, and joint use.

(1) APPLICANTS MUST SHOW THAT THERE IS ADEQUATE PARKING AVAILABLE EITHER ON-SITE OR NEARBY IN LEASED SPACES OR PUBLIC FACILITIES TO MEET THE REQUIREMENTS FOR ANY NEW USE(S).

(2) WHEN FEASIBLE, ADJOINING PROPERTY OWNERS IN THE OTC-WC AND OTC-EC ZONING DISTRICTS SHOULD CREATE SHARED PARKING LOTS. CONNECTIONS BETWEEN PARKING LOTS MAY BE REQUIRED TO MINIMIZE CURB CUTS ONTO THE STREET.

(3) APPLICANTS MAY USE JOINT USE PARKING IN 18-3-105(B) PROVIDED THOSE SPACES ARE WITHIN 600 FEET OF THE PRIMARY DOOR OF ANY BUILDINGS AS MEASURED FROM THE EDGE OF THE PARKING LOT ALONG A PLANNED OR EXISTING WALKWAY.

(B) Structured parking.

(1) REQUIRED OFF-STREET PARKING SPACES SHALL BE LOCATED SO THAT THE PARKING STRUCTURE'S PEDESTRIAN ENTRANCE IS WITHIN 600 FEET OF THE PRIMARY BUILDING ENTRANCE AS MEASURED ALONG A DEFINED PEDESTRIAN ROUTE, EXCEPT THAT DESIGNATED OVERFLOW PARKING SPACES SHALL BE WITHIN 800 FEET.

(1) OVERFLOW PARKING IS DEFINED AS THOSE SPACES THAT ARE ANTICIPATED TO BE USED LESS THAN TWICE A WEEK ON AVERAGE OR ONLY FOR PEAK PERIODS (SUCH AS HOLIDAYS) DURING THE YEAR. DEVELOPMENT APPLICANTS ARE PERMITTED TO DESIGNATE UP TO 20 PERCENT OF PARKING AS “OVERFLOW PARKING.” OVERFLOW PARKING AREAS MAY BE SURFACED WITH GRASS, PAVED WITH SEMI-PERVIOUS MATERIALS, OR PLACED ON EXISTING PERVIOUS SURFACES AS APPROVED.

(2) STRUCTURED PARKING SHALL ORIENT THE STRUCTURE’S SHORTEST DIMENSION ALONG THE STREET EDGE.

(3) GARAGE AND EMISSION EXHAUST SYSTEMS SHALL BE LOCATED AWAY FROM PUBLIC PLAZAS AND PEDESTRIAN WAYS.

(4) PARKING FOR MULTIFAMILY RESIDENTIAL PROJECTS OF 100 UNITS OR MORE SHALL BE ACCOMMODATED IN A GARAGE STRUCTURE.

(C) Surface parking.

(1) ACTIVE FRONTAGE: SURFACE PARKING LOTS SHALL BE PLACED TO THE REAR, BETWEEN, OR TO THE SIDE OF BUILDINGS.

(2) A SINGLE DOUBLE LOADED ROW OF PARKING BETWEEN THE BUILDING AND THE ROADWAY IS PERMITTED IN THE OTC-I, OTC-T, OTC-FM, AND OTC-E ZONING DISTRICTS. THESE PARKING AREAS SHALL BE SCREENED FROM THE ROADWAY USING LANDSCAPING, LOW WALLS, OR OTHER APPROVED MEANS.

(D) Bicycle parking.

(1) ALL PROJECTS SHALL BICYCLE PARKING AT A RATE AS REQUIRED BY THE ANNE ARUNDEL COUNTY LANDSCAPE MANUAL.

(2) BICYCLE PARKING SHALL BE PROVIDED IN A VISIBLE AND PROMINENT LOCATION THAT IS LIT AT NIGHT AND PHYSICALLY PROTECTED FROM AUTOMOBILE PARKING TO PREVENT VEHICLES FROM INTRUDING INTO THE BICYCLE PARKING AREA. BICYCLE PARKING SHALL BE LOCATED IN AN AREA COVERED OR PROTECTED FROM THE WEATHER.

(3) A MINIMUM RADIUS OF FIVE FEET CLEAR OF OBSTRUCTIONS OR STRUCTURES AROUND THE BICYCLE RACK(S) SHALL BE PROVIDED.

