

# FINAL

AMENDED  
October 21, 2024  
November 4 and 18, 2024  
December 2 and 16, 2024

## COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2024, Legislative Day No. 17

Bill No. 75-24

Introduced by Ms. Pickard, Chair  
(by request of the County Executive)

By the County Council, September 16, 2024

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Introduced and first read on September 16, 2024  
Public Hearing set for and held on October 21, 2024  
Public Hearing on AMENDED bill set for and held on November 4, 2024  
Public Hearing on AMENDED bill set for and held on November 18, 2024  
Public Hearing on AMENDED bill set for and held on December 2, 2024  
Public Hearing on AMENDED bill set for and held on December 16, 2024  
Bill Expires December 20, 2024

By Order: Kaley Schultze, Administrative Officer

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### A BILL ENTITLED

1 AN ORDINANCE concerning: Boards, Commissions, and Similar Bodies – Subdivision  
2 and Development – Zoning – Development – Mixed Use Districts

3  
4 FOR the purpose of providing certain standards and notice requirements for and restrictions  
5 on an administrative rezoning of certain properties to a mixed use district; adding  
6 grandfathering provisions applicable to certain development applications; establishing  
7 certain development and design standards for development in mixed use districts;  
8 establishing a minimum site area for certain sites to be developed as mixed use  
9 development; renaming the existing mixed use districts and creating a new mixed use  
10 district; adding purpose statements for the mixed use districts; establishing the  
11 permitted, conditional, and special exception uses in the mixed use districts; requiring  
12 a combination of uses on certain mixed use development sites; establishing certain bulk  
13 regulations, open area, and parking requirements for mixed use districts; making certain  
14 technical corrections; and generally relating to boards, commissions, and similar  
15 bodies, subdivision and development, and zoning.

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EXPLANATION: CAPITALS indicate new matter added to existing law.  
[[Brackets]] indicate matter deleted from existing law.  
Captions and taglines in **bold** in this bill are catchwords and are not law.  
Asterisks \*\*\* indicate existing Code provisions in a list or chart that remain unchanged.  
Underlining indicates matter added to bill by amendment.  
~~Strikeover~~ indicates matter removed from bill by amendment.

1 BY repealing: §§ 17-7-605 through 17-7-608; and 18-8-301 through 18-8-303  
2 Anne Arundel County Code (2005, as amended)

3  
4 BY renumbering: §§ 18-8-102 and 18-8-103 to be §§ 18-8-103 and 18-8-104, respectively  
5 Anne Arundel County Code (2005, as amended)

6  
7 BY adding: §§ 3-1-203(e); 3-1-205(h); 3-1-205(i); 18-8-102; 18-8-301 through 18-8-303;  
8 18-16-203(e); and 18-16-303(g)  
9 Anne Arundel County Code (2005, as amended)

10  
11 BY repealing and reenacting, with amendments: §§ 17-2-101(b); 17-7-604; 18-2-101(b);  
12 18-2-103(b); 18-2-105; 18-8-103; and 18-16-303(c)  
13 Anne Arundel County Code (2005, as amended) (as amended by Bill No. 84-23)

14  
15 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*  
16 *That §§ 17-7-605 through 17-7-608 and 18-8-301 through 18-8-303 of the Anne Arundel*  
17 *County Code (2005, as amended) are hereby repealed.*

18  
19 SECTION 2. *And be it further enacted, That §§ 18-8-102 and 18-8-103, respectively,*  
20 *of the Anne Arundel County Code (2005, as amended) is hereby renumbered to be §§ 18-*  
21 *8-103 and 18-8-104, respectively.*

22  
23 SECTION 2-3. *And be it further enacted, That Section(s) of the Anne Arundel County*  
24 *Code (2005, as amended) (as amended by Bill No. 84-23) read as follows:*

25  
26 **ARTICLE 3. BOARDS, COMMISSIONS, AND SIMILAR BODIES**

27  
28 **TITLE 1. BOARD OF APPEALS**

29  
30 **SUBTITLE 2. ZONING APPEALS**

31  
32 **3-1-203. Notice to community associations and other interested persons and**  
33 **organizations.**

34  
35 **(E) Notice – rezoning.** FOR AN APPEAL FROM A DECISION OF THE ADMINISTRATIVE  
36 HEARING OFFICER GRANTING OR DENYING AN APPLICATION FOR REZONING TO A MIXED  
37 USE DISTRICT IN ACCORDANCE WITH § 3-1-205(I), THE BOARD OF APPEALS SHALL SEND  
38 NOTICE CONTAINING INFORMATION ABOUT THE CASE AND THE DATE, TIME, AND  
39 LOCATION OF THE HEARING TO THE COUNCILMEMBER FOR THE COUNCILMANIC DISTRICT  
40 OF THE PROPERTY TO BE AFFECTED AND, IF THE PROPERTY ABUTS ANOTHER  
41 COUNCILMANIC DISTRICT, THE COUNCILMEMBER FOR ANY ABUTTING COUNCILMANIC  
42 DISTRICT. THIS NOTICE MAY BE GIVEN BY E-MAIL.

