

Executive Summary of Proposed Code Changes

The following document identifies changes to the County Code that the Office of Planning and Zoning (OPZ) has proposed to support the 2022 Preliminary Draft Odenton Town Center Master Plan (Plan). Prior to this update, regulatory language could be found in the previous Odenton Town Center master plans, as well as in the County Code and design manuals. By transitioning the Plan to become a policy document, the existing regulations in the 2016 Odenton Town Center Master Plan are proposed to be moved to Articles 17 and 18 of the County Code. The purpose for this transition is to separate policy from law, improve clarity, eliminate redundancies, support a more flexible development review process, and support a more responsive process for updating regulations as needed.

The following is a broad overview of key changes and updates to the ordinance language proposed to be in Articles 17 and 18 in the County Code:

1. Relaxing the required mixed-use ratios to improve flexibility for developers while improving opportunities for the private sector to provide community amenities. The new threshold for the mixed-use ratio is now based on net-developable land.
2. Including “Workforce Housing” as an option for meeting the Civic/Institutional mixed-use ratio requirement.
3. Simplifying the six “OTC Sub-Areas” and 17 “Regulatory Blocks” from previous master plans to eight zoning districts. This change reduces confusion and improves predictability.
4. Distinguishing the West Core from the East Core of Odenton. Proposed zoning in the West Core—the area that surrounds the Odenton MARC Station—now supports higher densities than in the East Core.
5. Distinguishing the Historic Village Mix from the Historic district. Proposed zoning in the Historic district now also allows more small-scale businesses.
6. Aligning the permitted use chart with the community’s vision for Odenton Town Center so that most zoning districts now allow additional Retail and Service uses—such as restaurants in a multifamily building—while some more auto-oriented uses—such as gas stations—have been eliminated from the West and East Core. Self-storage facilities are limited to the East Core (in certain circumstances), Industrial, Transition, East Odenton Village Mix, and Ft. Meade Business Mix districts.
7. Simplifying the bulk regulations into one chart organized by zoning districts.
8. Adding an electric vehicle charging station requirement to emphasize the goal of Odenton becoming a modern, sustainable community that evolves with technology.
9. Removing overly prescriptive and ambiguous sign provisions.
10. Providing for the ability of contiguous property owners to coordinate public activity spaces during the development application process.
11. Incorporating roadway typical sections into the Design Manual.
12. Streamlining the vista and focal area provisions into the Landmark Locations guidelines.
13. Including a Community Amenity in a Public Activity Area to facilitate a sense of place and help reduce redundant amenities.
14. Changing the “Bonus Program” to an Incentive Program, similar to the Parole Town Center Master Plan. The flexibility for redevelopment and brownfield sites still remains.

Table of Contents

1. Article 17	pg. 3
2. Article 18	pg. 32
3. Landscape Manual	pg. 50
4. Design Manual	pg. 52

**Odenton Town Center
Preliminary Draft of Code Revisions**

Article 17. Subdivision and development

Title 3. Subdivision

Subtitle 2. Sketch plans

§ 17-3-203. Review; County report; developer re-submittal; notice of approval.

~~(f) Odenton Growth Management Area. In the Odenton Growth Management Area, development is subject to the review timeline set forth in the Odenton Town Center Master Plan.~~

(g) **Action on the application.** At any time after the filing of an application for sketch plan approval, the Office of Planning and Zoning may deny the application for failure to comply with the provisions of this Code, ~~the Odenton Town Center Master Plan~~, or other law. Otherwise, the Office shall approve the application for sketch plan approval.

Subtitle 3. Final plans

§ 17-3-303. Review process.

~~(e) Odenton Growth Management Area. In the Odenton Growth Management Area, development is subject to the review timeline set forth in the Odenton Town Center Master Plan.~~

(g) **Action on the application.** At any time after the filing of an application for sketch plan approval, the Office of Planning and Zoning may deny the application for failure to comply with the provisions of this Code, ~~the Odenton Town Center Master Plan~~, or other law. Otherwise, the Office shall approve the application for sketch plan approval.

Title 4. Site development

Subtitle 2. Sketch plans

§ 17-4-202. Site development plan.

(13) information that demonstrates compliance with the Glen Burnie Town Center Plan, ~~the Odenton Town Center Master Plan~~, or any other applicable plan or law;

§ 17-4-203. Review process.

~~(e) Odenton Growth Management Area. In the Odenton Growth Management Area, development is subject to the review timeline set forth in the Odenton Town Center Master Plan.~~

(f) Recommendation and approval. At any time after the filing of a site development plan associated with an application for a building or grading permit, the Office of Planning and Zoning may recommend to the Department of Inspections and Permits that the application be denied for failure to comply with the provisions of this Code, ~~the Odenton Town Center Master Plan~~, or other law, or failure to provide confirmation satisfactory to the Office of Planning and Zoning that any relocation assistance required to be paid to mobile home park residents has been fully paid. Otherwise, the Office shall recommend approval. No appeal may be taken from a recommendation made under this subsection. Approval of the permit by the Department of Inspections and Permits constitutes approval of the site development plan.

**Title 5. Adequate public facilities
Subtitle 2. Processing**

§ 17-5-201. Requirement to pass adequacy of public facilities tests; exemptions.

Development Type	Fire Suppression	Roads	Schools	Sewage Disposal	Storm Drain	Water Supply
Odenton Growth Management Area: nonresidential developments other than building additions of less than 1,000 square feet and tenant improvements	S	E¹	E	S	S	S
Odenton Growth Management Area and Parole Town Center Growth Management Area: nonresidential building additions of less than 1,000 square feet and tenant improvements	E	E	E	S	E	S
Odenton Growth Management Area: residential developments in the Θ-Cor-Core <u>OTC-WC and OTC-EC</u>	S	E¹	E	S	S	S
Odenton Growth Management Area and Parole Town Center Growth Management Area: residential building additions of less than 1,000 square feet	E	E	E	S	E	S
Odenton Growth Management Area: all other residential developments	S	E¹	S	S	S	S

¹ But subject to the requirements in ~~the Odenton Town Center Master Plan~~ **Title 7, Subtitle 8. Odenton Growth Management Area District.**

§ 17-5-401. Standards

(d) Odenton Town Center

- (i) Each intersection inside the Odenton Town Center, from all site access points to and including the first arterial intersection and other intersections**

identified by the Office of Planning and Zoning, shall operate within a defined measurement of intersection congestion during peak hours. Intersection congestion shall be measured using either Critical Lane Volume (CLV) or the comparable Highway Capacity Manual (HCM) measurement of delay equating to level of service (LOS). Congestion levels at intersections shall be at or less than the following:

1. 1450 CLV at all intersections within the Odenton Town Center that are outside the OTC-WC and OTC-EC zoning districts, or current delay standard per the HCM.
 2. 1600 CLV at all intersections in the OTC-WC and OTC-EC zoning districts, or current delay standard per the HCM.
- (ii) In order to analyze traffic during the most congested times of the day, traffic volumes and congestion will be measured during weekday AM and PM peak hours and Saturday midday peak hours.
- (iii) If the traffic generated to or from the site fails to meet the standards set forth in this section as determined by an approved traffic impact analysis, a site shall not be developed unless an applicant agrees to undertake mitigation measures per Article 17, Title 5 of the Anne Arundel County Code which may include one or more of the mitigation measures listed below. In selecting mitigation measures, an applicant must present, through a traffic analysis, that the mitigation measures will ensure that the projected intersection failure(s) will not be caused by or worsened by the project's projected trips. Mitigation measures include, but are not limited to the following:
1. Improvements to each substandard intersection that improve the intersection's level of service (LOS);
 2. Construction of one or more new roads, improvements to other existing roads, provision of smart signalization systems, diversion of person trips from auto to other modes, or other measures that will have a positive effect on the substandard intersection(s) and improve the failing intersection's level of service (LOS);
 3. Contribution to a County capital project for road improvements and construction within the Odenton Town Center;
 4. A significant improvement, as determined by the Planning and Zoning Officer, that will improve the County's ability to provide public transportation in the Odenton Town Center Growth Management Area;
 5. Provision of or contribution to long-term satellite parking placed beyond the congested intersection (either inside or in the vicinity of the Odenton Town Center) and served by adequate public transit, privately-funded shuttle service for the duration of the intersection failure and/or ride sharing; or provide shuttle service to the satellite parking; or
 6. Provision of traffic design and traffic directions using Intelligent Transportation Systems (ITS), Transportation System Management (TSM) and other measures to direct traffic to alternate routes through less congested intersections; or

7. contributions to bicycle, pedestrian and transit infrastructure

- (iv) In areas where, as a result of these requirements, multiple construction projects may be needed along the same road network over a short period of time, the County may elect to require developer contributions to a single County project rather than permit numerous small and overlapping construction projects to occur. Whenever feasible, applicants shall select mitigation measures that are part of, or consistent with, recommendations listed in the Odenton Town Center Master Plan.
- (v) Required to provide a traffic generation calculation for the site defining the number of net new off -site trips for the site during each of the defined peak periods, unless specifically exempted. This calculation shall include both base development and any requested bonus development. Off -site means all the trips that leave or enter the site, and excludes the trips that are generated among the uses on the site. This calculation shall be undertaken in accordance with the Traffic Impact Study Guidelines and Article 17, Title 5 of the Anne Arundel County Code and shall consider the following:
1. The number of existing off-site trips generated by the site.
 2. Estimates of the number of trips generated by each proposed land use using the current ITE trip generation standards or other County approved standard trip generation resource.
 3. Off -site trip reductions of up to 15 percent can be approved by Planning and Zoning Officer with written justification, due to one or more of the following:
 - a. The planned mix of uses on-site;
 - b. Public transit service availability, proximity to a transit center, and adequacy of the existing pedestrian and bikeway network;
 - c. An acceptable privately funded shuttle operation or Transportation Demand Management program such as car and van pooling, telecommuting or staggered hours that reduces peak hour trips; or
 - d. Provision of a series of off -site improvements such as walkways and bikeways that are sufficient to accommodate a portion of the person trips generated by the proposed use.
 4. Estimates of the total net new off -site trips during each required peak hour period. Where a traffic analysis has been accepted by the Office of Planning and Zoning for trips attributable to the most recent pre-existing uses on a renovation and/or redevelopment site, those trips shall be used to reduce the estimates of total net new off -site trips during each required peak hour period.
- (e) All applicants are required to provide traffic data in a format suitable for inclusion in the County transportation database in order to maintain the transportation model.
- (f) Projects that will generate 250 or more new average daily off -site trips are required to prepare a traffic impact study to determine whether traffic generated on roads within the Odenton Town Center complies with the acceptable level of congestion.

In order to better promote timely funding and construction of needed projects, capital projects must be listed as construction projects in the County Capital Budget and Program (CIP) or the State Consolidated Transportation Plan (CTP), or be fully bonded by a private party before they can be counted in traffic impact studies.

After completing the traffic impact analysis, if mitigation measures are required, the applicant shall develop a traffic mitigation plan with the following elements, if they cannot meet the standards.

- (i) **A list of mitigation measures for each proposed development phase and full build-out.**
 - (ii) **A developer's cost and schedule of contributions to County CIP projects and/or State CTP projects, if any.**
 - (iii) **A schedule and staging plan for both public and private construction projects.**
 - (iv) **A Public Works Agreement and/or an agreement with the Maryland Department of Transportation (MDOT).**
- (i) **Notwithstanding any provision herein to the contrary, if a site can be renovated and/or redeveloped, the owner shall be entitled to an offset for the vehicle trips generated by the pre-existing uses (that existed within three years) on the site. If the property is vacant at the time of study, and the prior use existed within three years of the TIS submission, the applicant must provide supporting information to justify assumptions made regarding the trip generation of the previous use. The owner shall submit a traffic analysis to the Office of Planning and Zoning that illustrates the pre-existing uses on the site, the square-footage attributable to such uses, and the trips generated by such uses. If the analysis is accepted, the number of trips attributed to the pre-existing uses may be used to offset the total net new off-site trips generated during each required peak hour period by the uses proposed in the renovation and/or redevelopment of the site for the purposes of complying with the standards regarding Adequate Public Facilities for Roads. The offset shall be available upon Office of Planning and Zoning's acceptance of the analysis; a Site Development application shall not be required. The off set shall not be forfeited even if one or more of the structures that contained the pre-existing uses is demolished or otherwise removed from the site.**

Title 7. Development requirements for particular types of development

Subtitle 8. Odenton Growth Management Area District

§ 17-7-801. Definitions.

In this subtitle, the following words have the meanings indicated:

(1) "Odenton Growth Management Area" means a part of the County established by the enactment of Bill No. 68-03 and designated in the Odenton Town Center Master Plan for the development of regional commercial and employment uses and for the development of high density residential uses.

(2) "Odenton Town Center Master Plan" means a plan that governs development in the Odenton Growth Management Area adopted by the County Council.