(E) Electric vehicle charging station.

FOR MULTIFAMILY DWELLINGS AND MIXED USE DEVELOPMENT, AN ELECTRIC VEHICLE CHARGING STATION SHALL BE REQUIRED AT A RATE OF ONE ELECTRIC VEHICLE CHARGING STATION FOR EVERY 50 VEHICLE PARKING SPACES REQUIRED. FOR A BUSINESS COMPLEX WITH THREE OR MORE USES, AN ELECTRIC VEHICLE CHARGING STATION SHALL BE REQUIRED AT A RATE OF ONE ELECTRIC VEHICLE CHARGING STATION FOR EVERY 75 VEHICLE PARKING SPACES REQUIRED. ELECTRIC VEHICLE CHARGING STATION SPACES SHALL COUNT TOWARDS THE TOTAL NUMBER OF PARKING SPACES.

18-9-107. Signage.

SIGNAGE MUST COMPLY WITH THE REQUIREMENTS OF THIS TITLE AND SUBTITLE 3 OF TITLE 3. IN CASES OF CONFLICT BETWEEN SUBTITLE 3 OF TITLE 3 AND THIS SECTION, THIS SECTION WILL CONTROL.

(A) NEW SIGNS FOR PRE-EXISTING AND NEW DEVELOPMENT SHALL COMPLY WITH THIS SECTION.

(B) EXPOSED SUPPORTS OR GUY WIRES TO STABILIZE SIGNS ARE NOT PERMITTED IN THE OTC-WC AND OTC-EC ZONING DISTRICTS.

(C) ON-SITE VEHICULAR DIRECTIONAL SIGNS THAT DIRECTS VEHICULAR TRAFFIC TO A USE OR AREA SHALL NOT EXCEED FOUR SQUARE FEET IN AREA FOR EACH FACE OR A HEIGHT OF THREE FEET ABOVE GRADE.

(D) FACADE SIGNS: WALL SIGNS, AWNING AND CANOPY SIGNS, HANGING/BLADE SIGNS, WINDOW SIGNS, THEATRE MARQUEE SIGNS, DISPLAY BOXES, AND ELECTRONIC MESSAGE BOARDS THAT ARE ATTACHED TO A BUILDING FAÇADE SHALL CONSTITUTE FAÇADE SIGNAGE FOR THE PURPOSES OF CALCULATING ALLOWABLE SIGNAGE AREA QUANTITY.

(1) WALL SIGNS: WALL SIGNS SHALL BE MOUNTED FLUSH TO THE BUILDING FACE OR AFFIXED ALONG A CHANNEL. WALL SIGNS MAY TAKE THE FORM OF PANELS OR INDIVIDUAL LETTERS. WALL SIGNS SHALL BE LOCATED WITHIN A SIGN BAND ABOVE THE GROUND FLOOR DOOR AND WINDOW LEVEL, BUT BELOW THE SECOND FLOOR WINDOW SILL LEVEL.

(2) AWNING & CANOPY SIGNS:

(I) SIGNS ON AWNINGS MAY BE APPROVED ON THE SHED PORTION OR VALANCE FLAP OF THE AWNING.

(II) LETTER SIZES ON AWNINGS SHALL BE NO MORE THAN EIGHT INCHES TALL IN THE OTC-WC, OTC-EC, OTC-H, AND OTC-HM ZONING DISTRICTS AND 12 INCHES TALL IN ALL OTHER ODENTON TOWN CENTER ZONING DISTRICTS.

(III) NO MORE THAN 50 PERCENT OF THE VALANCE AREAS SHALL BE PART OF A SIGN AREA.

(IV) THE COLOR OF AN AWNING OR CANOPY SIGN SHALL BE COMPATIBLE WITH AND COMPLEMENTARY TO THE COLOR AND MATERIAL OF THE BUILDING TO WHICH IT IS ATTACHED.

(3) HANGING OR BLADE SIGNS:

(I) SIGNS THAT PROJECT FROM A BUILDING.

(II) THE SIZE OF A HANGING OR BLADE SIGN SHALL NOT EXCEED 10 SQUARE FEET.

(III) A HANGING OR BLADE SIGN SHALL BE HUNG PERPENDICULAR TO AND SHALL NOT PROJECT MORE THAN FOUR FEET FROM THE FACE OF THE BUILDING AND SHALL HAVE NO LESS THAN 7.5 FEET CLEARANCE ABOVE GRADE.