43  
44 **3-1-205. Standards and procedures for granting or denying rezoning.**

45  
46 **(h) Restrictions.**

47  
48 **(1) A lot located in an Odenton Town Center Zoning District may be rezoned only**  
49 **to another Odenton Town Center Zoning District, and a lot that is not located in an Odenton**

1 Town Center Zoning District may not be administratively rezoned to an Odenton Town  
2 Center Zoning District.

3  
4 (2) A LOT THAT IS NOT DESIGNATED AS A MIXED USE PLANNED LAND USE IN THE  
5 GENERAL DEVELOPMENT PLAN OR A REGION PLAN MAY NOT BE ADMINISTRATIVELY  
6 REZONED TO A MIXED USE DISTRICT. IF THE GENERAL DEVELOPMENT PLAN OR REGION  
7 PLAN RECOMMENDS A SECTOR PLAN OR STUDY FOR A LOT DESIGNATED AS A MIXED USE  
8 PLANNED LAND USE, THE LOT MAY NOT BE ADMINISTRATIVELY REZONED TO A MIXED  
9 USE DISTRICT UNLESS THE SECTOR PLAN OR STUDY IS COMPLETED AND RECOMMENDS A  
10 REZONING TO A MIXED USE DISTRICT.

11  
12 **(I) ~~Rezoning restrictions relating to a Mixed Use District.~~ Mixed use designation**  
13 **prior to a certain date.** IF A LOT WAS NOT ZONED AS PART OF A MIXED USE DISTRICT IN  
14 A COMPREHENSIVE ZONING ORDINANCE ADOPTED BETWEEN MAY 6, 2024, AND DECEMBER  
15 31, 2025, AND WAS DESIGNATED AS MIXED USE PLANNED LAND USE IN A REGION PLAN  
16 ADOPTED BETWEEN MAY 6, 2024, AND DECEMBER 31, 2025, THE LOT MAY BE  
17 ADMINISTRATIVELY REZONED TO A MIXED USE DISTRICT. THE DESIGNATION OF MIXED  
18 USE PLANNED LAND USE SHALL SATISFY THE REQUIREMENT OF SUBSECTION (A)(1).

19  
20 **ARTICLE 17. SUBDIVISION AND DEVELOPMENT**

21  
22 **TITLE 2. GENERAL PROVISIONS**

23  
24 **17-2-101. Scope; applicability.**

25  
26 **(b) Applicability to pending and future proceedings.** Subject to the grandfathering  
27 provisions of COMAR Title 27, this article applies to all pending and future proceedings  
28 and actions of any board, department, or agency empowered to decide applications under  
29 this Code, except that:

30  
31 \*\*\*

32  
33 (17) for a property located in the Parole Town Center, the following shall be  
34 governed by Subtitle 9 of Title 7 as it existed prior to December 8, 2023:

35  
36 \*\*\*

37  
38 (ii) an application for any building or grading permits not associated with a final  
39 plan or site development plan filed on or before December 8, 2023; ~~[[and]]~~

40  
41 (18) for a property located in the Odenton Town Center, the following shall be  
42 governed by Subtitle 8 of Title 7 as it existed prior to March 29, 2024:

43  
44 \*\*\*

45  
46 (ii) an application for any building or grading permits not associated with a final  
47 plan or site development plan filed on or before March 29, 2024~~[[.]]~~; AND

1 (19) FOR A PROPERTY LOCATED IN A MIXED USE DISTRICT, THE FOLLOWING SHALL  
2 BE GOVERNED BY THE LAW AS IT EXISTED PRIOR TO THE EFFECTIVE DATE OF  
3 BILL NO. 75-24:

4  
5 (I) AN APPLICATION FOR APPROVAL OF OR REVISION TO A SKETCH PLAN, FINAL  
6 PLAN, PRELIMINARY PLAN, SITE DEVELOPMENT PLAN, OR ANY BUILDING OR GRADING  
7 PERMITS FILED ON OR BEFORE THE EFFECTIVE DATE OF BILL NO. 75-24 AND ANY OTHER  
8 APPLICATIONS ASSOCIATED WITH THESE PLANS, FILED ON OR BEFORE THE EFFECTIVE  
9 DATE OF BILL NO. 75-24; AND

10  
11 (II) AN APPLICATION FOR ANY BUILDING OR GRADING PERMITS NOT  
12 ASSOCIATED WITH A FINAL PLAN OR SITE DEVELOPMENT PLAN FILED ON OR BEFORE THE  
13 EFFECTIVE DATE OF BILL NO. 75-24.

14  
15 **TITLE 7. DEVELOPMENT REQUIREMENTS FOR PARTICULAR TYPES OF**  
16 **DEVELOPMENT**

17  
18 **SUBTITLE 6. MIXED USE DEVELOPMENT UNDER THE OPTIONAL**  
19 **METHOD OF DEVELOPMENT**

20  
21 **17-7-604. Development and design standards.**

22  
23 DEVELOPMENT AND DESIGN STANDARDS SHALL BE PROPOSED IN A PRELIMINARY  
24 PLAN OR SKETCH PLAN FOR APPROVAL BY THE PLANNING AND ZONING OFFICER IN THE  
25 FINAL PLAN OR SITE DEVELOPMENT PLAN. DEVELOPMENT AND DESIGN STANDARDS  
26 SHALL CREATE A UNIFIED AND COHESIVE DEVELOPMENT AND SHALL INCLUDE BULK  
27 REQUIREMENTS RELATING TO LOT SIZE, SETBACKS, SPACING BETWEEN STRUCTURES,  
28 BUILDING HEIGHTS, OR OTHER BULK REQUIREMENTS AS WELL AS STANDARDS FOR  
29 LANDSCAPING, PARKING, ARCHITECTURE, AND SIGNAGE. THE FOLLOWING ARE REQUIRED  
30 AS PART OF THE PROPOSED DEVELOPMENT AND DESIGN STANDARDS.