- (i) Activity Space means an area designed for strolling, gathering, play, dining, cultural activity, or other events. Activity Space may include a wide range of features such as a village green, plaza or square, courtyard, pocket park, rooftop garden, usable lawn or terrace, pool area, playground, ballfield, and other similar spaces. They may be public, private, or semi-private.
- (ii) Activity Space, Private/Semi-Private means an area designed for the exclusive use of residents in individual developments or defined customers or clients in a commercial or office setting.
- (iii) Activity Space, Public means an area that is designed for public activities on development sites with non-residential uses. These areas are intended for the shared use of the public, site occupants and site residents.
- (iv) Major renovation means the renovation of a building in which, at the time of the project, it is anticipated that the scope of the renovation will be 10,000 square feet or greater.
- (v) Massing means the volume of a building combined with the overall composition of the façade.
- (vi) Odenton Growth Management Area means a part of the County established by the enactment of Bill No. 68-03 and designated in the Odenton Town Center Master Plan for the development of regional commercial and employment uses and for the development of high density residential uses.
- (vii) Rhythm means the spacing between and repetition of buildings and building elements such as windows, doors, and porches on a streetscape. Both are essential in establishing the character of a particular street.
- (viii) Scale means the measure of the relative size of a building or building component in relation to a known unit of measure and the visual relationship between a new building when viewed in context of existing buildings and landscape features in the immediate neighborhood.

§ 17-7-802. Establishment of the Odenton Growth Management Area.

The Odenton Growth Management Area was established by the enactment of Bill No. 68-03 and is designated in the Odenton Town Center Master Plan.

§ 17-7-803. Scope.

- (a) When applicable. The provisions of this subtitle, the Design Manual, and the Landscape Manual apply to all site development plans, subdivisions, grading permits, and building permits in the Parole Town Center Growth Management Area, as defined in the Parole Town Center Master Plan.
 - (1) New Development. All new developments are required to follow the site development or subdivision application process as described in Article 17 and to adhere to all applicable development requirements found in the Anne Arundel County Code.
 - (2) Pre-Existing Development. Redevelopment of existing developed sites is required to follow the development review process described in Article 17, Titles 3 and 4 and to adhere to all applicable development requirements in the Anne Arundel County Code. The following projects or specific uses are not required to conform to the requirements of this section:

- (i) Projects that demolish and reconstruct less than 1,000 square feet of an existing structure.
- (ii) Projects that increase the existing floor area by less than 1,000 square feet, add an ancillary building of less than 1,000 square feet, or disturb less than 5,000 square feet of the site.
- (3) Renovations, alterations, additions, and/or reconstruction of one existing single-family dwelling, townhouse or dwelling unit.
- (4) A hospital use.

§ 17-7-804. Multi-staged developments.

- (a) Multi-Staged Development. For development projects to be completed in two or more phases, the following shall apply:
 - (1) At the time of Site Development Plan Application and/or Subdivision Application submittal, the applicant shall provide a multi-phase plan that includes a timetable for development of the proposed uses during each phase. For mixed-use projects, every effort should be made to provide a balance of uses at each phase of development; however, consideration will be given to allowing a larger proportion of one use prior to other uses being constructed with suitable justification provided to the Office of Planning and Zoning.

§ 17-7-805. Method of development.

- (a) Development in the Odenton Growth Management Area shall be governed by the provisions of the Code. A developer may opt for an application for development in the Odenton Growth Management Area that was submitted before the effective date of Bill xx-xx to be governed by this section as it existed prior to the effective date of Bill xx-xx.
- (b) An owner shall make election in the form required by the Office of Planning and Zoning before beginning any activity that requires a building or other construction permit or before filing an application for a variance.

§ 17-7-806. Transportation.

- (a) Applicants proposing developments adjacent to or that front on roads identified as Planned in the Odenton Town Center Master Plan shall coordinate with the County's Office of Transportation, Department of Public Works, and Office of Planning to determine the extent of improvements.
- (b) Developments are required to follow the Odenton Town Center guidelines found in the Design Manual.
- (c) Developments shall locate ingress/egress or new roads to align with existing intersections when possible.
- (d) In order to reserve space for anticipated road improvements and widening in accordance with the provisions for land reservation in Article 17 of the County Code, right of way along certain roads may be increased by the Office of Planning and Zoning. The exact right of way required shall be established at the time of Site Development Plan and/or Subdivision Plan application.
- (e) At the time of Site Development, Subdivision, and/or Building Permit approval, all development applicants are required to provide right-of-way dedications consistent with the road and streetscape improvements required in accordance with the

provisions for land reservation in Article 17 of the County Code. Such dedications for Planned Roads identified in the Odenton Town Center Master Plan may be credited towards Adequate Public Facilities (APF) requirements. Transfers of dedicated land within approved multi-staged developments may be delayed until needed, subject to the approval of the Office of Planning and Zoning.

- (f) No permits for structures will be granted on land reserved as future rights-of-way for new roads, road expansions or other public facilities.
- (g) Development applicants are required to provide the necessary on-site improvements to accommodate proposed trails found in the Odenton Town Center Master Plan. Additional rights-of-way and/or public pedestrian easements shall be provided as needed to accommodate these improvements through right-of-way dedication.
- (h) Multi-phased developments are required to establish a continuous road frontage pedestrian network as part of phase one improvements. Internal connections to buildings should be provided as buildings are constructed. Such phased projects may use an interim standard for streetscape design initially and construction of final streetscape treatments proportional to the site construction of each phase.
- (i) All improved intersections shall accommodate pedestrians and bicycles with improvements including but not limited to marked crossings, signal timing, and other design protections such as ADA standards, pedestrian refuges and/or walkway bump-outs on wider streets and appropriate signage and pavement markings, subject to the Department of Public Works - Traffic Engineering.
- (j) Where access to and from State-maintained roadways is involved, comments and concerns provided by the Maryland State Highway Administration shall govern the requirements for this section. Left-hand turning movements that cross opposing lanes should only be considered if studies can adequately demonstrate that full access can be achieved without compromising safety of the motorists and pedestrians or bringing capacity of the roadway below an acceptable level of service. Median cuts in existing and planned medians should be limited to those needed for safety, access, and mid-block u-turns, where approved, to increase multi-modal capacity. Curb cuts for right-in, right-out movements should be limited. Developments along these corridors shall be required to provide shared alleys, drive lanes, frontage roads and/or parking connections that will direct movements to signalized intersections, and to coordinate these improvements with adjoining properties.

§ 17-7-807. Urban form.

(a) Landmark locations:

(1) Development that has frontage at the following intersections are designated as Landmark locations:

- (i) MD 175 and Nevada Avenue
- (ii) Town Center Boulevard and Hale Street
- (iii) Town Center Boulevard and MD 175
- (iv) Town Center Boulevard and Duckens Street
- (v) MD 170/Piney Orchard Parkway and MD 175
- (vi) Hale Street and Nevada Avenue
- (vii) Baldwin Road and MD 175

- (2) Developments at these Landmark locations shall incorporate special architectural features such as:
 - (i) Distinctive rooflines such as decorative pitched roofs, penthouses, cupolas, towers, spires, or artwork at the cornice line that are designed to enhance the street view.
 - (ii) Over-scaled ornamental entrances and building corner features facing diagonally into major intersections and designed to reinforce the pedestrian activity at the corner.
 - (iii) Decorative facades with arcades, balconies, and roof terraces designed to encourage building occupants to interact with adjoining public spaces.
 - (iv) A Public Activity Space or a series of Public Activity Spaces that includes one Community Amenity.
- (3) Architectural features shall not obstruct vehicular sight distance.
- (b) Gateway locations:
 - (1) Development that has frontage at the following intersections are designated as Gateway locations:
 - (i) MD 175 (southbound) and Jackson Grove Road
 - (ii) MD 175 (east and westbound) and MD 32 on/off ramp
 - (iii) Odenton Avenue (northbound) and Hale Street
 - (iv) Town Center Boulevard (southbound) and Odenton Avenue
 - (v) MD 170 (southbound) and MD 32 off ramp
 - (vi) MD 170 (northbound) and Odenton Road
 - (vii) Properties abutting the Sappington Station roundabout

§ 17-7-808. Pedestrian System.

- (a) An alternative to a street sidewalk or surface pedestrian crossing may be approved if determined by the County or State that the sidewalk or crossing is unfeasible or unsafe due to one or more of the following constraints:
 - (1) Posted speed limits of 45 miles per hour or greater; or
 - (2) The crossing distance is greater than 60 feet; or
 - (3) Natural feature, such as an environmental constraint; or
 - (4) An established pattern of existing buildings that makes a pedestrian-oriented street front unfeasible.
- (b) Such an alternative to the street sidewalk must, in the form of an easement or right of way, be as direct of a route as possible between the two points and include a hiker/biker trail, a connecting walkway internal to the site, or other directly connecting outdoor spaces such as plazas, courtyards, squares, or gardens. An alternative route must effectively prohibit pedestrians from crossing the street by use of barriers or other means. These means must span at least the distance of the constraints identified in (a).
- (c) The pedestrian system in the OTC-WC and OTC-EC zoning districts shall take precedence over vehicular traffic whenever conflicts or crossings arise. This means that clear pedestrian crossings shall be provided, and vehicular traffic shall be made to slow for pedestrians through signage, raised crossings at intersections and

- driveways, rumble strips or other means as approved by the County or State Highway Administration depending on ownership of the roadway or intersection.
- (d) Paving materials, colors, patterns, and design as well as detailing of elements such as ADA-accessible ramps and tree pits, shall be coordinated with the Design Manual where possible throughout the OTC-WC and OTC-EC zoning districts to create a unified character. Crosswalk markings shall be standardized, and shall be either painted or constructed of decorative paving, as directed by the County or State Highway Administration depending on ownership of the roadway or intersection.
 - (e) A pedestrian walk that coordinates with those of adjacent properties shall be provided between any high concentrations of uses. This includes links between areas such as housing and shopping as well as where dirt paths indicate extensive pedestrian traffic.
 - (f) Sidewalk links must be provided between parking and commercial building entries, and between the public sidewalk and these entries. Landscaping must be provided in customer entry and parking areas.
 - (g) Sidewalks shall be set directly against the curb unless a planting strip is called for in the Design Manual, in which case the planting strip shall be adjacent to the curb.
 - (h) All non-residential buildings not directly set against the right-of-way edge shall provide a sidewalk pavement as needed to extend from the public sidewalk edge to the building face. This area shall be paved in a similar material as the sidewalk.
 - (i) All residential buildings not directly set against the right-of-way edge shall provide pedestrian walkways of no less than five feet in width, from the public sidewalk or right-of-way to the principal resident entrance of all principal buildings on the site, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials for at least 50 percent of their length.
 - (j) Special design features such as towers, arcades, porticos, pedestrian light fixtures, bollards, planter walls, and/or other architectural elements shall be used to define pedestrian walkways.
 - (k) All pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

§ 17-7-809. Lighting.

- (a) All light fixtures to be placed in County rights-of-way shall be approved in accordance with the Design Manual. Streetlights are required along all streets and sidewalks.
- (b) Lighting fixtures shall be selected to coordinate with the acorn fixture styles specified by BGE as used at the Odenton MARC train station and along MD 175.
- (c) Any streetlight that is installed or maintained at the expense of the County must be included in the Public Service Commission's public street light schedule.

§ 17-7-810. Site access and internal circulation.

- (a) When a commercial, institutional, or multi-family site abuts a planned or existing County or regional trail for bicycle users; the applicant shall coordinate with the

Department of Recreation and Parks and the Department of Public Works to determine whether trail connections should be provided and if they can be coordinated with the nearby properties.

- (b) All circulation patterns must be designed to minimize driveway access onto Arterials and Collectors. Adjoining properties may be required to share or coordinate curb cuts, service alleys, frontage roads, and other features to achieve this standard.
- (c) Driveways must be coordinated with existing or planned median openings when the abutting road has existing or planned medians.
- (d) Circulation patterns shall be designed to minimize paving surface area.
- (e) Developments at the MARC Odenton train station shall include a "Kiss and Ride" Lane adjacent to the train station, unless already provided.
- (f) Developments at transportation hubs, including the MARC station, shall ensure there is adequate infrastructure and right of way for drop off areas for buses, taxis, ride-share, etc.

§ 17-7-811. Public and Private/Semi-Private Activity Space.