(IV) TO MINIMIZE VISUAL CLUTTER, HANGING OR BLADE SIGNS SHALL NOT BE LOCATED WITHIN 25 FEET FROM OTHER HANGING OR BLADE SIGNS OR PROJECTING SIGNS.

(4) WINDOW SIGNS:

(I) WINDOW SIGNS SHALL NOT OCCUPY MORE THAN 25 PERCENT OF THE TOTAL AREA OF THE WINDOW IN WHICH THEY ARE DISPLAYED.

(II) WINDOW SIGNS IN THE OTC-WC AND OTC-EC ZONING DISTRICTS SHALL BE RESTRICTED TO GROUND FLOOR WINDOWS.

(5) THEATER MARQUEE SIGNS: ONE SIGN ATTACHED TO A MARQUEE IS PERMITTED FOR A THEATER ESTABLISHMENT. THE SIGN MAY NOT EXCEED A TOTAL AREA OF 400 SQUARE FEET. THIS SIGN WILL NOT COUNT TOWARD THE FACADE SIGNAGE TOTAL.

(6) DISPLAY BOXES ARE PERMITTED AS PART OF THE ALLOWABLE AMOUNT OF FAÇADE SIGNAGE. DISPLAY BOXES IN THE OTC-WC AND OTC-EC ZONING DISTRICTS SHALL BE PLACED AT PEDESTRIAN EYE LEVEL AND MIMIC PROPORTION, PLACEMENT, HEIGHT, AND TRIM DETAILS OF THE WINDOWS ON THE BUILDING. SIGNAGE SHALL FOLLOW THE REQUIREMENTS FOR WINDOW SIGNS IN THIS SECTION.

(E) FREESTANDING SIGNS: MONUMENT SIGNS, FREESTANDING PEDESTRIAN DIRECTORY SIGNS, PORTABLE SIGNS, POST AND ARM SIGNS, AND ELECTRONIC MESSAGE BOARDS SHALL CONSTITUTE FREESTANDING SIGNAGE FOR THE PURPOSES OF CALCULATING ALLOWABLE SIGNAGE AREA QUANTITY.

(1) THE TOTAL AREA OF FREESTANDING SIGNAGE MAY NOT EXCEED THE LESSER OF ONE SQUARE FOOT FOR EACH ONE FOOT OF PROPERTY ROAD FRONTAGE (OR LENGTH OF SITE BOUNDARY SIGN WILL BE FACING) OR 200 SQUARE FEET.

(2) MONUMENT SIGNS:

(I) A MONUMENT SIGN SHALL BE A FREESTANDING SIGN THAT SITS FLUSH TO THE GROUND WITH A BASE THAT IS AS WIDE OR WIDER THAN THE SIGN FACE.

(II) MONUMENT SIGNS SHALL BE NO TALLER THAN TWENTY FEET IN HEIGHT MEASURED FROM GRADE TO THE TOP OF THE STRUCTURE, EXCEPT ALONG ARTERIALS WHERE THEY CAN BE UP TO TWENTY-FOUR FEET IN HEIGHT.

(III) WHEN A DEVELOPMENT DOES NOT DIRECTLY ABUT THE RIGHT-OF-WAY, A MONUMENT SIGN SHALL INCLUDE THE IDENTIFICATION OF THE STREET ADDRESS. MULTI-STORE DEVELOPMENTS SHALL DISPLAY THE RANGE OF STORE ADDRESSES FOR THAT DEVELOPMENT ON THEIR SIGN.

(IV) MONUMENT SIGNS SHALL HAVE A MAXIMUM OF 50 SQUARE FEET OF SIGN FACE AREA PER SIDE AND SHALL HAVE NO MORE THAN TWO SIGN FACES SEPARATED BY NO MORE THAN A 30-DEGREE ANGLE.

(V) ONE MONUMENT SIGN USED FOR IDENTIFYING THE DEVELOPMENT OR BUILDING NAME AND STREET NUMBER IS PERMITTED FOR EACH 500 FEET, OR FRACTION OF 500 FEET, OF FRONTAGE ALONG THE STREET FACING THE BUILDING FAÇADES WITH CUSTOMER ENTRANCES. THE MONUMENT SIGN SHALL BE VISIBLE FROM THE ABUTTING STREETS.