31  
32 (1) All elements of the development, including uses, structures, parking, vehicular  
33 and pedestrian circulation systems, open  AREA, public activity areas, landscaping,  
34 and other amenities, shall be integrated by a plan.  Structures shall be integrated into the  
35 pedestrian circulation system.  Residential uses shall be integrated in a manner that does  
36 not isolate them from the remainder of the development and that maintains an appropriate  
37 degree of privacy for the residents. Open  AREA, ACTIVE RECREATION AREA, and  
38 public activity areas shall be integrated in a manner that provides convenient pedestrian  
39 access and enhances the overall quality of the development.

40  
41 (2) STRUCTURES SHALL BE CONSTRUCTED FROM HIGH QUALITY MATERIALS, AND  
42 STRUCTURES IN THE DEVELOPMENT SHALL COMPLEMENT EACH OTHER. STRUCTURE  
43 FACADES SHALL CONTAIN ARCHITECTURAL DETAIL THAT PROMOTES VISUAL INTEREST.  
44 STRUCTURE MASS SHALL BE COUNTERED BY THE USE OF ARCHITECTURAL DETAIL,  
45 LANDSCAPING, OPEN AREAS, AND PUBLIC ACTIVITY AREAS. STRUCTURES SHALL BE  
46 LOCATED CLOSE TO STREETS OR WALKWAYS AND THE PRIMARY ACCESSSES TO THE  
47 STRUCTURES SHALL BE FROM THOSE STREETS OR WALKWAYS. THE PEDESTRIAN LEVELS  
48 OF STRUCTURES SHALL PROVIDE EASY ACCESS. STRUCTURES SHALL CONTAIN FOCAL  
49 POINTS THAT ARE VISUAL OR FUNCTIONAL, AND SHALL INCLUDE STRUCTURES TO  
50 PROTECT PEDESTRIANS FROM THE WEATHER.

51  
52 (3) THE PEDESTRIAN CIRCULATION SYSTEM SHALL BE CONTINUOUS, DIRECT, AND  
53 CONVENIENT. WALKWAYS SHALL BE DESIGNED TO ACCOMMODATE BICYCLES AS WELL  
54 AS PEDESTRIANS TO THE MAXIMUM EXTENT PRACTICABLE, WITH FACILITIES FOR THE

1 TEMPORARY STORAGE OF BICYCLES. THE SYSTEM SHALL INCORPORATE DESIGN  
2 FEATURES TO ENHANCE CONVENIENCE AND SAFETY, INCLUDING ILLUMINATION;  
3 APPROPRIATE GRADE SEPARATIONS ON THE SITE WHERE PRACTICABLE; APPROPRIATE AT-  
4 GRADE, ABOVE-GRADE, OR BELOW-GRADE STREET AND ROAD CROSSINGS; VARYING  
5 PAVING PATTERNS; GRADE DIFFERENCES; AND LANDSCAPING. PAVED PEDESTRIAN  
6 ACCESS TO OPEN AREAS SHALL HAVE A DESIGN THAT ENHANCES THE VISUAL INTEREST  
7 OF THE OPEN AREAS.

8  
9 (4) PUBLIC ACTIVITY AREAS MAY BE OUTDOORS OR INDOORS. IF INDOORS, THEY  
10 SHALL BE ACCESSIBLE TO THE PUBLIC DURING THE NORMAL BUSINESS HOURS OF THE  
11 ESTABLISHMENT. OPEN AREA MAY INCLUDE LAND THAT IS DESIGNATED FOR ACTIVE  
12 RECREATION AREA AND MAY INCLUDE LAND WITHIN AN EXTERIOR OUTDOOR PUBLIC  
13 ACTIVITY AREA. OPEN AREA MAY NOT INCLUDE LAND USED FOR THE REQUIRED  
14 BUFFERING, SCREENING, AND LANDSCAPING OF PARKING AREAS OR THE VEHICULAR OR  
15 PEDESTRIAN CIRCULATION SYSTEMS.

16  
17 (5) FRONT BUILDING FACADES SHALL INCLUDE THE MAIN ENTRY, WINDOWS,  
18 ARCHITECTURAL DETAILING, SIGNAGE, AND OTHER FEATURES TO CREATE AN ACTIVE  
19 STREET FRONTAGE.

20  
21 (6) BUILDINGS SHALL HAVE A PRIMARY ENTRANCE DOOR FACING A ~~PUBLIC~~  
22 SIDEWALK. OTHER BUILDING ENTRANCES MAY INCLUDE DOORS TO INDIVIDUAL  
23 BUSINESSES, OR ENTRANCES TO LOBBIES, PEDESTRIAN PLAZAS, OR COURTYARDS.

24  
25 (7) ANY OUTDOOR STORAGE OR SERVICE AREAS INCLUDING SHEDS, LOADING  
26 AREAS, OR TRASH RECEPTACLES SHALL BE:

27  
28 (I) PLACED BEHIND OR BETWEEN BUILDINGS AND SHIELDED FROM VIEW OF  
29 ADJACENT PROPERTIES, PUBLIC STREETS, AND ACTIVITY SPACES, OR SCREENED WITH  
30 LANDSCAPING OR FENCING; AND

31  
32 (II) INCORPORATED INTO THE OVERALL DESIGN OF THE BUILDINGS AND  
33 LANDSCAPING TO MINIMIZE THE VISUAL AND ACOUSTIC IMPACTS.

34  
35 (8) HIGHLY VISIBLE FACADES OF STRUCTURED PARKING SHALL BE  
36 ARCHITECTURALLY CONSISTENT WITH OR TRANSITION TO, THE SURROUNDING  
37 DEVELOPMENT. SHARED PARKING LOTS AND PARKING STRUCTURES SHALL BE USED  
38 WHERE PRACTICABLE TO CONCENTRATE PARKING OVER A SMALLER AREA.