- (a) Public Activity Space is designed for strolling, gathering, play, dining, cultural activity or other events and be accessible to the public. It may be in interior, exterior or rooftop locations and may include a wide range of features such as a village green, plaza or square, courtyard, pocket park, rooftop garden or terrace, atrium lobby, or food court.
- (b) Private/Semi-Private Activity Space may be in interior, exterior or rooftop locations and include a wide range of features such as usable lawns and terraces, pool areas, fitness rooms, rooftop gardens and similar spaces.
- (c) Minimum Activity Space required is one square foot for every 10 square feet of floor area. Activity space may be apportioned between Public Activity Space and Private/Semi-Private Activity Space, unless where specified.
- (d) Public Activity Spaces shall be located in a manner that allows good visibility from the street or residential developments.
- (e) No driveways, parking spaces, passenger drop-offs, loading areas, or trash collection facilities larger than 45 gallons shall be permitted in a Public or Private/Semi-Private Activity Space. If such uses are located near an Activity Space, they shall be separated and visually screened through the use of walls or plant materials.
- (f) Each Public Activity Space in the OTC-WC, OTC-EC, and OTC-T zoning districts shall incorporate at least one Community Amenity (§ 17-7-813) that enhances the space.
- (g) Adjacent property owners may cooperatively provide Public Activity Space that in total meets or exceeds the requirements, by approval of the Office of Planning and Zoning. This cooperation must be in the form of a legal agreement, a partnership, or an easement.
- (h) Development projects that are contiguous and are in the same phase of review, shall coordinate their Public Activity Spaces and Green Area to create a more meaningful and functional Public Activity Spaces.

§ 17-7-812. Green Area.

- (a) A minimum of 10% of the gross site area must be provided as Green Area.

§ 17-7-813. Community Amenity.

- (a) Community Amenities shall provide character, add function, or help activate an area in the public domain, and thus be accessible to the public.
- (b) Examples of Community Amenities include, but are not limited to: public art, monuments, decorative fountains, multi-modal transportation amenities (including transit facilities, bikeshare, bicycle racks), picnic tables and benches, parks or other recreational facilities (such as dog parks, splash pads, tot lots, and trails), and educational or directional kiosks. Additional Community Amenities can be found in the “Suggested Proffers” section of the Odenton Town Center Master Plan.
- (c) The Community Amenity is in addition to Activity Space requirements or Landscape Manual requirements, where applicable.
- (d) Exterior vending machines are allowed if enclosed within a special architectural feature designed to be compatible with the neighboring architecture.
- (e) Applicants are encouraged to consult the Community Amenity map to identify which Community Amenity is desired. Applicants should refrain from proposing Community Amenities that are already provided in the area unless otherwise noted.
- (f) The Community Amenity map is published and kept by the Office of Planning and Zoning. It is updated as new developments are constructed.

§ 17-7-814. Massing.

- (a) Towers, spires, chimneys, and other similar uninhabited features may extend a maximum of 15 feet above the roofline on all buildings and may extend a maximum of 30 feet above the roofline on all buildings on sites designated as Landmark locations. A tower, antenna, or monopole for a commercial telecommunication facility will not be subject to these height limitations, provided it is located in an area to minimize its appearance from public streets and any neighboring residential area.
- (b) Buildings over six stories in height, regardless of location are also required to meet the minimum design standards for Landmark locations.
- (c) OTC-WC and OTC-EC zoning districts: Massing: Developments that include groupings of buildings exceeding 160,000 square feet shall provide an exterior publicly accessible pedestrian pathway through the block.
- (d) OTC-I zoning district: A tower, antenna, or public utility structure may exceed 15 feet above the roofline provided it does not exceed 60 feet in height and is located in an area to minimize its appearance from public streets and any neighboring non-industrial area.
- (e) The following materials are prohibited: cement block with a plain finish; prefabricated tilt-up metal; and corrugated metal.

§ 17-7-815. Orientation.

- (a) The longest dimension of a building shall be oriented parallel to the street most designated for pedestrian activities, wherever feasible.
- (b) Buildings on corner sites shall be oriented to have their primary façades and primary pedestrian entrances facing the corner of streets with pedestrian activity.

- (c) Developments larger than 100,000 square feet shall establish a main entryway and an internal parking area. Automobile and pedestrian interconnectivity may be designed so that the focus and activity are internal, but still must establish a functional façade with pedestrian walkways along roadway frontages.
- (d) Roads other than alleys shall be designed to provide a connection between subdivisions of similar zoning and use unless the Office of Planning and Zoning determines that the interconnection will result in unnecessary impact to the environment or adjacent residentially zoned and developed properties.
- (e) For projects at road intersections:
 - (1) The tallest buildings and/or tallest features of buildings shall be placed at the corners of the blocks to make the most effective use of the space and prominence.
 - (2) Building corners at intersections shall be treated with prominent building entries, retail display windows, or other architectural features creating an active pedestrian environment.
 - (3) Gateway corner locations shall take priority when deciding which corners and locations will contain the most prominent entrances and features.
- (f) OTC-WC and OTC-EC zoning districts:
 - (1) Parking lots and service alleys shall be placed internal to the block. Parking lots shall not be located between the building and the sidewalk.
- (g) OTC-T zoning districts:
 - (1) Taller buildings shall be located behind smaller out-parcel buildings along the street to maintain the pedestrian environment along the street.
 - (2) No more than a single row of parking and a single drive lane may be placed between a building and the street.

§ 17-7-816. Facades.

- (a) The ground floor facades of all non-residential buildings located in areas except the OTC-I zoning district shall be differentiated from upper stories in recognition of the differences in the character of activities at the pedestrian level. Architectural devices such as cornice lines, changes of material, stepped building faces, sign bands, and other devices shall be used to create a distinction.
- (b) The exterior wall facades oriented towards the public street shall be well articulated to provide visual interest. Wall plane projections, wall recesses, fake windows, projecting windows, window boxes and planters, overhangs, and other design features should be used to add texture and to break one large façade into multiple smaller wall facades.
- (c) Side and rear walls that will be visible from public streets and/or Activity Spaces shall be articulated with windows, recesses, chimneys, downspouts, or other architectural features that provide contrast and shadow patterns on an otherwise plain façade. Such detailing shall be consistent with the style and level of finish on the front façade.
- (d) When approved by County staff, side facades located in areas away from pedestrian activity may be detailed with faux architectural murals to simulate three-dimensional architectural relief. Realistic architectural style consistent with the front façade is recommended. Scenery style murals shall be avoided.

- (e) Window openings shall be created in all facades visible from public streets.
- (f) OTC-T, OTC-E and OTC-FM zoning district: Facades
 - (1) Accessory structures shall be architecturally consistent with the primary structures on the site in the use of color, material, and detailing, if not form. Where multi-building developments require updating, accessory structures shall be remodeled in conjunction with an upgrade of the entire development.

§ 17-7-817. Active and semi-active frontage.

- (a) Active Frontage:
 - (1) Duckens Street
 - (2) MD 175 (Baldwin Road to railroad track overpass)
 - (3) Hale Street
 - (4) Nevada Avenue
 - (5) Town Center Boulevard (Odenton Road to Hale Street)
 - (6) Dare Street
 - (7) Baldwin Road
- (b) Semi-active Frontage:
 - (1) MD 175 (Jackson Grove Road to MD 32 interchange)
 - (2) Odenton Road (Duckens Street to Higgins Drive)
 - (3) Town Center Boulevard (Hale Street to MD 32 underpass)
 - (4) MD 175 (railroad track overpass to Sappington Station circle)
 - (5) MD 170/Piney Orchard Parkway (southern Odenton Town Center Growth Manaboundary to MD 32)
- (c) Edges
 - (1) Commercial facades along Active Frontage edges shall have continuous building facades along at least 80 percent of the street frontage, except where unobtainable due to existing historic buildings that are to remain. Creation of a single, large dominating building mass shall be avoided. The project shall be divided into multiple buildings, or provide architectural articulation to reduce the building's visual mass.
 - (i) In situations where a site has multiple Active Frontage edges, the applicant shall provide a continuous building facade along at least 80 percent of one of the Active Frontage roads. The remaining frontages shall be edged with fences, walls or hedges along at least 80 percent of the street frontage.
 - (2) Commercial facades along Semi-Active Frontage edges shall have continuous building facades or be edged with fences, walls or hedges along at least 80 percent of the street frontage. Creation of a single, large dominating building mass shall be avoided. The project shall be divided into multiple buildings, or provide architectural articulation to reduce the building's visual mass.
 - (3) Residential facades for each individual property shall be continuous along at least 80 percent of the frontage on Active Frontage streets.
 - (4) Residential facades along Semi-Active Frontage edges shall have continuous building facades or be edged with fences, walls or hedges along at least 80 percent of the street frontage.

- (5) Edge elements, other than building facades, shall be at least three feet tall and no higher than six feet tall measured from the pedestrian pathway level.
- (6) Residential facades along Active Frontages are encouraged to feature individual residential unit entrances that connect directly to the sidewalk.
- (d) Variation.
 - (1) Facades that face Active Frontage streets shall develop a complex street face that incorporates at least four of the following: projecting windows; window boxes or other planters; porches; contrasting window framing or shutters; pedestrian-oriented signage; more than two colors; awnings; canopies or porticos; overhangs; recesses and/or projections; arcades; peaked roof forms; arches; architectural details such as tile work and moldings integrated into the building's structure and design; or other form of variation by approval of the Office of Planning and Zoning.
 - (2) Facades that face Semi-Active Frontage streets shall develop a complex street face that incorporates at least three of the elements listed above.
- (e) Transparency & Windows. Commercial ground floor facades that face Active Frontage corridor pathways shall be transparent for at least 75 percent of the horizontal length of the building façade.

§ 17-7-818. Entryways.

- (a) OTC-T, OTC-E, and OTC-FM zoning district. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring no less than two of the following: canopies or porticos; overhangs; recesses/projections; arcades; raised cornice parapets over the door; peaked roof forms; arches; outdoor patios; windows; architectural details such as tile work/moldings integrated into the building structure and design; or integrated planters or wing walls that incorporate landscaped areas and/or places for sitting.
- (b) OTC-WC and OTC-EC zoning districts.
 - (1) Pedestrian entrances shall be located along Active and Semi-Active street frontages, up to two entrances if a property fronts on three or more Active and Semi-Active street frontages.
 - (2) The primary entrances of buildings shall be oriented to face the public sidewalk and street, not interior parking lots.
 - (3) Buildings located on corner lots abutting primary street intersections shall have a customer entrance at the corner facing the intersection.
 - (4) Each principal building on a site shall have clearly defined, highly visible primary entrances featuring no less than three of the following: canopies or porticos; overhangs; recesses/ projections; arcades; raised cornice parapets over the door; peaked roof forms; arches; outdoor patios; windows; architectural details such as tile work/moldings integrated into the building structure and design; or integrated planters or wing walls that incorporate landscaped areas and/ or places for sitting.

§ 17-7-819. Roofs.

- (a) Variations in rooflines shall be used to add interest to and reduce the massive scale of large buildings.

- (b) All roofs shall have at least two of the following features:
 - (1) Parapets concealing roofs and rooftop equipment, such as HVAC units, from public view. The use of three-dimensional cornice treatments on the parapets is permitted.
 - (2) Overhanging eaves extending past the supporting walls.
 - (3) Sloping roofs that do not exceed the average height of the supporting walls.
 - (4) Two or more roof slope planes.
- (c) Roofs on buildings greater than 100 feet in length, measured horizontally on any side, shall incorporate a minimum of three of the following features listed in 17-7-820(b). Roofs shall be designed to create the impression of multiple buildings side by side where practical.
- (d) Flat-roofed buildings shall feature three-dimensional cornice treatments on all walls visible from public streets or walkways unless they are stepped and terraced back to form usable roof terrace area(s).
- (e) All penetrations (e.g., plumbing vents, exhaust vents, pipes, flues, but excluding chimneys) must be located on the least visible roof side and painted to match the sloped roof.
- (f) All rooftop heating, air conditioning, and ventilating equipment shall be screened from view or located in a manner to be screened from all views above and below. Noise, odor, and heat-generating equipment shall be located well away from pedestrian areas and set well above such areas where possible.

§ 17-7-820. Accessory structures.

- (a) All on-site storage structures that are greater than 120 square feet in floor area shall meet the basic design requirements for buildings of this section.
- (b) The use of shipping containers, trailer boxes, or unlicensed trucks for onsite storage is prohibited outside of the OTC-I zoning district.

§ 17-7-821. Additional requirements for special uses.

- (a) Auto-Oriented Businesses (e.g., Auto Repair, Service Shops, Car Washes) including drive-through restaurants
 - (1) Service areas and car washes shall provide adequate queuing space that does not impede vehicle circulation through the site or result in vehicles stacking into the street.
 - (2) Car wash openings shall be screened from public streets. Site design shall address circulation patterns to prevent stacking.
 - (3) Auto service areas shall be screened from the public rights-of-way with a solid evergreen hedge or solid wall that is no less than three feet and no more than five feet tall.

§ 17-7-822. Historic preservation.

- (a) Properties in the OTC-H and OTC-HM zoning district: renovations and redevelopment projects including those for single-family dwellings, shall comply with the Historic Preservation requirements and design standards in this section regardless of the increase in floor area on the site. Properties located in the hatched area of Exhibit 1 of Bill xx-xx [for purposes of the preliminary public review, see

map at the end of this document] are exempt from § 17-7-821, but must follow the requirements in Subtitle 8.