(3) FREESTANDING PEDESTRIAN DIRECTORY SIGNS:

(I) FREESTANDING PEDESTRIAN DIRECTORY SIGNS SHALL:

1. BE LOCATED AT PEDESTRIAN NETWORK INTERSECTIONS.
2. INCORPORATE A DIRECTORY OF AREA BUSINESSES AND A MAP OR OTHER GRAPHIC MEANS OF DIRECTION.
3. BE NO TALLER THAN SEVEN FEET IN HEIGHT MEASURED FROM GRADE TO THE TOP OF THE STRUCTURE.

4. HAVE A MAXIMUM OF 30 SQUARE FEET OF SIGN FACE AREA PER SIDE.

(II) IN ADDITION TO A FREESTANDING DESIGN, A PEDESTRIAN DIRECTORY SIGN MAY BE A WALL SIGN ATTACHED TO A BUILDING FAÇADE.

(III) ONE FREESTANDING PEDESTRIAN DIRECTORY SIGN IS PERMITTED FOR EACH 250 FEET OF FRONTAGE ALONG THE STREET FACING THE PRIMARY BUILDING FAÇADE. IN ADDITION, ONE FREESTANDING PEDESTRIAN DIRECTORY SIGN IS PERMITTED FOR EACH 500 FEET OF FRONTAGE ALONG THE STREET FACING OTHER BUILDING FACADES FEATURING A CUSTOMER ENTRANCE.

(4) PORTABLE SIGNS:

(I) A PORTABLE SIGN SHALL BE ANY SIGN OR ADVERTISING DEVICE THAT RESTS ON THE GROUND AND IS NOT DESIGNED TO BE PERMANENTLY ATTACHED TO A BUILDING OR PERMANENTLY ANCHORED TO THE GROUND.

(II) A-FRAME SIGNS SHALL HAVE A MAXIMUM SIGN AREA OF SIX SQUARE FEET. THE MAXIMUM HEIGHT, FROM GROUND LEVEL, SHALL BE THREE FEET, AND THE MAXIMUM WIDTH SHALL BE TWO FEET. OTHER PORTABLE SIGNS MAY STAND UP TO FOUR FEET TALL, PROVIDED THEY HAVE A POLE BASE AND THE SIGN FACE DOES NOT EXCEED TWO SQUARE FEET.

(III) PORTABLE SIGNS SHALL ONLY BE LOCATED ON PRIVATE PROPERTY OR WITHIN THE PUBLIC RIGHT-OF-WAY, PROVIDED THEY DO NOT INTERFERE WITH VEHICULAR ACCESS, PEDESTRIAN MOVEMENT, OR WHEELCHAIR ACCESS TO, THROUGH, AND AROUND THE SITE.

(IV) PORTABLE SIGNS SHALL BE USED ONLY DURING BUSINESS HOURS AND SHALL BE REMOVED DURING NON-BUSINESS HOURS.

(V) MATERIALS FOR PORTABLE SIGNS SHALL BE OF A PERMANENT NATURE AND NOT BE SUBJECT TO FADING OR DAMAGE FROM WEATHER. THE USE OF PAPER OR CLOTH IS NOT PERMITTED UNLESS LOCATED WITHIN A GLASS OR PLASTIC ENCLOSURE.

(5) POST AND ARM SIGNS: A POST AND ARM SIGN SHALL BE A PANEL HUNG FROM A CROSS ARM ON A FREESTANDING POST NO TALLER THAN SEVEN FEET AND SHALL HAVE A SIGN FACE AREA OF NO MORE THAN 12 SQUARE FEET AS MEASURED ON ONE SIDE. POST AND ARM SIGNS SHALL HAVE NO MORE THAN TWO SIDES.

(F) ELECTRONIC MESSAGE BOARDS: EXCEPT ON PROPERTIES LISTED ON THE COUNTY INVENTORY OF HISTORIC RESOURCES AND PROPERTIES LOCATED IN THE OTC-H ZONING DISTRICT, ELECTRONIC MESSAGE BOARDS MAY BE USED IN CONJUNCTION WITH ALLOWED WALL AND MONUMENT SIGNS. THE PLACEMENT OF AN ELECTRONIC MESSAGE BOARD WITHIN SIGHT OF A PROPERTY LISTED ON THE COUNTY INVENTORY OF HISTORIC RESOURCES OR ON A SCENIC AND HISTORIC ROAD SHALL MITIGATE ANY ADVERSE VISUAL IMPACT OF THE ELECTRONIC MESSAGE BOARD IN A MANNER DETERMINED BY THE OFFICE OF PLANNING AND ZONING.