39  
40 **ARTICLE 18. ZONING**

41  
42 **TITLE 2. GENERAL PROVISIONS**

43  
44 **SUBTITLE 1. IN GENERAL**

45  
46 **18-2-101. Scope; applicability.**

47  
48 (b) Applicability to pending and future proceedings. Subject to the grandfathering  
49 provisions of COMAR Title 27, this article applies to all pending and future proceedings  
50 and actions of any board, department, or agency empowered to decide applications under  
51 this Code, except that:

52  
53 \*\*\*

(11) the following shall be governed by the location of critical area boundaries in existence prior to October 8, 2021:

\*\*\*

(ii) an application for a variance or a special exception, provided the application is filed on or before October 8, 2021 and any permits associated with the application are issued on or before December 1, 2021. A variance or special except grandfathered under this subsection may not be extended by variance; ~~[[and]]~~

(12) for a property located in the Odenton Town Center, any application listed in § 17-2-101(B)(18) of this Code or any application under this Article filed on or before March 29, 2024 shall be governed by Subtitle 1 of Title 9 as it existed prior to March 29, 2024~~[[.]]; AND~~

(13) FOR A PROPERTY LOCATED IN A MIXED USE DISTRICT, ANY APPLICATION LISTED IN § 17-2-101(B)(19) OF THIS CODE FILED ON OR BEFORE THE EFFECTIVE DATE OF BILL NO. 75-24 AND ANY APPLICATION UNDER THIS ARTICLE ASSOCIATED WITH THOSE APPLICATIONS FILED ON OR BEFORE THE EFFECTIVE DATE OF BILL NO. 75-24 SHALL BE GOVERNED BY THE LAW AS IT EXISTED PRIOR TO THE EFFECTIVE DATE OF BILL NO. 75-24.

**18-2-103. Planning for future development.**

(b) **Rule of construction.** ~~[[The]]~~ EXCEPT AS PROVIDED IN § 3-1-205(I) OR § 18-16-303(G) OF THIS CODE, THE adoption, amendment, or repeal of any of the documents listed in subsection (a) may not be construed to evidence or constitute a mistake in the zoning map then existing or a change in the character of any neighborhood.

**18-2-105. Zoning districts created.**

(A) **Creation.** The following zoning districts are created:

Category	District
***	
Mixed Use Development	<del>[[MXD-R Residential]]</del> MXD-N NEIGHBORHOOD MIXED USE <del>[[MXD-C Commercial]]</del> MXD-G GENERAL MIXED USE <del>[[MXD-E Employment]]</del> MXD-S SUBURBAN CENTER MIXED USE <del>[[MXD-T Transit]]</del> MXD-U URBAN MIXED USE MXD-V VILLAGE MIXED USE
***	

(B) **Mixed use districts after effective date of Bill No. 75-24.** AS OF THE EFFECTIVE DATE OF BILL NO. 75-24, THE MIXED USE DISTRICTS THAT EXISTED PRIOR TO THAT DATE SHALL BE RENAMED, AND THE ANNE ARUNDEL COUNTY DIGITAL ZONING LAYER SHALL REFLECT THE NEW NAME OF THE MIXED USE DISTRICT ACCORDINGLY, AS FOLLOWS:

(1) THE MXD-R RESIDENTIAL DISTRICT SHALL BE RENAMED THE MXD-NEIGHBORHOOD MIXED USE DISTRICT;

1 (2) THE MXD-C COMMERCIAL DISTRICT SHALL BE RENAMED THE MXD-G GENERAL  
2 MIXED USE DISTRICT;

3  
4 (3) THE MXD-E EMPLOYMENT DISTRICT SHALL BE RENAMED THE MXD-S  
5 SUBURBAN CENTER MIXED USE DISTRICT; AND

6  
7 (4) THE MXD-T TRANSIT DISTRICT SHALL BE RENAMED THE MXD-U URBAN MIXED  
8 USE DISTRICT.

9  
10 **TITLE 8. MIXED USE DISTRICTS**

11 **SUBTITLE 1. IN GENERAL**

12  
13  
14 **18-8-102. Mixed Use Districts.**

15  
16 (A) MXD-V. THE VILLAGE MIXED USE DISTRICT IS INTENDED FOR SMALL-SCALE,  
17 WALKABLE, LOW INTENSITY MIXED USE DEVELOPMENT WITH RESIDENTIAL AND LOCAL-  
18 SERVING RETAIL AND OFFICE USES IN BUILDINGS UP TO THREE STORIES.

19  
20 (B) MXD-G. THE GENERAL MIXED USE DISTRICT IS INTENDED FOR MIXED USE  
21 DEVELOPMENT PROVIDING A WIDE RANGE OF GENERAL COMMERCIAL AND EMPLOYMENT  
22 USES, COMBINED WITH RESIDENTIAL USES AT A LOW TO MEDIUM SUBURBAN SCALE IN  
23 BUILDINGS UP TO SIX STORIES.

24  
25 (C) MXD-N. THE NEIGHBORHOOD MIXED USE DISTRICT IS INTENDED FOR MIXED USE  
26 DEVELOPMENT WITH A VARIETY OF RESIDENTIAL DWELLING TYPES IN A COMPACT  
27 COMMUNITY WITH BUILDINGS UP TO EIGHT STORIES AND WITH A RANGE OF RETAIL AND  
28 EMPLOYMENT USES PRIMARILY SERVING THE SURROUNDING COMMUNITY AND WITH A  
29 HIGH LEVEL OF PEDESTRIAN CONNECTIVITY THROUGHOUT THE DEVELOPMENT.