- (b) All contributing structures within the OTC-H and OTC-HM zoning district as designated in the Odenton Town Center Master Plan that contribute to the general and architectural history of Odenton shall be retained.
- (c) There are three contributing historic buildings in the Odenton Town Center that are located outside of the OTC-H and OTC-HM zoning districts. These buildings must be retained and subject to the same requirements as contributing historic buildings within the OTC-H and OTC-HM zoning district. Relocating these buildings will only be permitted as a last resort if there is no other viable alternative for their preservation, and approved by the Office of Planning and Zoning Cultural Resources Section. If relocated, they shall be appropriately sited on public or private land within the OTC-H and OTC-HM zoning districts.
- (d) In order to preserve the historic character of all existing contributing buildings, exterior changes, alterations, additions, and/or reconstruction of contributing historic buildings shall comply with the design standards 17-7-823. The design standards apply only to building exteriors, unless encumbered by a preservation easement.
- (e) Design Standards for Rehabilitation of Contributing Historic Buildings
 - (1) Historic building features and historic materials shall be retained and preserved through proper maintenance and repair, rather than be removed, replaced or altered.
 - (i) Original building materials, if present, shall be retained.
 - (ii) Original windows, dormers and doors, if present, shall be retained.
 - (1) Window and door openings shall not be made smaller or larger than the original.
 - (2) Storm windows and doors are permitted as long as they are installed in a sensitive manner.
 - (iii) The original roofing style must be maintained and if present, the chimney style.
 - (1) Roof mounted solar panels shall be approved by the Office of Planning & Zoning Cultural Resources Section. Approval of a rooftop solar energy system shall require installation on a secondary façade, have minimal impact to historic materials, and be a reversible modification. Systems may not be mounted on the rooftops of contributing properties listed on or eligible for the National Register of Historic Places.
 - (iv) Repairs to the structure of a porch shall not change the visual character of the porch.
 - (1) Enclosing porches is allowed, but shall be done in a sensitive manner that does not create opaque walls where they did not originally exist.
 - (2) Screening porches is preferred to glass.
 - (3) Porch enclosures must maintain transparency and be visually readable as a porch.

- (4) Prominent porch fixtures such as columns, railings, and piers shall be retained and visible.
 - (v) Original exterior features including shutters, trim, cornices, columns, and other architectural embellishments shall be retained.
 - (vi) Contributing accessory structures such as detached garages shall be retained unless the structure is deemed unsafe and is deteriorated beyond repair.
 - (2) Replacement of severely deteriorated features that are beyond repair shall be replaced with in-kind materials. In-kind materials are materials of the same type and design that match in color, pattern, texture, profile and appearance the original or existing material.
 - (3) Restoration, replacement, or reconstruction of any building feature shall be substantiated by documentary, physical, or pictorial evidence, if available, or be historically appropriate to the architectural style (ie. roof restoration, siding restoration, porch restoration/reconstruction, window restoration or replacement).
 - (i) The design for a new accessory structure such as a detached garage (after the original is removed) shall be based on the original and substantiated by documentary, physical, or pictorial evidence, or guided by the design of the primary structure or nearby secondary structures of the same architectural style.
 - (4) Alternate materials will be considered if using historically appropriate replacement materials or in kind materials (ie. wood) is not economically feasible or available.
 - (i) The use of alternative building materials will be determined on a case by case basis by the Office of Planning and Zoning. The decision will be based on the building feature, the type of material, and the property's integrity.
 - (ii) Approved alternate materials shall match the old in design, texture, and appearance.
 - (5) If a site or structure is determined by research to possess high historic, archeological, or architectural significance, these regulations shall be strictly interpreted. Interpretation shall be more lenient for sites or structures that have less historic significance or where physical integrity has been compromised.
- (f) Design Standards for Additions to Contributing Historic Buildings
 - (1) Additions to existing contributing historic buildings shall be subordinate to the main structure in mass, height, scale, and detail.
 - (2) The design of the addition shall respect the design characteristics of the original building; however, the addition should be differentiated so that it is not mistaken as part of the original building.
 - (3) Wherever possible, additions shall be located on a secondary façade, not visible from the public road (i.e. the rear or side façade).
 - (4) Front porch additions shall only be added to a house where the architectural style of the house traditionally exhibits this feature. New porch designs shall be sensitive to the architectural style of the house.

- (5) Additions shall be constructed so that they can be removed in the future without damage to the historic building.
- (6) Materials and exterior features of new additions shall respect those of the historic building.
 - (i) Roofing materials on additions shall be compatible with materials on the existing structures.
 - (ii) Windows and doors in a new addition shall relate to the scale and proportion of original openings in the historic building
 - (iii) Exterior lighting of new additions shall be compatible with the historic area.
- (7) Construction of a new addition shall not destroy the significant historical or architectural fabric of the historic contributing building.
- (g) Design Standards for Contributing Historic Buildings and Compliance with the Americans with Disabilities Act (ADA)
 - (1) Ramps, elevators, or other modifications to historic structures required in order to comply with ADA requirements are allowed.
 - (2) Ramps, elevators, or other means of access must comply with the most recent edition of the ADA Accessibility Guidelines.
 - (i) Every effort shall be made to locate ramps in the least obtrusive areas of the site, preferably at the rear or side of the structure that they serve. If these locations do not meet the ADA guidelines, an alternative location will be considered.
 - (ii) When exterior doorway widening is required, secondary entryways located on the side or rear of the house are preferred. The primary front entryway shall be considered if secondary entryways cannot be used and alternative ADA compliance is not possible.
 - (iii) Ramp construction shall not result in the damage or removal of original historic material and shall be readily reversible.
 - (iv) The ramp shall be constructed of materials compatible with the existing structure.
 - (v) Wooden ramps shall either be of simple design and configuration or designed to match existing porch railings, and shall be compatible in scale, mass, and design with the existing porch.
 - (vi) If located substantially in the public view, the ramp shall be screened with landscaping where possible.
- (h) Design Standards for Site and Landscape Features with Contributing Historic Buildings
 - (1) Parking shall be located so as to minimize the impact on the streetscape. Where possible, parking shall be located behind structures and in the rear of the lot. Driveways shall be sited to minimize visual impacts to existing streetscapes.
 - (2) Accessory structures are those not attached to the principal building on the lot, including storage sheds and garages. Many of the contributing historic properties have a detached garage in the rear of the property. Maintaining this spatial relationship between principal and secondary structures is

important in maintaining the visual character of the street and neighborhood.

- (i) **New accessory structures shall be secondary in size and scale to the principal structure on the site and shall not exceed the principal structure in height.**
 - (ii) **The design of new accessory structures shall compliment the period and style of the principal building on the site**
- (3) **Exterior lighting of new buildings shall be compatible with the historic area.**
- (4) **New signs shall be compatible with the scale, proportions, form and architectural character of the buildings that they identify or to which they are applied.**
 - (i) **Backlit signs shall not be permitted in the OTC-H and OTC-HM zoning districts.**
- (5) **Fences and walls shall be compatible with the architectural character and design of the existing and surrounding buildings.**
 - (i) **Fences and walls shall not be more than four feet high along a public right-of-way**
 - (ii) **The use of solid board fences is discouraged, especially on the primary or public façade of the building. Consideration shall be made for corner lots and for special needs, such as pool fencing or animal enclosures.**
 - (iii) **Wood is the preferred fencing material in the OTC-H and OTC-HM zoning districts but is not required.**
 - (iv) **Wooden fences should be painted or stained in an appropriate fashion.**
- (i) **Architectural Design Standards for New Construction, Infill Development, and Non-Contributing Buildings**
 - (1) **Scale. General Infill Requirements: New infill construction, the size and proportion of the proposed structure (i.e. roof line and mass) and its individual building elements (i.e. windows and doors) shall be compatible with existing contributing buildings in the immediate neighborhood. The immediate neighborhood is considered the area within two to three blocks, or that which shares common streetscape or landscape features or is otherwise visually connected.**
 - (i) **OTC-H zoning district is to retain a high degree of historic integrity and exhibits a residential scale with its regularly placed single family homes, most of which are typically of the Bungalow or American Foursquare style, no more than 2 stories tall and sited on fairly large lots. In OTC-H, new infill construction, the size and proportion of the proposed structure (i.e. roof line and mass) and its individual building elements (i.e. windows and doors) shall be comparable and compatible with existing contributing historic buildings in the immediate neighborhood.**
 - (ii) **OTC-HM: The appropriate scale for new or infill development shall find a balance that relates to both the OTC-H and OTC-HM zoning districts and to the more densely developed adjacent zoning districts.**

When infill development is immediately adjacent to a contributing historic structure, care should be taken to respect the scale of that historic building.

- (2) Massing and rhythm. General Infill Requirements: New infill development shall be compatible with the existing massing and rhythm of buildings and their lots on both the immediate street and surrounding neighborhood in the respective regulatory block. On corner and through-lots, the building facades facing the existing street shall relate to the scale and massing of buildings facing and immediately adjacent to those on their respective streets. Corner buildings shall be designed to complete the predominant street form.
- (i) OTC-H: Infill development shall respect the existing massing and rhythm of the historic contributing buildings and their lots in the immediate neighborhood. The 1- and 2-story single family homes which form the core of this block provide the visual cues to achieve an infill proposal that is appropriate in mass and rhythm.
 - (ii) OTC-HM: New infill shall be compatible with the immediate neighborhood, which may include areas both in and outside of the OTC-H and OTC-HM zoning districts. Large new buildings such as townhouses, showrooms, storefronts, and other commercial establishments shall be designed as a series of masses in order to compartmentalize the volume of the overall structure. Use of building elements and forms that are evocative of the historic character of the entire zoning district is a useful method for ensuring compatibility while not replicating an historic building. The range of design solutions for ensuring that a larger new building is compatible with the more commonly seen detached dwellings found in the OTC-H and OTC-HM zoning districts can vary widely and each project may have a unique solution that can be considered appropriate under these standards. Particular consideration shall also be given to how new infill will visually transition to development outside the OTC-H and OTC-HM zoning districts.
- (3) Building height. General Infill Requirements: New infill development should be cognizant and sensitive to the prevailing heights and scale seen in the immediate neighborhood to ensure a compatible design.
- (i) OTC-H: The bulk regulation chart in Article 18 identifies the building heights. The height of a proposed new building shall be visually compatible with immediately adjacent buildings, particularly the height of each floor, and the height, form, and pitch of the roof. The façade height and proportions of new buildings shall be compatible with the predominant character of other buildings in the streetscape. Architectural historians commonly refer to a “half-story” when describing these low-pitched roof forms which offer viable living space within the roof form. For the purposes of these regulations, buildings shall be discussed in whole stories, which typically, for a residential dwelling, are considered the livable space within fully vertical walls that are on average 10 feet in height. The reference to a

- “half-story” is provided here to describe the stylistic characteristic seen in the above examples and throughout OTC-H.
- (ii) OTC-HM: includes residential buildings intermixed with commercial buildings, modern infill, larger irregularly shaped lots, and institutional structures, such as churches. With less defined regularity of the building stock on a given streetscape, and more variation in structure heights, specifically at the edges of the OTC-H and OTC-HM zoning districts, determining a compliant height shall consider the transition from the more residential scale of OTC-H to the more urban and higher density character of adjacent zoning districts. Proximity to non-residential features, open space, and transportation corridors shall also be considered.
- (1) The height of a proposed building shall be compatible with adjacent buildings and the immediate neighborhood in the zoning district and should offer a sympathetic visual transition to the zoning districts they abut, including those outside of the OTC-H and OTC-HM zoning districts. When new infill development is proposed adjacent to a contributing historic building, the prevailing height of the streetscape should heavily influence the proposed height of the new structure. If new infill is sited on a larger lot, or on the interior of a parcel, and lacks a direct visual connection to contributing resources, greater variation in height is appropriate if sensitively designed.
- (2) When possible, architectural and design solutions that minimize the building's perceived height should be applied. The use of dormer windows is encouraged in new building designs as they increase the usable space. Utilizing below grade space to attain more usable interior space while minimizing the apparent height on the exterior is encouraged. Stepping the third story back, towards the rear of the structure may also offer a design solution that reduces the perceived height of a building when viewed from the streetscape.
- (4) Orientation and Site Coverage. General Infill Requirements: Infill development shall respect the prevailing orientation of neighboring buildings. In the OTC-H and OTC-HM zoning districts, the contributing buildings' principal facades are oriented toward the street. This is a consistent pattern throughout which shall be preserved to maintain the visual continuity. Site coverage shall be governed by the allowable bulk regulations, and when appropriate should be tempered to respect the prevailing conditions of the immediate neighborhood and surrounding environment.
- (i) OTC-H. Infill development should be of a similar proportion to the site coverage on adjacent lots. The overall proportions of building-to-lot area shall remain consistent from lot to lot along the block.
- (ii) OTC-HM. Leniency to Floor Area Ratio shall be given in cases where a property is adjacent to transportation corridors, adjacent to land

that is not used for residential purposes, not visible from the public way, or on large vacant lots. For development on existing lots, or if lots are combined to create a larger development, compatible building-to-lot proportions of adjacent lots shall be suggested by breaking large building masses into smaller elements.