(G) SERVICE WINDOWS: ONE FREESTANDING OR FAÇADE SIGN MAY BE INSTALLED IN RELATION TO THE OPERATION OF A BUSINESS OR SERVICE THAT IS PERMITTED TO OPERATE A TICKET, DRIVE-THROUGH, OR ORDERING WINDOW. THIS SIGN MAY NOT EXCEED A TOTAL AREA OF 32 SQUARE FEET OR A HEIGHT OF FIVE FEET. SIGNS MAY BE AN INTEGRAL PART OF A FUEL-DISPENSING PUMP, VENDING MACHINE, OR SERVICE APPLIANCE PERMITTED, BUT TOTAL SIGN AREA FOR THIS TYPE OF SIGNAGE SHALL NOT EXCEED 100 SQUARE FEET. SIGNAGE ON VENDING MACHINES, PUMPS, OR OTHER SERVICE

APPLIANCES WILL NOT COUNT TOWARD THIS TOTAL IF COMPLETELY SCREENED FROM PUBLIC STREETS.

(H) REAL ESTATE SIGNS:

(1) MULTI-FAMILY RESIDENTIAL:

(I) A PERMANENT SINGLE SIGN NOT EXCEEDING 48 SQUARE FEET IN AREA IS PERMITTED FOR EACH APARTMENT HOUSE, COMPLEX, OR SUBDIVISION. IF THE COMPLEX OR SUBDIVISION CONTAINS MORE THAN 100 UNITS, ADDITIONAL SIGNAGE SHALL BE PERMITTED NOT TO EXCEED TWO SIGNS, WITH A TOTAL SIGN AREA OF NOT MORE THAN 64 SQUARE FEET. IN LIEU OF MULTIPLE SIGNS AS ALLOWED HEREIN, THE TOTAL SIGN AREA MAY BE ALLOCATED TO ONE SIGN. PERMANENT REAL ESTATE SIGNS SHALL TAKE THE FORM OF MONUMENT SIGNS OR WALL SIGNS. THE PERMANENT REAL ESTATE SIGN MAY IDENTIFY THE DEVELOPMENT NAME, THE STREET NUMBER, THE LEASING COMPANY, AND LEASING AVAILABILITY, WHEN APPROPRIATE. LONG-TERM LEASING SIGNAGE NEEDS SHALL BE ADDRESSED IN THE DESIGN OF THE PERMANENT SIGN.

(II) DURING THE DEVELOPMENT AND SALE OR LEASING OF A RESIDENTIAL HOUSING PROJECT, ONE TEMPORARY SIGN NAMING THE DEVELOPMENT AND OTHER PERTINENT SALES INFORMATION, HAVING AN AREA NOT EXCEEDING 16 SQUARE FEET, SHALL BE PERMITTED ON THE ASSOCIATED PROPERTY. IF THE DEVELOPMENT HAS MULTIPLE STREET FRONTAGES, ONE ADDITIONAL SIGN OF LESSER OR EQUAL SIZE SHALL BE ALLOWED TO FACE ANOTHER FRONTAGE DIRECTION.

(2) INDIVIDUAL RESIDENTIAL UNITS: ONE TEMPORARY REAL ESTATE SIGN OFFERING THE SALE, RENTAL, OR LEASE OF THE PROPERTY ON WHICH IT IS LOCATED, IS PERMITTED. THE SIGN MAY NOT EXCEED SIX SQUARE FEET IN AREA OR A HEIGHT OF FIVE FEET ABOVE GRADE UNLESS PLACED IN A UNIT WINDOW. THE SIGN SHALL BE REMOVED WITHIN 30 DAYS AFTER THE DATE OF SETTLEMENT OR THE EXECUTION OF THE LEASE. NO MORE THAN ONE INDIVIDUAL UNIT REAL ESTATE SIGN MAY TAKE THE FORM OF A POST AND ARM SIGN ON EACH PROPERTY. ADDITIONAL UNIT SIGNS MUST BE PLACED IN WINDOWS, OR PREFERABLY, ONE GENERAL SIGN IS POSTED WITH CONTACT INFORMATION FOR ALL UNITS.