30  
31 (D) MXD-S. THE SUBURBAN CENTER MIXED USE DISTRICT IS INTENDED FOR MIXED  
32 USE DEVELOPMENT IN A MEDIUM TO LARGE SCALE SUBURBAN CENTER WITH BUILDINGS  
33 UP TO ~~12~~ 15 STORIES AND WITH A RANGE OF RESIDENTIAL TYPES, RETAIL, AND  
34 EMPLOYMENT USES, INCLUDING SOME LIGHT INDUSTRIAL USES.

35  
36 (E) MXD-U. THE URBAN MIXED USE DISTRICT IS INTENDED FOR COMPACT, HIGH  
37 INTENSITY MIXED USE DEVELOPMENT THAT IS MORE URBAN IN SCALE, INCLUDES  
38 MULTIFAMILY RESIDENTIAL USES AND A WIDE RANGE OF RETAIL AND EMPLOYMENT  
39 USES COMPATIBLE WITH A DENSE URBAN ENVIRONMENT IN BUILDINGS UP TO ~~44~~ 15  
40 STORIES, AND PROVIDES MULTIMODAL CONNECTIVITY THROUGHOUT THE  
41 DEVELOPMENT.

42  
43 **[[18-8-103.]] 18-8-104. Site size.**

44  
45 The minimum gross area for a site to be developed under the optional method of  
46 development is **[[10]] FIVE THREE** acres, except that a site with a **[[net]]** GROSS area of less  
47 than **[[10]] FIVE THREE** acres may be developed under the optional method of development  
48 if it adjoins a site developed or being developed under the optional method of development  
49 for which a sketch plan has been approved and can be integrated with the development of  
50 the adjoining site in the manner described in § 17-7-604 of this Code.

51  
52 **SUBTITLE 3. USES UNDER THE OPTIONAL METHOD OF DEVELOPMENT**

**18-8-301. Permitted uses; conditional uses.**

**(A) Uses allowed.**

(1) THE PERMITTED AND CONDITIONAL USES UNDER THE OPTIONAL METHOD OF DEVELOPMENT ARE LISTED IN THE CHART IN THIS SECTION USING THE FOLLOWING KEY: P = PERMITTED USE; C = CONDITIONAL USE; SE = SPECIAL EXCEPTION USE. A BLANK SPACE MEANS THAT THE USE IS NOT ALLOWED IN THE DISTRICT. USES AND STRUCTURES CUSTOMARILY ACCESSORY TO THE LISTED USES ALSO ARE ALLOWED.

(2) ANY USE LAWFULLY IN EXISTENCE IN A MIXED USE DISTRICT PRIOR TO THE EFFECTIVE DATE OF BILL NO. 75-24 THAT BECAME PROHIBITED AS OF THE EFFECTIVE DATE OF BILL NO. 75-24, MAY CONTINUE, PROVIDED THE USE DOES NOT CEASE OPERATION FOR ~~42~~ 36 CONSECUTIVE MONTHS. ANY CHANGE, EXPANSION, OR ALTERATION OF THE USE ON OR AFTER THE EFFECTIVE DATE OF BILL NO. 75-24 SHALL COMPLY WITH THIS SUBTITLE OR TITLE 15.

**(B) Categories in chart.** THE FOLLOWING CHART DIVIDES THE USES ALLOWED UNDER THE OPTIONAL METHOD OF DEVELOPMENT INTO THE CATEGORIES OF RESIDENTIAL, RETAIL AND SERVICE, OFFICE, LIGHT INDUSTRIAL, CIVIC/INSTITUTIONAL, AND OTHER USES, AND THE USES ARE SUBJECT TO THE REQUIREMENTS DESCRIBED IN § 18-8-302.

USES	<del>MXD</del>	<del>MXD</del>	<del>MXD</del>	<del>MXD</del>	<del>MXD</del>
	<del>V</del>	<del>G</del>	<del>N</del>	<del>S</del>	<del>U</del>
<b>RESIDENTIAL</b>					
ASSISTED LIVING FACILITIES	C	C	C	C	C
ASSISTED LIVING FACILITIES I, COMMUNITY BASED	P	P	P	P	P
ASSISTED LIVING FACILITIES II, COMMUNITY BASED	P	P	P	P	P
BRAC MIXED USE DEVELOPMENT			C	C	C
DWELLING UNITS, ACCESSORY	C	C	C	C	
DWELLINGS, DUPLEX AND SEMI-DETACHED	P	P	P	P	P
DWELLINGS, MULTIFAMILY	P	P	P	P	P
DWELLINGS, SINGLE FAMILY DETACHED	P	P	P	P	
DWELLINGS, TOWNHOUSE	P	P	P	P	P
GROUP HOMES I	P	P	P	P	P
GROUP HOMES II	P	P	P	P	P
HOME OCCUPATIONS	C	C	C	C	C
HOUSING FOR THE ELDERLY OF MODERATE MEANS	C	C	C	C	C
NURSING HOMES			C	C	C
ROOMING HOUSES			P	P	P
WORKFORCE HOUSING	C	C	C	C	C
<b>RETAIL AND SERVICE</b>					
ADULT DAY CARE CENTERS	P	P	P	P	P
ALCOHOLIC BEVERAGE USES AS ACCESSORY TO OTHER USES	C	C	C	C	C
ANTIQUA SHOPS	P	P	P	P	P
APPLIANCE SALES AND SERVICE FACILITIES			P	P	P
ARCADES		P	P	P	P
ART GALLERIES	P	P	P	P	P
ARTISANS AND CRAFT WORK	P	P	P	P	P
AUTOMOBILE AND TRUCK DETAILING SHOPS		P	P	P	P
AUTOMOBILE AND TRUCK PARTS, SUPPLY STORES, AND TIRE STORES		P	P	P	P