- (5) **Setback. General Infill Requirements:** The relationship of the historic streetscape is largely defined by the prevailing setbacks. Maintaining setbacks that are compatible with the immediate neighborhood promotes the compatibility of the new building with the neighborhood. Any new construction should address the street in a manner consistent with neighboring structures and the overall street form and character. The prevailing setback line from the existing street edge should be preserved. Maintaining uniform setbacks promotes the compatibility of the new building with the neighborhood.
- (i) OTC-H. The façade of a new building shall respect the alignment of existing building facades in the immediate neighborhood. Setbacks shall not be more than the largest setback of a subject property's adjacent properties and shall not be less than the smallest setback of adjacent properties. Adjacent property is defined as every property that shares a common boundary with the subject property.
 - (ii) OTC-HM. The prevailing setback line of buildings along an existing streetscape from the street edge will suggest an appropriate setback for new infill development. If new infill is proposed between or adjacent to an existing contributing building, the prevailing setback line from the shared road frontage shall be preserved. The setbacks for proposed new infill construction within the OTC-HM zoning district shall be visually compatible with existing conditions, adjacent buildings and the immediate streetscape, and should provide for a sensitive and sympathetic visual transition to the blocks they abut, including those both inside and outside of the OTC-H and OTC-HM zoning districts.
- (6) **Materials. General Requirements:** The fabric from which a building element is made has an important place in retaining and reinforcing the historic integrity of a resource. Materials for new buildings shall be compatible to materials found on existing contributing buildings in the OTC-H and OTC-HM zoning districts. Materials that would have traditionally been available and used during the historic period of significance are preferred, but modern materials may be used on new construction. Roofing materials for a new building shall relate to the design of the building and be compatible with the prevailing roofing materials of contributing historic buildings in the immediate neighborhood. New masonry construction shall be compatible with existing buildings in the historic district. Windows and doors in new buildings shall relate to the scale and proportion of openings on contributing historic buildings in the immediate neighborhood and to the design of the new building. Porches on new buildings shall be compatible in location, size, and design to porches on contributing historic buildings.

- (7) **Parking and Driveway Access. General Requirements: Parking shall be located so as to minimize the visual impact of the parking on the existing streetscape. Wherever possible, parking shall be located behind structures and in the rear of the lot. Parking areas shall be landscaped so that they are screened from the public view. Driveway or vehicle access to a parcel shall be located in such a way as to minimize visual impacts to the streetscape.**
- (i) **OTC-HM. Commercial parking areas shall be sited to the interior or rear of the property and landscaped so that the parking area is screened from the public view. Front loaded attached garages are prohibited for new infill construction.**
- (8) **Accessory Structures. General Requirements: Accessory structures shall be sited behind the primary dwelling, towards the rear of the lot and wherever possible, shall be located so that they cannot be seen from the public right-of-way.**
- (9) **Signage. General Infill Requirements: New signs shall be compatible with the scale, proportions, form and architectural character of the buildings that they identify and/or to which they are applied. Backlit signs shall not be permitted in the OTC-H and OTC-HM zoning districts.**
- (i) **OTC-H. Electronic message boards are not permitted.**
- (ii) **OTC-HM. Electronic message boards are permitted and shall comply with Article 18.**
- (10) **Fences and Walls. General Requirements: Fences and walls shall be compatible with the architectural character and design of the existing and surrounding buildings. Fences and walls shall not be more than four feet high along a public right-of-way. The use of solid board fences is discouraged, especially on the primary or public façade of the building. Consideration shall be given for corner lots and for special needs, such as pool fencing, animal enclosures, efforts to screen parking from the public view or for private property boundaries. Wood is the preferred fencing material in the OTC-H and OTC-HM zoning districts, but is not required. When used, wooden fences should be painted or stained in an appropriate fashion.**
- (11) **Subdivision. General Infill Requirements: Properties containing either contributing historic structure(s) or non-contributing structures may be further subdivided in accordance with the development requirements in Article 17.**

§ 17-7-823. Redevelopment sites.

- (a) **Flexibility may be necessary in cases where redevelopment of certain sites involves environmental remediation and/or other constraints, or requires special planning and design considerations to meet the requirements of a desired user.**

§ 17-7-824. Incentive program.

- (a) **Creation and purpose. There is an incentive program for the Odenton Growth Management Area administered by the Office of Planning and Zoning. The purpose of the program is to achieve a mixture of desirable land uses, quality design, and**

amenities that create the sense of a unified community and an enhanced quality of life in the Odenton Town Center area.

- (b) When may be granted. The Planning and Zoning Officer may grant relief from Title 7, Subtitle 8 if an applicant proves that an equitable relationship exists between the project's gain and corresponding public impact, and the public benefit provided within the Odenton Growth Management Area.
- (c) Application. Applicants who choose to pursue the Incentive Program shall submit a letter explaining the relief sought, the proffer, and an explanation as to why the relief is sought as well as a financial analysis indicating how the proffer meets the rationale nexus and rough proportionality tests. This letter is considered the application and should include calculations, drawings, plans, and other necessary supporting information.
- (d) Evaluation of Applications.
 - (1) The Office of Planning and Zoning shall evaluate the application based on the following criteria:
 - (i) Consistency with the Odenton Town Center Master Plan;
 - (ii) Public access to uses and amenities;
 - (iii) Community benefit;
 - (iv) Consistency with the current County Capital Program;
 - (v) Consistency with the General Development Plan;
 - (vi) Compatibility and quality of design;
 - (vii) Pedestrian and vehicular access and circulation; and
 - (viii) Environmental enhancement and mitigation.
- (e) Proffers.
 - (1) The applicant may review Article 17-7-813 Community Amenity or the “Suggested Proffers” list in the Appendix of the Odenton Town Center Master Plan for items to be considered as proffers. The examples provided are not an exhaustive list and the applicant may propose items not identified on those lists.

~~§ 17-7-803. The Odenton Town Center Master Plan.~~

- ~~(a) Force of law. The development requirements and design standards in the Odenton Town Center Master Plan have the same force and effect of law as if expressly set forth in this Code.~~
- ~~(b) Required inclusions. The Odenton Town Center Master Plan shall include:
 - ~~(1) goals, objectives, and planning guidance;~~
 - ~~(2) designation of one or more zoning districts into which land in the Odenton Growth Management Area will be classified;~~
 - ~~(3) development requirements and design standards with which development in the Odenton Growth Management Area shall comply; and~~
 - ~~(4) recommendations for future action.~~~~
- ~~(c) Permissible inclusions. The Odenton Town Center Master Plan may include, but is not limited to:
 - ~~(1) provisions having the force and effect of law as land use regulations that satisfy the requirements of Land Use Article, § 1-417, of the State Code;~~~~

- (2) ~~programs for bonus densities, credits, transfers of development rights, and other incentives; and~~
- (3) ~~other provisions intended to permit a higher density of development and economic return in exchange for enhanced environmental protections, a better quality of design, and other amenities that promote the goals and objectives of the Odenton Town Center Master Plan.~~

§ 17-7-80424. Development Rights and Responsibilities Agreements.

- (a) ~~**Petition.** A person satisfying the qualifications described in Land Use Article, § 7-305, of the State Code, may petition the Planning and Zoning Officer to enter into a Development Rights and Responsibilities Agreement as described in Land Use Article, §§ 7-301 through 7-306, of the State Code, for development in the Odenton Growth Management Area.~~
- (b) ~~**Authority.** The Planning and Zoning Officer shall exercise the authority of the public principal under this section and as described in Land Use Article, §§ 7-301 through 7-306, of the State Code, including the authority to execute a Development Rights and Responsibilities Agreement.~~
- (c) ~~**Pre-conditions to execution.** The Planning and Zoning Officer may execute a Development Rights and Responsibilities Agreement only after the public hearing required by Land Use Article, §§ 7-301 through 7-306, of the State Code, and a recommendation by the Planning Advisory Board that the Development Rights and Responsibilities Agreement is consistent with the Odenton Town Center Master Plan, **Articles 17 and 18 of the County Code**, and, as appropriate, each of the plans listed in § 18-2-103 of this Code.~~
- (d) ~~**Contents.** A Development Rights and Responsibilities Agreement shall include the contents required by Land Use Article, § 7-303, of the State Code, and may include the contents allowed by Land Use Article, § 7-303, of the State Code.~~
- (e) ~~**Consolidation with another agreement.** With the approval of the Planning and Zoning Officer, a Development Rights and Responsibilities Agreement may be consolidated with a public works agreement or with any other plan or agreement required for development in the Odenton Growth Management Area.~~
- (f) ~~**Council ratification.** A Development Rights and Responsibilities Agreement or an amendment to an agreement shall not take effect unless ratified by resolution or ordinance of the County Council after review by the Odenton Town Center Advisory Committee, but the Council shall not have the power to change the individual terms and conditions of the Agreement.~~

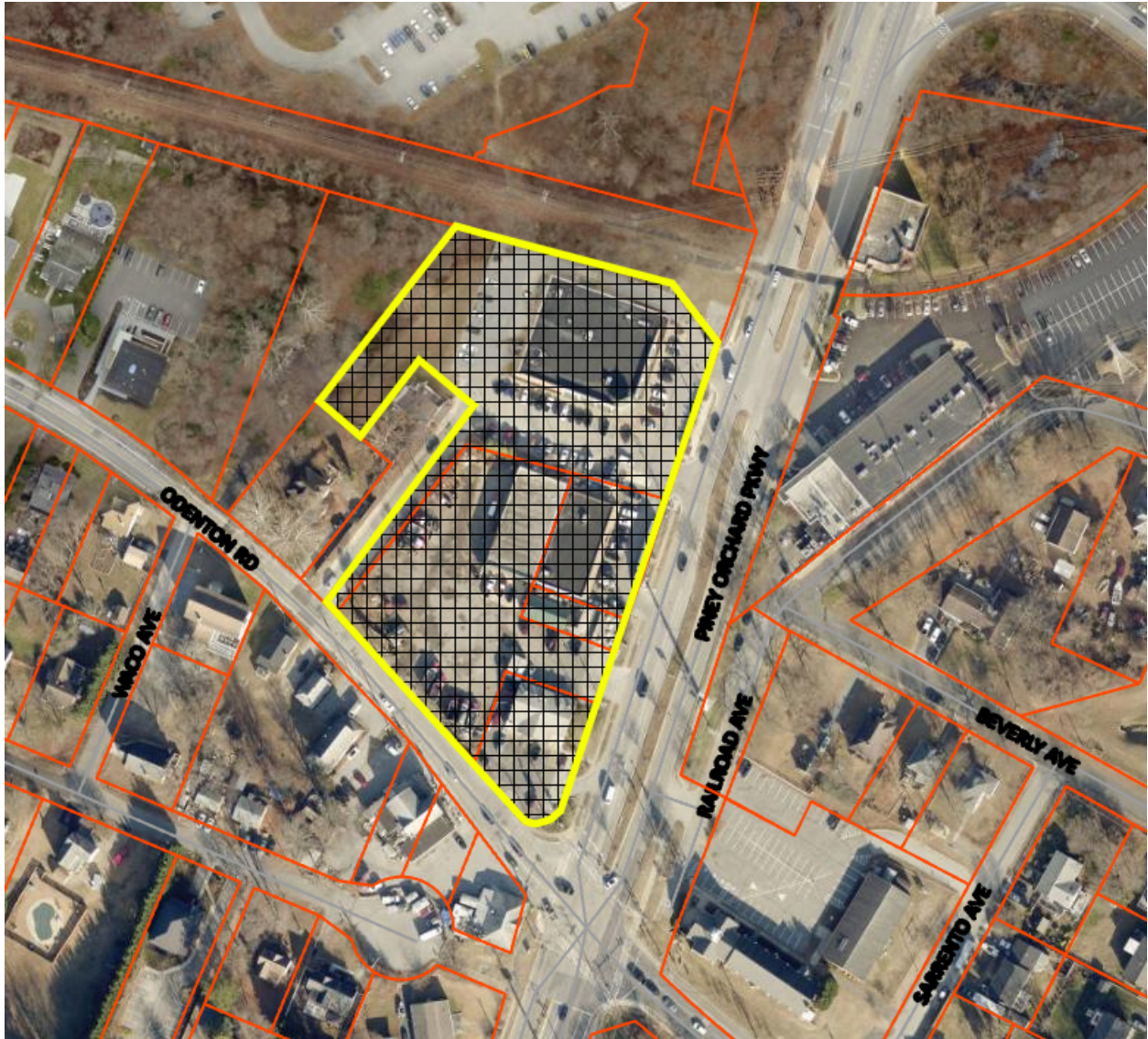
§ 17-7-80525. Odenton Growth Management Advisory Committee (Committee).