(3) OTHER REAL ESTATE SIGNS: ONE REAL ESTATE SIGN PLACED ON THE FAÇADE OF THE PRIMARY CUSTOMER ENTRY FAÇADE WALL OFFERING THE SALE, RENTAL, OR LEASE OF THE PROPERTY ON WHICH IT IS LOCATED IS PERMITTED. SUCH A SIGN MAY NOT EXCEED 16 SQUARE FEET. THE SIGN SHALL BE REMOVED WITHIN 30 DAYS AFTER THE DATE OF SETTLEMENT OR THE EXECUTION OF THE LEASE. ONE REAL ESTATE SIGN FOR EACH ROAD FRONTAGE, OFFERING THE SALE, RENTAL, OR LEASE OF THE PROPERTY ON WHICH IT IS LOCATED, IS PERMITTED. THE SIGN SHALL BE REMOVED WITHIN 30 DAYS AFTER THE DATE OF SETTLEMENT OR THE EXECUTION OF THE LEASE. THE SIGN MAY NOT EXCEED A HEIGHT OF 10 FEET ABOVE GRADE. THE MAXIMUM SIGN AREA OF SUCH SIGN SHALL NOT EXCEED:

(I) TWENTY-FOUR SQUARE FEET FOR A PROPERTY WITH LESS THAN 250 FEET OF ROAD FRONTAGE;

(II) FORTY-EIGHT SQUARE FEET FOR PROPERTY WITH AT LEAST 250 FEET BUT LESS THAN 500 FEET OF ROAD FRONTAGE; OR

(III) SIXTY-FOUR SQUARE FEET FOR PROPERTY WITH 500 FEET OR MORE OF ROAD FRONTAGE.

(J) THE FOLLOWING SIGN TYPES ARE PROHIBITED:

(1) INFLATABLE

(2) PYLON AND POLE

(3) VEHICLE MOUNTED SIGNS

(4) ANIMATED SIGNS; AND

(5) TWIRLERS, PROPELLERS, AND WIND-ACTIVATED DEVICES (INCLUDING FEATHER BANNERS).

TITLE 15. NONCONFORMING USES

18-15-102. Nonconforming uses generally.

(F) **Nonconforming uses within the Odenton Town Center.** ANY USES IN THE ODENTON TOWN CENTER THAT BECAME NONCONFORMING AS OF THE EFFECTIVE DATE OF BILL NO. __-23, MAY CONTINUE AS A LEGAL, NONCONFORMING USE WITHOUT REGISTRATION PROVIDED THAT THE USE DOES NOT CEASE OPERATION FOR 12-CONSECUTIVE MONTHS. ANY CHANGE OF USE ON OR AFTER THE EFFECTIVE DATE OF BILL NO. __-23 MUST COMPLY WITH THIS ORDINANCE. USES THAT CHOOSE TO REGISTER PURSUANT TO THIS SUBSECTION WILL HAVE COUNTY FEES WAIVED.

TITLE 16. ADMINISTRATIVE HEARINGS

18-16-303. Rezonings.

(c) **Restrictions.** A lot located in an Odenton [[Growth Management Area]] TOWN CENTER ZONING District may be rezoned only to another Odenton [[Growth Management Area]] TOWN CENTER ZONING District, and a lot that is not located in [[a sub-area]] THE ODENTON TOWN CENTER may not be [[administratively]] rezoned to an Odenton [[Growth Management Area]] TOWN CENTER ZONING District. [[A lot not designated as a mixed use development area in the General Development Plan or a small area plan may not be administratively rezoned to a mixed use district.]]

18-16-305. Variances.

(h) **Odenton [[Growth Management Area Districts]] TOWN CENTER.** [[A variance may not be granted to the provisions of the Odenton Town Center Master Plan.]] PROVISIONS OF TITLE 9, SUBTITLE 1 MAY BE VARIED ADMINISTRATIVELY UNDER A MODIFICATION OR THE INCENTIVE PROGRAM IN ACCORDANCE WITH § 17-7-822 OF THIS CODE.

Exhibit 1: Odenton Town Center zoning districts