AUTOMOBILE AND TRUCK RENTAL ESTABLISHMENTS				P	P
AUTOMOBILE GASOLINE STATIONS		C	C	C	C
AUTOMOBILE REPAIR FACILITIES AND PAINTING FACILITIES				P	P
AUTOMOBILE SERVICE FACILITIES PROVIDING OIL CHANGE, LUBRICATION, AND RELATED SERVICES		P	P	P	P
AUTOMOBILE TOWING FACILITIES IN CONJUNCTION WITH AUTOMOBILE GASOLINE SERVICE STATIONS				SE	SE
BAKERY OR DONUT SHOPS	P	P	P	P	P
BANKS	P	P	P	P	P
BANQUET HALLS		P	P	P	P
BARBERSHOPS	P	P	P	P	P
BED AND BREAKFAST HOMES	C	C	C	C	C
BED AND BREAKFAST INNS	SE	SE	SE	SE	SE
BICYCLE, MOTOR SCOOTER, AND MOPED SALES AND SERVICE		P	P	P	P
BILLIARD AND POOL HALLS		P	P	P	P
BOWLING ALLEYS		P	P	P	P
BREWERY, CRAFT		P	P	P	P
BUSINESS COMPLEXES	P	P	P	P	P
BUSINESS COMPLEXES WITH AUXILIARY USE	C	C	C	C	C
CARNIVALS, CIRCUSES, AND FAIRS, TEMPORARY	C	C	C	C	C
CARPET AND VINYL FLOORING STORES			P	P	P
CARWASHES			P	P	P
CARWASHES ACCESSORY TO AUTOMOBILE GASOLINE STATIONS		P	P	P	P
CATERING ESTABLISHMENTS		P	P	P	P
CHILD CARE CENTERS	P	P	P	P	P
CLOCK SHOPS FOR SALE OR REPAIR	P	P	P	P	P
COMMERCIAL PARKING LOTS OR GARAGES		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
COMPUTER GOODS, SALES AND SERVICES	P	P	P	P	P
CONVENIENCE STORES, GIFT SHOPS, AND NEWSSTANDS	P	P	P	P	P
COUNTRY CLUBS, PRIVATE CLUBS, AND SERVICE ORGANIZATIONS OR INSTITUTIONS	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	P	P	P	P
CULTURAL CENTERS AND EXHIBITS	P	P	P	P	P
DELICATESSENS AND SNACK BARS	P	P	P	P	P
DEPARTMENT STORES		P	P	P	P
DISTILLERY, LIMITED		P	P	P	P
DOG DAY CARE FACILITIES		P	P	P	P
DOG GROOMING PARLORS	P	P	P	P	P

DRY CLEANING OPERATIONS AND LAUNDRY ESTABLISHMENTS, INCLUDING PICKUP STATIONS, PACKAGE PLANTS, AND COIN OPERATED FACILITIES			P	P	P
DRY CLEANING OPERATIONS AND LAUNDRY ESTABLISHMENTS, INCLUDING PICKUP STATIONS, PACKAGE PLANTS, AND COIN OPERATED FACILITIES, LIMITED TO ESTABLISHMENTS WITH LESS THAN 4,000 SQUARE FEET OF FLOOR AREA	P	P			
ENTERTAINMENT COMPLEXES, INCLUDING MULTI SCREEN COMPLEXES		P	P	P	P
FLORIST SHOPS	P	P	P	P	P
FUNERAL ESTABLISHMENTS		P	P	P	P
FURNITURE, APPLIANCE, AND CARPET STORES AND SHOWROOMS			P	P	P
GREENHOUSES AND GARDEN CENTERS			P	P	P
GROCERY STORES			P	P	P
GROCERY STORES WITH A MAXIMUM OF 25,000 SQUARE FEET	P				
GROCERY STORES WITH A MAXIMUM OF 35,000 SQUARE FEET		P			
HAIR, COSMETIC FACIAL HAIR, AND NAIL SALONS	P	P	P	P	P
HARDWARE STORES	P	P	P	P	P
HEALTH CLUBS, SPAS, AND GYMNASIUMS	P	P	P	P	P
HOME CENTERS AND BUILDING SUPPLY STORES			P	P	P
HOSPICE FACILITIES	P	P	P	P	P
HOSPITALS				P	P
HOTELS, MOTELS, AND HOSTELS	P	P	P	P	P
INTERIOR DECORATING ESTABLISHMENTS	P	P	P	P	P
JANITORIAL SUPPLY STORES		P	P	P	P
KENNELS, COMMERCIAL			C	C	C
LICENSED DISPENSARY OF CANNABIS, AS DEFINED IN STATE LAW AND REGULATIONS	C	C	C	C	C
LICENSED GROWER OF CANNABIS, AS DEFINED IN STATE LAW AND REGULATIONS, INDOOR CULTIVATION ONLY				C	C
LICENSED PROCESSOR OF CANNABIS, AS DEFINED IN STATE LAW AND REGULATIONS				C	C
LINEN SUPPLY ESTABLISHMENTS				P	P
LOCKSMITHS	P	P	P	P	P
MAILING AND SHIPPING SERVICES	P	P	P	P	P
MEAT, SEAFOOD, AND POULTRY MARKETS	P	P	P	P	P
MOTORCYCLE REPAIR FACILITIES				P	P
MOVING OR STORAGE ESTABLISHMENTS				P	P
NIGHTCLUBS AND COMEDY CLUBS			P	P	P
OUTSIDE STORAGE, ACCESSORY TO PERMITTED USES, LOCATED IN A SIDE OR REAR YARD, LIMITED TO 35% OF THE ALLOWED LOT COVERAGE	P	P	P	P	P
PACKAGE GOODS STORES	C	C	C	C	C
PARKING LOTS OR GARAGES	P	P	P	P	P
PARKS, PRIVATE	P	P	P	P	P
PERSONAL FITNESS STUDIOS	P	P	P	P	P
PHARMACIES	P	P	P	P	P
PICTURE FRAMING ESTABLISHMENTS	P	P	P	P	P
PIERS, COMMERCIAL	P	P	P	P	P
PIERS, COMMUNITY	P	P	P	P	P