- (a) **The Odenton Growth Management Area shall have an Advisory Committee appointed by the County Executive, as set forth in the Odenton Town Center Master Plan.**
- (b) **The following provisions apply to the OTCAC:**
 - (1) **The Committee will be composed of nine volunteer members who are appointed by the County Executive. Ex officio members may also be appointed at the discretion of the County Executive.**

- (2) Committee members will be appointed for terms of up to three years, with appointments staggered so that three members are appointed each year. Committee members may serve for no more than three terms.
 - (3) The Committee will maintain a balanced representation covering community, business, and developer interests.
 - (4) A Chairperson will be appointed by the County Executive from among the nine committee members. The Chairperson will serve for a two-year term and may be reappointed by the County Executive for more than one term.
 - (5) The Committee will meet on a regular basis as necessary to fulfill its duties. Committee meetings will be open to the public and will be advertised in the County's public meetings calendar. Meetings will have representation by the Office of Planning and Zoning staff.
 - (6) Vacancies will be filled by appointment of a new Committee member by the County Executive. In such cases, the vacancy will be advertised by the County, and interested parties will be requested to submit a resume to the Boards and Commissions. Resumes will be reviewed by the Boards and Commissions and shared with the Office of Planning and Zoning and the Committee. The Committee will forward a recommendation to the County Executive. Vacancies shall be filled within three months of the departing member's termination.
- (c) Role of the Committee.
- (1) The Committee will advocate and implement the vision and goals, policies, and strategies of the Master Plan as necessary.
 - (2) The Committee will review and comment on applications for Sketch Plans, Preliminary Plans, and Modifications to the Master Plan as part of the development review process. The Committee will be responsible for providing written comments to the Office of Planning and Zoning regarding the consistency of the proposed development plans with the goals of the Odenton Town Center Master Plan, as well as any specific recommendations or concerns related to the development plans. All comments of the Committee are advisory only.
- (d) For development projects within the Odenton Town Center:
- (1) All preliminary plan, sketch, modifications, and Incentive Program applications must be presented to the Odenton Town Center Advisory Committee.
 - (2) If the project is required to hold a Community meeting per Article 17-2-107, the meeting can be held in conjunction with an Odenton Town Center Advisory Committee meeting.
 - (3) If the Committee requests the applicant to report back to them at the time of the Final or Site Development submittal, then at least 21 days before the date of the Odenton Town Center Advisory Committee meeting, the developer shall mail by first class mail a notice of the date, time, and location of the meeting to all lot owners within 300 feet of the property subject to the application; to the president of any community or homeowners' association of any subdivision that is located within 300 feet of the property subject to

the application that is on the list of community associations, persons, and organizations maintained in the Office of the County Executive.

Exhibit 1: Properties exempt from § 17-7-821. Historic preservation



**Odenton Town Center
Preliminary Draft of Code Revisions**

Article 18. Zoning

Title 2. General Provisions

Subtitle 1. In General

§ 18-2-105. Zoning districts created.

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

Odenton Growth Management Area Districts:

- ~~—O-COR Core~~
- ~~—O-HIS Historic~~
- ~~—O-TRA Transition~~
- ~~—O-IND Industrial~~
- ~~—O-EOD East Odenton~~
- ~~—O-NOD North Odenton~~

OTC-WC: Odenton Town Center West Core

OTC-EC: Odenton Town Center East Core

OTC-H: Odenton Town Center Historic Core

OTC-HM: Odenton Town Center Historic Village Mix

OTC-T: Odenton Town Center Transition

OTC-I: Odenton Town Center Industrial

OTC-E: Odenton Town Center East Odenton Village Mix

OTC-FM: Odenton Town Center Fort Meade Business Mix

Title 9. Other Zoning Districts

Subtitle 1. Odenton Growth Management Area Districts

§ 18-9-101. Scope.

The provisions of this subtitle apply to the Odenton Growth Management Area.

§ 18-9-102. Uses.

The permitted, conditional, and special exception uses allowed in each of the Odenton Growth Management Area 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.

~~The uses allowed in the Odenton Growth Management Area are those uses that conform to the requirements of the Odenton Town Center Master Plan.~~

	OTC-WC	OTC-EC	OTC-HM	OTC-H	OTC-T	OTC-I	OTC-E	OTC-FM
Residential								
Assisted living facilities *	C	C			C		C	C
Assisted living facilities I, community-based	P	P	P		P		P	P

	OTC-WC	OTC-EC	OTC-HM	OTC-H	OTC-T	OTC-I	OTC-E	OTC-FM
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 *	C	C	C		C	C	C	C
Nursing homes	C	C			C		C	C
Rooming houses	P	P	P		P	P	P	P
Workforce housing *	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
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

	OTC-WC	OTC-EC	OTC-HM	OTC-H	OTC-T	OTC-I	OTC-E	OTC-FM
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			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	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
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 barns 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

	OTC-WC	OTC-EC	OTC-HM	OTC-H	OTC-T	OTC-I	OTC-E	OTC-FM
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
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

	OTC-WC	OTC-EC	OTC-HM	OTC-H	OTC-T	OTC-I	OTC-E	OTC-FM
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
Kennels, commercial					C	C	C	C
Licensed premises of a licensed dispensary of medical cannabis, as defined in COMAR 10.62.01.01	SE	SE	SE		SE	SE	SE	SE
Licensed premises of a licensed grower of medical cannabis, as defined in COMAR 10.62.01.01, indoor cultivation only					C	C	C	C
Licensed premises of a licensed processor of medical cannabis, as defined in COMAR 10.62.01.01					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, limited to 15% of the allowed lot coverage	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

	OTC-WC	OTC-EC	OTC-HM	OTC-H	OTC-T	OTC-I	OTC-E	OTC-FM
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	C	P	P	P	P
Religious Facilities	P	P	P	P	P	P	P	P
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				
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***			C	C	C	C
Showrooms and sales of specialty building products	P	P	P		P	P	P	P
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

	OTC-WC	OTC-EC	OTC-HM	OTC-H	OTC-T	OTC-I	OTC-E	OTC-FM
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
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		

	OTC-WC	OTC-EC	OTC-HM	OTC-H	OTC-T	OTC-I	OTC-E	OTC-FM
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		
Outdoor 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		
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

	OTC-WC	OTC-EC	OTC-HM	OTC-H	OTC-T	OTC-I	OTC-E	OTC-FM
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 unless required for safety reasons, and accessory structures meet the requirements of Article 18, Title 10.	P	P	P	P	P	P	P	P
Construction or sales trailers, temporary, in an approved development actively under construction	P	P	P	P	P	P	P	P
One small wind energy system or meteorological tower on a lot less than three acres	SE	SE	SE		SE	SE	SE	SE
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 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
Staging areas for County capital projects	P	P			P	P	P	P
Transportation, multimodal station	P	P						

* May count as a Retail and Service use for the purposes of §18-9-105
** “Other” uses do not count toward the mixed use requirements found in §18-9-105
*** Conditional use only when adjacent to an electrical substation, utility support tower, or overhead utility lines. 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 Growth Management Area 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)	4	2	2	1	1	1	1	-
Density, maximum gross (du/acre)	-	-	-	-	-	-	-	3
Minimum height (principal structure)	25'	25'	25'	-	-	-	-	-
Maximum height (principal structure)	100'	100'	100'	50'	50'	50'	45'	35'
Maximum height (accessory structure)	100' *	100' *	100' *	50' *	50' *	50' *	45' *	25' *
Front setback (minimum - maximum)	0' - 20' (0'- 45' for minor and principal arterials)	0' - 20' (0'- 45' for minor and principal arterials)	0' - 45'	0' - 50'	0' - 45'	0' - 45'	0'- 45'	30' - 45'
Side setback	-	-	-	-	-	-	-	7'
Rear setback	-	-	-	-	-	-	-	-
Minimum corner side setback	-	-	-	-	-	-	-	15'
Minimum front setback (accessory unit)	-	-	-	-	-	-	-	50'
Minimum lot size (SF)	-	-	-	-	-	-	-	14,000
Maximum lot coverage by structures	-	-	-	-	-	-	-	20% of gross area
Minimum lot width	-	-	-	-	-	-	-	70'

* or the height of the principal structure, whichever is less

§ 18-9-104. Mix of uses.

- (a) **Development projects where the disturbed area is five acres or greater must contain a mix of uses as indicated in the following schedule for the zoning district in which the project is located.**

Percentage of Land Use Type Required (by Floor Area)	Zoning District							
	OTC- WC	OTC- EC	OTC- HM	OTC- H	OTC- T	OTC- I	OTC- E	OTC-F M
Residential	0-20 on street level; 0-100 on upper levels	0-90	50-100	0-100	0-90	0-40	0-85	0-85
Retail and Service/ Civic/ Institutional ¹	50-100 on street level ² ; 0-100 on upper levels	10-80	10-50	10-100	10-90	10-100	10-85	10-85
Office	0-50 on street level; 0-100 on upper levels	0-85	0-50	0-100	0-90	0-100	0-85	0-85
Light Industrial	0	0	0	0	0-10	0-100	0-10	0-10

1. If use is a park, it may count towards the Activity space requirement
2. 0 - 20% on street level if Assisted Living Facilities, Housing for the elderly of moderate means, or Workforce Housing

§ 18-9-105. Parking.

Parking in the Odenton Growth Management Area 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, the latter will govern.

(a) Shared parking

(1) Development applicants, through a use and access agreement with separate property owner if necessary, are permitted to meet up to 100 percent of their parking needs in off-site lots or structures, provided those spaces are within 600 feet of the primary door of the building 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.

(i) 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) Non - Semi-active and Active Frontage: Structured parking shall orient the structure’s shortest dimension along the street edge.

- (3) Semi-active and Active Frontage: Structured parking shall include active uses such as shops, offices, other commercial space, merchandise or exhibit display windows, public art, or other approved means to mimic the pedestrian scale along the ground level.
- (4) Pedestrian walks from streets to garages shall incorporate Active Frontage (Variation) elements, landscaping, and/or other means of making an attractive pedestrian connection.
- (5) Garage and emission exhaust systems shall be located away from public plazas and pedestrian ways.
- (6) Parking garages shall have at least two entrances and exits.
- (c) Surface parking
 - (1) Semi-active and Active Frontage: Surface parking lots shall not be placed between a building and a public street or a major site entrance, nor shall parking be placed at lot corners abutting street intersections. Surface parking lot areas 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 on non- Semi-active and Active Frontages in the OTC-I, OTC-T, OTC-FM, and OTC-E zoning districts. This parking area shall be visually screened from the roadway using level changes, berms, plantings, hedges, low walls, or other approved means.
 - (3) Walkways through parking lots shall be provided and separated from vehicular circulation. When a pedestrian walkway must cross a vehicular way, distinct markings such as striping or paving changes shall be used to define the walkway.
- (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 also 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 to allow adequate access and maneuvering.
- (e) An electric vehicle charging station shall be required at a rate of 1 electric vehicle charging station per 50 parking spaces for all projects with 50 or more spaces.
- (f) Parking requirements for certain zoning districts.
 - (1) OTC-WC and OTC-EC: Parking standards:
 - (i) When feasible, adjoining property owners should create shared parking lot configurations, curb cuts, and driveways. Connections between parking lots may be required to minimize curb cuts onto the street.

§ 18-9-106. Signage.

Signage must comply with the requirements of this title and with the requirements of Title 3, Subtitle 3 of this Article. In cases of conflict between Title 3, Subtitle 3 and this section, the latter will govern.

- (a) **New signs for pre-existing and new development shall comply with this section of the Code.**
- (b) **Exposed supports or guy wires to stabilize signs are not permitted in the Core zoning district.**
- (c) **Landscaping shall be designed around the base of all freestanding signs in the Core zoning district to screen out any light equipment.**
- (d) **Portable signs may be placed within the public right-of-way within the OTC-WC zoning district without approval from Department of Public Works or State Highway Administration, provided they leave at least five-feet of sidewalk free from obstruction and are removed from the sidewalk at all times when the associated establishment is closed for business.**
- (e) **Facade Signs: Wall Signs, Awning and Canopy Signs, Hanging/Blade Signs, Window 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.**
- (f) **Frontage signs: Monument Signs, Freestanding Pedestrian Directory Signs, Portable Signs, Directional Signs, Post and Arm Signs, and Electronic Message Boards shall constitute Frontage Signage for the purposes of calculating allowable signage area quantity.**
 - (1) **The total area of Frontage Signage may not exceed the lesser of one square foot for each one foot of property road frontage or 200 square feet.**
 - (2) **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) **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) **On-site automobile directional signs shall not exceed four square feet in area for each face or a height of three feet above grade.**
- (g) **The following sign types are prohibited:**
 - (1) **Inflatable**
 - (2) **Pylon and pole**
 - (3) **Vehicle mounted signs**
 - (4) **Animated signs**
 - (5) **Twirlers, propellers, and wind-activated devices (including feather banners)**
- (h) **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.