PIERS, RECREATIONAL	P	P	P	P	P
PRODUCE MARKETS	P	P	P	P	P
RACE TRACKS FOR HORSES					C
RELIGIOUS FACILITIES	P	P	P	P	P
RESTAURANTS	P	P	P	P	P
RESTAURANTS, TAVERNS, RETAIL SALES, AND CONSUMER SERVICES IN A MULTIFAMILY DWELLING		P	P	P	P
RETAIL SPECIALTY STORES OR SHOPS FOR RETAIL SALES OF ANTIQUES, ART SUPPLIES, BOOKS, CANDIES, CARDS, CLOCKS, CLOTHING, CONSIGNMENTS, ELECTRONICS, FABRICS, FLOWERS, GIFTS, HOBBIES, HOUSEWARES, ICE CREAM PARLORS, JEWELRY, LUGGAGE, MUSICAL INSTRUMENTS, NEWS PUBLICATIONS, OFFICE SUPPLIES, OPTICAL GOODS, PETS, PHOTOGRAPHIC SUPPLIES, SEWING MACHINES, SHOES AND SHOE REPAIR, SPORTING GOODS, STAMPS AND COINS, STATIONARY, TOBACCO, TOYS, VIDEO TAPES, WALLPAPERS AND PAINTS, WINDOW COVERINGS, AND WORKS OF ART	P	P	P	P	P
ROADSIDE STANDS CONSISTING OF TEMPORARY SEASONAL STRUCTURES FOR SELLING PRODUCE AND OTHER AGRICULTURAL GOODS	P	P	P	P	P
ROADSIDE VENDORS	P	P	P	P	P
SCHOOLS, PUBLIC CHARTER, AND SCHOOLS, PRIVATE: ACADEMIC, ARTS, BUSINESS, TECHNICAL OR TRADE	P	P	P	P	P
SELF-SERVICE STORAGE FACILITIES	C	C	C	C	C
SHOWROOMS AND SALES OF SPECIALTY BUILDING PRODUCTS			P	P	P
SMALL ENGINE REPAIR IF ALL WORK IS PERFORMED INSIDE A BUILDING WITHOUT OUTSIDE STORAGE	P	P	P	P	P
SWIMMING POOLS, COMMUNITY AND SEMI-PUBLIC	P	P	P	P	P
TAILOR SHOPS	P	P	P	P	P
TANNING SALONS	P	P	P	P	P
TATTOO PARLORS AND BODY PIERCING SALONS	P	P	P	P	P
TAVERNS	P	P	P	P	P
TAXICAB STANDS AND SERVICES		P	P	P	P
TELEVISION STUDIOS, RADIO BROADCASTING STATIONS, AND RECORDING STUDIOS, EXCLUDING FREESTANDING TOWERS		P	P	P	P
THEATERS, LIVE PERFORMANCE	P	P	P	P	P
THEATERS, MOVIE	P	P	P	P	P
TRADE EXPOSITIONS		P	P	P	P
TRAVEL AGENCIES	P	P	P	P	P
UPHOLSTERING SHOPS AND SAILMAKING SHOPS			P	P	P
VARIETY STORES	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
VOLUNTEER FIRE STATIONS	P	P	P	P	P
<b>OFFICE</b>					
OFFICE, PROFESSIONAL AND GENERAL	P	P	P	P	P
OFFICE, PROFESSIONAL AND GENERAL IN EXISTENCE ON OR BEFORE DECEMBER 31, 2015	P	P	P	P	P
STATE LICENSED MEDICAL CLINICS	C	C	C	C	C