- (i) 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.
- (j) Display Boxes: Display boxes are permitted as part of the allowable amount of Façade Signage. Display boxes in the Core sub-area shall be placed at pedestrian eye level and mimic proportion, placement, height, and trim details of the windows on the building. Incorporated display signage shall follow the requirements for Window Signs in this Section.
- (k) 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.
- (l) Wall Signs: Wall signs shall be mounted flush to the building face. 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.
- (m) Monument Signs:
 - (1) 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.
 - (2) Monument signs shall be no taller than five feet in height measured from grade to the top of the structure, except along Arterials where they can be up to ten feet in height.
 - (3) 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.
 - (4) 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.
- (n) Freestanding Pedestrian Directory Signs:
 - (1) Pedestrian Directory Signs shall be located at pedestrian network intersections.
 - (2) Freestanding Pedestrian Directory Signs shall be designed so that the sign face is at eye level with pedestrians along the sidewalk.
 - (3) Pedestrian Directory Signs shall incorporate a directory of area businesses and a map or other graphic means of direction.
 - (4) Freestanding Pedestrian Directory Signs shall be no taller than seven feet in height measured from grade to the top of the structure.
 - (5) No more than 50 percent of the area between the top and the outer edges of a Freestanding Pedestrian Directory Sign and the ground shall be open space.

- (6) Freestanding Pedestrian Directory Signs shall have a maximum of 30 square feet of sign face area per side.
 - (7) In addition to a freestanding design, a Pedestrian Directory Sign may be a Wall Sign attached to a building façade.
- (o) Awning & Canopy Signs:
- (1) Signs on awnings may be approved on the shed portion or valance flap of the awning.
 - (2) Letter sizes on awnings shall be no more than eight inches tall in the Core and Historic zoning district and 12 inches tall in all other Odenton Town Center zoning districts.
 - (3) No more than 50 percent of the valance areas shall be part of a sign area.
 - (4) 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.
- (p) Awnings and canopies
- (1) Canopies used to cover automobile service areas and drive-thru businesses shall be less than 200 square feet.
- (q) Portable Signs:
- (1) 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.
 - (2) Although portable signs may take other forms, the A-frame sign, which is constructed of two boards hinged at the top to open at an angle for standing, is generally the most appropriate portable sign type for attracting pedestrians, not passing motorists.
 - (3) 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.
 - (4) 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. A minimum access width of 10 feet must be maintained along all sidewalks and building entrances accessible to the public along retail streets. A minimum access width of six feet must be maintained along all sidewalks and building entrances accessible to the public along all other streets. Portable signs may not be placed closer than 18 inches to the curb. The signs shall not encroach into required off -street parking areas, public roadways, or alleys, and may not be arranged so as to create sight distance conflicts or other traffic hazards. Portable signs shall not be placed within the corner curb return areas of intersections.
 - (5) Portable signs shall be used only during business hours and shall be removed during non-business hours.

- (6) 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.
- (r) Hanging or Blade Signs:
- (1) The size of a hanging or blade sign shall not exceed 10 square feet.
 - (2) 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.
 - (3) To minimize visual clutter, hanging or blade signs shall not be located within close proximity to other hanging or blade signs or projecting signs, preferably being at least 25 feet from each other.
- (s) Window Signs:
- (1) Window signs shall not occupy more than 25 percent of the total area of the window in which they are displayed.
 - (2) Window signs in the Core zoning district shall be restricted to ground floor windows.
- (t) 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
 - (i) 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

- (i) 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:
- (1) Twenty-four square feet for a property with less than 250 feet of road frontage;
 - (2) Forty-eight square feet for property with at least 250 feet but less than 500 feet of road frontage; or
 - (3) Sixty-four square feet for property with 500 feet or more of road frontage.

§ 18-9-107. Requirements for change of use.

- (a) Land Use Ratio – Applicants must show that the use change will not cause the site’s land use mix ratio to drop below the minimums established for the site unless agreements are provided with other sites to justify the variation.
- (b) Parking Adequacy – 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 the new use per the parking facilities plan.
- (c) Off -site Trips - Applicants must either show that the use will not cause the site to exceed the approved maximum number of off -site trips established by the site’s approved traffic analysis or must seek approval for additional off -site trips.

**Title 16. Administrative Hearings
Subtitle 3. Hearing and Decision**

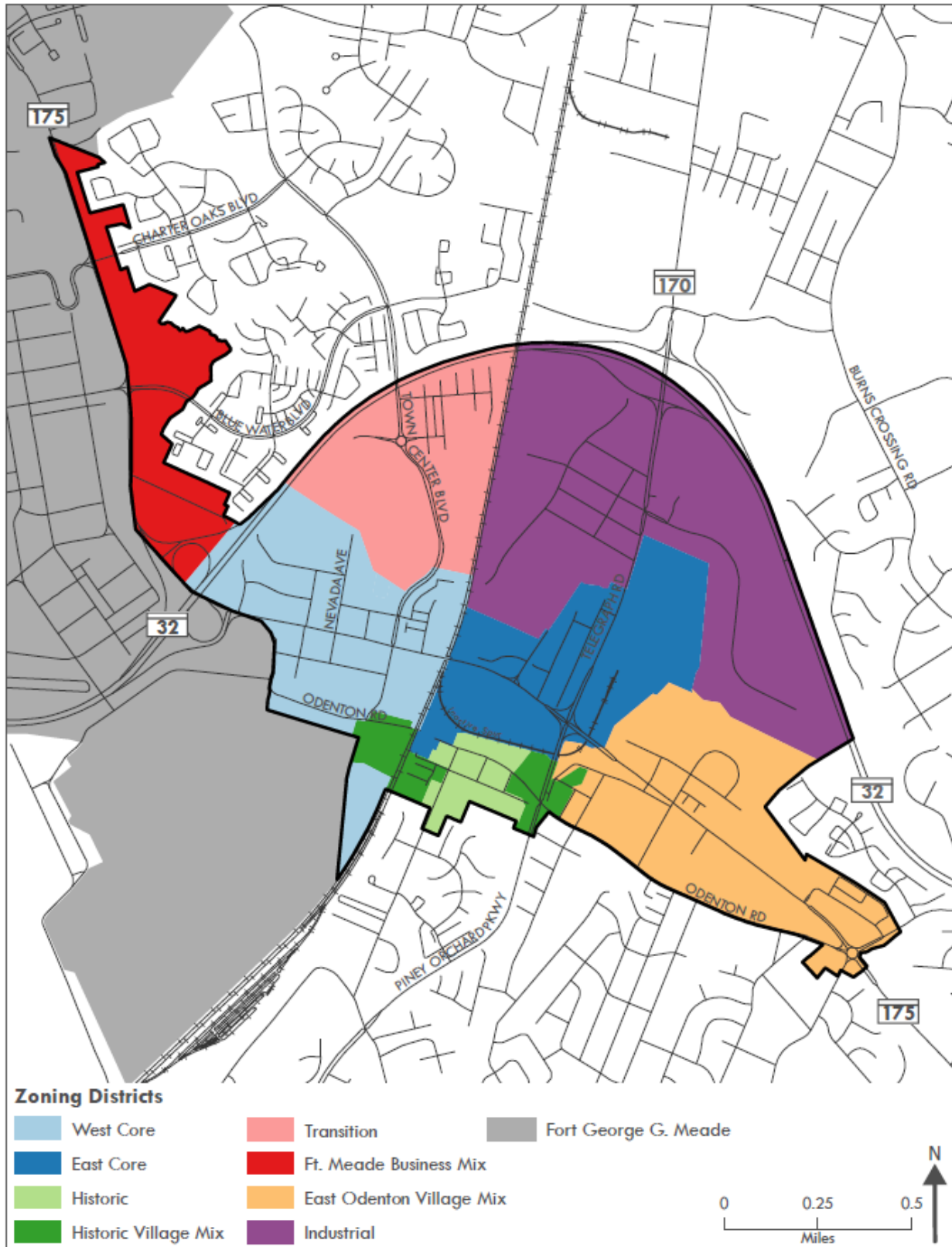
§ 18-16-303. Rezonings.

(c) **Restrictions.** A lot located in an Odenton Growth Management Area District may be rezoned only to another Odenton Growth Management Area District, and a lot that is not located in a ~~sub-area~~ the Odenton Growth Management District may not be administratively rezoned to an Odenton Growth Management Area District. A lot not designated as a mixed use development area in the General Development Plan or any adopted land use plan that supercedes 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.** ~~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.

Exhibit 1: Odenton Town Center Growth Management Area zoning districts



**Odenton Town Center
Preliminary Draft of Code Revisions**

Landscape Manual

V. Landscape and Screening Requirements

A. Street Trees & Streetscapes

Urban Streetscape Standards

3. a. A minimum of one (1) bench will be provided at the street frontage of each project. **At least one bench per 100 feet of frontage along Active Frontage streets shall be provided in the Odenton Town Center Growth Management Area.**

3. b. At a minimum, one (1) waste bin will be provided for each property. **In the Odenton Town Center Growth Management Area, waste receptacles shall be provided:**

- **In OTC-WCor and OTC-ECor zoning districts: a minimum of three per block per side of the street on streets with commercial uses or every 300 feet, whichever is less.**
- **In the OTC-Trans zoning district: a minimum of one per block on each side of the street. An additional receptacle shall be provided for each 250 feet of street frontage on each side of the street.**

7. Streets that require sidewalk trees per the Odenton Town Center supplement to the Design Manual shall be accommodated in tree wells set in the sidewalk, abutting the curb. A minimum clearance width of six feet must be maintained from the tree trunk to the building edge. Greater clearance widths may be required to ensure that trees do not block streetlights, traffic signs, or sightlines at intersections. Plantings shall consider tree litter and ongoing maintenance and costs.

8. Roadway medians in the Odenton Town Center Growth Management Area shall be landscaped with trees, groundcovers, and/or specialty plantings. Landscaping materials must be planted in a manner that ensures sight distances and clearance to obstruction guidelines are observed, especially at intersections. Landscaping should also consider future maintenance and costs, utilities, additional lanes, and possible bicycle facilities. Landscaping shall be maintained by the applicant.

B. Parking Lots & Parking Structures

Standards

2. **Odenton Town Center Growth Management standards**

Landscaping must comply with the requirements of this Section and with the requirements of Landscape Manual. In cases of conflict between the Landscape Manual and this section, the latter will govern.

- a. Semi-active and Active Frontage: Surface parking lots shall be screened from public rights-of-way with a solid evergreen hedge or solid wall that is no less than three feet and no more than five feet tall. Wall materials, color, and detailing shall be coordinated with the adjoining buildings.
- b. Landscape berms and other landscape techniques shall be used to screen parking garage facades that do not maintain an Active Frontage.
- c. Parking areas devoted to the storage of trucks, boats, recreation vehicles, and other vehicles in association with dealerships, marinas, contractors' yards, storage facilities, or other commercial enterprises shall be visually screened from public streets by placing them behind or between buildings and by screening them with a dense evergreen hedge, attractive wall, berm, combination of these, or other approved methods.
- d. Developments at Gateway locations (17-7-806) shall incorporate ornamental plantings, other soft or hard landscaping features intended to help create an attractive sense of arrival in locations visible along the roadway as permitted by State Highway Administration and County regulations.
- e. OTC-WC and OTC-EC: Parking standards:
 - (1) Where surface parking in the OTC-WC and OTC-EC is approved adjacent to a public sidewalk, it may abut the back of the public sidewalk if screened with a solid wall that is at least three feet tall. It shall be set back a minimum of five feet when screened with a hedge that is at least three feet tall.
 - (2) Any site in the Core containing less than 30 surface parking lot spaces is exempt from the surface lot landscaping requirements, if they provide additional Green Area or Activity Space on site at a rate of 200 square feet per 10 parking spaces.
 - (3) Any site containing more than 30 surface parking lot spaces must follow the surface lot landscaping requirements, unless it is proven that a reduction of this landscaping requirement in return for the contributions of additional Green Area or Activity Space significantly reduces the visual impact of the parking lot and improves function from the surrounding properties and streets.

**Odenton Town Center
Preliminary Draft of Code Revisions**

Design Manual supplement

Roadway and Streetscape Typical Sections for the Odenton Town Center Growth Management Area ^{1, 2, 3, 4, 5, 6}

Street Name	Road Segment		Min. ROW Width	Min. # of Through Lanes	Min. Roadway Width	Median (Variable)	Parking Lanes (7')	Dedicated Bike Lane ⁷	Min. Planting Width ⁸	Min. Sidewalk Width	Min. Hiker/ Biker Trail Width (10')
	From	To									
Principal Arterial											
Annapolis Rd. (MD 175)	Jackson Grove Rd.	MD 32	85'	4	60'	No	No	Yes	5'	5' (westbound)	Yes (eastbound)
Annapolis Rd. (MD 175)	MD 32	Town Center Blvd. (P)	73'	4	48'	No	No	No	5'	5' (westbound)	Yes (eastbound)
Annapolis Rd. (MD 175)	Town Center Blvd. (P)	MD 170	73'	4	48'	Yes	No	No	5'	5' (westbound)	Yes (eastbound)
Annapolis Rd. (MD 175)	MD 170	Harding Ave.	80'	4	60'	Yes	No	Yes	5'	5'	No
Annapolis Rd. (MD 175)	Harding Ave.	Oakton Rd.	80'	4	60'	No	No	Yes	5'	5'	No
Annapolis Rd. (MD 175)	Oakton Rd.	Sappington Station Rd.	80'	4	60'	No	No	Yes	5'	5'	No
Telegraph Rd. (MD 170)	Annapolis Rd. (MD 175)	MD 32	73'	4	48'	Yes	No	Yes	5'	5' (northbound)	Yes (southbound)
Typical Section	-	-	100'	4	60'	No	No	Yes	5'	5'	Yes (both sides)

Street Name	Road Segment		Min. ROW Width	Min. # of Through Lanes	Min. Roadway Width	Median (Variable)	Parking Lanes (7')	Dedicated Bike Lane ⁷	Min. Planting Width ⁸	Min. Sidewalk Width	Min. Hiker/ Biker Trail Width (10')
	From	To									
Minor Arterial											
Blue Water Blvd.	Annapolis Rd. (MD 175)	Town Center Blvd. (P)	68'	4	48'	Yes	No	No	5'	5'	Yes (eastbound)
Charter Oaks Blvd.	Annapolis Rd. (MD 175)	Town Center Blvd. (P)	68'	4	48'	Yes	No	No	5'	5'	Yes (westbound)
Odenton Ave. (P)	Annapolis Rd. (MD 175)	Town Center Blvd. (P)	85'	4	60'	Yes	No	Yes	5'	5' (southbound)	Yes (northbound)
Odenton Rd.	Piney Orchard Pkwy. (MD 170)	Sappington Station Rd.	48'	2	24'	No	No	No	5'	5' (eastbound)	Yes (westbound)
Piney Orchard Pkwy. (MD 170)	Odenton Rd.	Annapolis Rd. (MD 175)	73'	4	48'	Yes	No	No	5'	5' (northbound)	Yes (southbound)
Town Center Blvd.	Annapolis Rd. (MD 175)	Blue Water Blvd.	68'	4	48'	Yes	No	No	5'	5' (southbound)	Yes (northbound)
Town Center Blvd. (P)	Odenton Rd.	Southern Terminus	94'	4	74'	Yes	Yes	Yes	5'	10'	No
Typical Section	-	-	94'	4	54'	No	No	Yes	5'	5'	Yes

Street Name	Road Segment		Min. ROW Width	Min. # of Through Lanes	Min. Roadway Width	Median (Variable)	Parking Lanes (7')	Dedicated Bike Lane ⁷	Min. Planting Width ⁸	Min. Sidewalk Width	Min. Hiker/ Biker Trail Width (10')
	From	To									
Collector											
Baltimore Ave.	Annapolis Rd. (MD 175)	Northern Terminus	44'	2	24'	No	No	No	5'	5'	No
Berger St. (G)	Baldwin Rd.	Nevada Ave.	72'	2	38'	No	Yes	No	Sidewalk trees	10'	No
Berger St.	Odenton Ave. (P)	Baldwin Rd.	72'	2	38'	No	Yes	No	Sidewalk trees	10'	No
Betson Ave.	Lokus Rd.	Telegraph Rd. (MD 170)	48'	2	24'	No	No	No	5'	5'	No
Bucklina Ave.	Lokus Rd.	Telegraph Rd. (MD 170)	48'	2	24'	No	No	No	5'	5'	No
Crossroads Dr.	Telegraph Rd. (MD 170)	Eastern Terminus	58'	2	48'	No	No	No	5'	5' (westbound)	No
Duckens St. (G)	Baldwin Rd.	Town Center Blvd.	72'	2	38'	No	Yes	No	Sidewalk trees	10'	No
Hale St. (G)	Baldwin Rd.	Town Center Blvd.	72'	2	38'	No	Yes	No	Sidewalk trees	10'	No
Hale St.	Town Center Blvd..	Lokus Rd.	72'	2	38'	No	Yes	No	Sidewalk trees	10'	No
Hale St. Extended (P)	Odenton Ave. (P)	Baldwin Rd.	72'	2	38'	No	Yes	No	Sidewalk trees	10'	No
Lamonte Ave.	Lokus Rd.	Telegraph Rd. (MD 170)	48'	2	24'	No	No	No	5'	5'	No

Street Name	Road Segment		Min. ROW Width	Min. # of Through Lanes	Min. Roadway Width	Median (Variable)	Parking Lanes (7')	Dedicated Bike Lane ⁷	Min. Planting Width ⁸	Min. Sidewalk Width	Min. Hiker/ Biker Trail Width (10')
	From	To									
Lokus Rd.	Lamonte Ave.	Mayfield Rd.	62'	2	38'	No	Yes	No	5'	5'	No
Mayfield Rd.	Lokus Rd.	Telegraph Rd. (MD 170)	48'	2	24'	No	No	No	5'	5'	No
Monterey Ave.	Odenton Rd.	Murray Rd.	44'	2	24'	No	No	No	5'	5'	No
Mt. Vernon Ave.	Southern Terminus	Telegraph Rd. (MD 170)	44'	2	24'	No	Yes (northbound)	No	5'	5'	No
Odenton Rd. (MD 677)	Magazine Rd.	MARC Station (West)	51'	2	31'	No	Yes (eastbound)	No	5'	5'	No
Odenton Rd.	MARC Station (East)	Piney Orchard Pkwy. (MD 170)	44'	2	24'	No	No	No	5'	5'	No
Nevada Ave.	Northern Terminus	Berger St.	110'	2-5	60'	Yes	Yes	No	Sidewalk trees	10'	No
Nevada Ave. (G)	Berger St.	Duckens St.	110'	2-5	60'	Yes	Yes	No	Sidewalk trees	10'	No
Patuxent Rd. N	Old Waugh Chapel Rd.	Odenton Rd.	44'	2	24'	No	No	No	5'	5'	No
Pine St.	Baltimore Ave.	Mt. Vernon Ave.	44'	2	24'	No	No	No	5'	5'	No
Pine St. (P)	Baltimore Ave.	Winmeyer Ave.		2		No	No	Yes	5'	5'	No
Town Center Blvd.	Odenton Rd.	Annapolis Rd. (MD 175)	87'	4	67'	Yes	Yes (northbound)	Yes	5'	5'	No

Street Name	Road Segment		Min. ROW Width	Min. # of Through Lanes	Min. Roadway Width	Median (Variable)	Parking Lanes (7')	Dedicated Bike Lane ⁷	Min. Planting Width ⁸	Min. Sidewalk Width	Min. Hiker/ Biker Trail Width (10')
	From	To									
Winnmeyer Ave.	Annapolis Rd. (MD 175)	Northern Terminus	68'	2	48'	No	No	Yes	5'	5'	No
Typical Section	-	-		2		No	No	Yes	5'	5'	No
Local											
Anderson Ct.	Crossroads Dr.	Northern Terminus		2		No	No	No	5'	5'	No
Baldwin Rd. (G)	Berger St.	Duckens St.	72'	2-4	48'	No	Yes	Yes	Sidewalk trees	10'	No
Baldwin Rd.	Duckens St.	Southern Terminus	72'	2-4	48'	No	Yes	Yes	Sidewalk trees	10'	No
Becknel Ave.	Western Terminus	Patuxent Rd. N	51'	2	31'	No	Yes (westbound)	No	5' (eastbound)	5' (eastbound)	Yes (westbound)
Becknel Ave.	Patuxent Rd. N	Western Terminus	56'	2	36'	No	No	Yes	5'	5'	No
Berger St.	Annapolis Rd. (MD 175)	Eastern Terminus	51'	2	31'	No	Yes (westbound)	No	5'	5'	No
Betson Ct.	Western Terminus	Lokus Rd.	44'	2	24'	No	No	No	5'	5'	No
Beverly Ave.	Murray Rd.	Monterey Ave.	44'	2	24'	No	No	No	5'	5'	No
Brietwert Ave.	Western Terminus	Eastern Terminus	44'	2	24'	No	No	No	5'	5'	No

Street Name	Road Segment		Min. ROW Width	Min. # of Through Lanes	Min. Roadway Width	Median (Variable)	Parking Lanes (7')	Dedicated Bike Lane ⁷	Min. Planting Width ⁸	Min. Sidewalk Width	Min. Hiker/ Biker Trail Width (10')
	From	To									
Center St.	Western Terminus	Baltimore Ave.		2		No	No	No	5'	5'	No
Dare St. (G)	Annapolis Rd. (MD 175)	Hale St.	72'	2	38'	No	Yes	No	Sidewalk trees	10'	No
Duckens St.	Odenton Rd.	Baldwin Rd.	72'	2	38'	No	Yes	No	Sidewalk trees	10'	No
Harding Ave.	Murray Rd.	Brietwert Ave.	44'	2	24'	No	No	No	5'	5'	No
Higgins Dr.	Annapolis Rd. (MD 175)	Saint Barbara Ln.		2		No	No	No	5'	5'	No
Lokus Rd.	Annapolis Rd. (MD 175)	Northern Terminus	51'	2	31'	No	Yes (southbound)	No	Sidewalk trees	10'	No
Lokus Rd.	Southern Terminus	Lamonte Ave.	44'	2	24'	No	No	No	5'	5'	No
Lokus Rd.	Mayfield Rd.	Northern Terminus	44'	2	24'	No	Yes (northbound)	No	5'	5'	No
Murray Rd.	Beverly Ave.	Oakton Rd.	44'	2	24'	No	No	No	5'	5'	No
Oakton Rd.	Odenton Rd.	Brietwert Ave. (eastern intersection)	44'	2	24'	No	No	No	5'	5'	No
Odenton Rd.	Magazine Rd.	Northern Terminus	44'	2	24'	No	No	No	5'	5'	No
Railroad Ave.	Southern Terminus	Beverly Ave.	44'	2	24'	No	Yes (southbound)	No	5'	5'	No

Street Name	Road Segment		Min. ROW Width	Min. # of Through Lanes	Min. Roadway Width	Median (Variable)	Parking Lanes (7')	Dedicated Bike Lane ⁷	Min. Planting Width ⁸	Min. Sidewalk Width	Min. Hiker/ Biker Trail Width (10')
	From	To									
Sarrento Ave.	Odenton Rd.	Beverly Ave.	44'	2	24'	No	No	No	5'	5'	No
<i>Skyline Ave.</i>	<i>Becknel Ave.</i>	<i>Odenton Rd.</i>	<i>44'</i>	<i>2</i>	<i>24'</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>5'</i>	<i>5'</i>	<i>No</i>
Urban St.	Lamonte Ave.	Mayfield Rd.	44'	2	24'	No	No	No	5'	5'	No
<i>Waco Ave.</i>	<i>Becknel Ave.</i>	<i>Odenton Rd.</i>	<i>44'</i>	<i>2</i>	<i>24'</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>5'</i>	<i>5'</i>	<i>No</i>
Typical Section	-	-		2		No	No	No	5'	5'	No

- Note:
1. This chart is to provide general minimum guidelines for the construction of roads. Requirements for new roads will be confirmed by the County at the time of the proposal.
 2. An example of the minimum typical road section is listed under each Functional Classification heading in the event of the construction of a new road within that Functional Classification.
 3. Capital Improvement Programs or studies in progress at the time of this adoption of the Master Plan or conducted after the Master Plan shall take precedence over the requirements in this chart. (G): road is part of the Odenton Grid Streets capital improvements project (H563800).
 4. Street names in bold italics indicate a road segment listed on the County's Scenic and Historic Roads inventory.
 5. Improvements are assumed for both sides of the street unless otherwise noted for: Parking Lanes, Dedicated Bike Lane, Minimum Planting Width, Minimum Sidewalk Width, and Minimum Hiker/ Biker Trail Width.
 6. (P): Planned road.
 7. The appropriate facilities will be determined by the Office of Transportation in accordance with current Federal, State, and Local standards, and may include separated bike lanes (characterized by a vertical barrier) of a width appropriate for the speed and volumes, shared use paths, or buffered bike lanes.
 8. Sidewalk trees are defined as trees within tree grates as part of the sidewalk system and as illustrated in Exhibit 5: Urban Streetscape Design in the Landscape Manual. The requirements of Landscape Manual V.A shall govern.