TELECOMMUTING CENTERS	P	P	P	P	P
<b>LIGHT INDUSTRIAL</b>					
BAKERIES, WHOLESALE					P
BREWERY					P
BUILDING MATERIAL STORAGE, INCLUDING SALES AND YARDS					P
BUILDING MATERIAL STORAGE AND SALES, NOT INCLUDING YARDS			P	P	P
CABINETRY AND SPECIAL LUMBER MILL WORKING AND SALES					P
COFFEE ROASTERS		P	P	P	P
CONTRACTOR AND CONSTRUCTION SHOPS AND YARDS					P
CONTRACTOR AND CONSTRUCTION SHOPS, NOT INCLUDING YARDS			P	P	P
DATA STORAGE CENTERS					P
DISTILLERY					P
EQUIPMENT SALES, REPAIR, AND STORAGE, COMMERCIAL					P
FABRICATION AND ASSEMBLY USES					P
FOOD PRODUCT MANUFACTURING					P
LABORATORIES, RESEARCH AND DEVELOPMENT OR TESTING					P
MANUFACTURING AND PROCESSING, GENERAL, INCLUDING ASSEMBLY OF COMPONENT PARTS, CREATION OF PRODUCTS, AND BLENDING OF MATERIALS					P
PRINTING AND PUBLISHING ESTABLISHMENTS				P	P
RENTAL ESTABLISHMENTS					P
RETAIL DISPLAY ROOMS FOR SALES AT INDUSTRIAL ESTABLISHMENTS					P
WHOLESALE TRADE, WAREHOUSING, AND STORAGE ESTABLISHMENTS					P
<b>CIVIC/INSTITUTIONAL</b>					
CIVIC FACILITIES, COMMUNITY CENTERS, LIBRARIES, MUSEUMS, PARKS, AND SIMILAR NONCOMMERCIAL USES	P	P	P	P	P
<b>OTHER</b>					
BUS TERMINALS	P	P	P	P	P
COMMERCIAL TELECOMMUNICATION FACILITIES FOR TESTING PURPOSES OR EMERGENCY SERVICES FOR A PERIOD NOT EXCEEDING 30 DAYS IF THE FACILITY IS A MONOPOLE NOT EXCEEDING 100 FEET IN HEIGHT AND LOCATED AT LEAST 300 FEET FROM ANY DWELLING	P	P	P	P	P
COMMERCIAL TELECOMMUNICATION FACILITIES PERMANENTLY LOCATED ON THE GROUND	C	C	C	C	C
COMMERCIAL TELECOMMUNICATION FACILITIES THAT ARE ANTENNAS ATTACHED TO A STRUCTURE IF THE ANTENNA DOES NOT EXCEED 15 FEET IN HEIGHT ABOVE THE STRUCTURE, DOES NOT PROJECT MORE THAN TWO FEET BEYOND THE FACADE, DOES NOT SUPPORT LIGHTS OR SIGNS UNLESS REQUIRED FOR SAFETY REASONS, AND ACCESSORY STRUCTURES MEET THE REQUIREMENTS OF § 18-10-117(7)	P	P	P	P	P
CONSTRUCTION OR SALES TRAILERS, TEMPORARY, IN AN APPROVED DEVELOPMENT ACTIVELY UNDER CONSTRUCTION	P	P	P	P	P
PUBLIC UTILITY, ESSENTIAL SERVICES	P	P	P	P	P
PUBLIC UTILITY USES	SE	SE	SE	SE	SE

SMALL WIND ENERGY SYSTEMS	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
SOLAR ENERGY GENERATING FACILITY ACCESSORY	P	P	P	P	P
SOLAR ENERGY GENERATING FACILITY CANOPIES OVER PARKING LOTS OR GARAGES		P	P	P	P
SOLAR ENERGY GENERATING FACILITY COMMUNITY, ROOFTOP MOUNTED ONLY	C	C	C	C	C
STAGING AREAS FOR COUNTY CAPITAL PROJECTS	P	P	P	P	P
TRANSPORTATION, MULTIMODAL STATIONS	P	P	P	P	P

USES	MXD-	MXD-	MXD-	MXD-	MXD-
	<u>V</u>	<u>G</u>	<u>N</u>	<u>S</u>	<u>U</u>
<b>RESIDENTIAL</b>					
ASSISTED LIVING FACILITIES	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
ASSISTED LIVING FACILITIES I, COMMUNITY-BASED	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
ASSISTED LIVING FACILITIES II, COMMUNITY-BASED	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
BRAC MIXED USE DEVELOPMENT		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
DWELLING UNITS, ACCESSORY	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
DWELLINGS, DUPLEX AND SEMI-DETACHED	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
DWELLINGS, MULTIFAMILY	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
DWELLINGS, SINGLE-FAMILY DETACHED	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
DWELLINGS, TOWNHOUSE	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
GROUP HOMES I	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
GROUP HOMES II	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
HOME OCCUPATIONS	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
HOUSING FOR THE ELDERLY OF MODERATE MEANS	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
NURSING HOMES	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
ROOMING HOUSES	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
WORKFORCE HOUSING	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<b>RETAIL AND SERVICE</b>					
ADULT DAY CARE CENTERS	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
ALCOHOLIC BEVERAGE USES AS ACCESSORY TO OTHER USES	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
ANTIQUE SHOPS	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
APPLIANCE SALES AND SERVICE FACILITIES		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
ARCADES		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
ART GALLERIES	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
ARTISANS AND CRAFT WORK	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
AUTOMOBILE AND TRUCK DETAILING SHOPS		<u>P</u>	<u>P</u>	<u>P</u>	
AUTOMOBILE AND TRUCK PARTS, SUPPLY STORES, AND TIRE STORES		<u>P</u>	<u>P</u>	<u>P</u>	
AUTOMOBILE AND TRUCK RENTAL ESTABLISHMENTS		<u>P</u>		<u>P</u>	
AUTOMOBILE GASOLINE STATIONS	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
AUTOMOBILE REPAIR FACILITIES AND PAINTING FACILITIES		<u>P</u>		<u>P</u>	
AUTOMOBILE SERVICE FACILITIES PROVIDING OIL CHANGE, LUBRICATION, AND RELATED SERVICES		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
AUTOMOBILE TOWING FACILITIES IN CONJUNCTION WITH AUTOMOBILE GASOLINE SERVICE STATIONS				<u>SE</u>	
BAKERY OR DONUT SHOPS	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

<u>BANKS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>BANQUET HALLS</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>BARBERSHOPS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>BED AND BREAKFAST HOMES</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>BED AND BREAKFAST INNS</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>
<u>BICYCLE, MOTOR SCOOTER, AND MOPED SALES AND SERVICE</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>BILLIARD AND POOL HALLS</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>BOWLING ALLEYS</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>BREWERY, CRAFT</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>BUSINESS COMPLEXES</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>BUSINESS COMPLEXES WITH AUXILIARY USE</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>CARNIVALS, CIRCUSES, AND FAIRS, TEMPORARY</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>CARPET AND VINYL FLOORING STORES</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>CARWASHES</u>		<u>P</u>	<u>P</u>	<u>P</u>	
<u>CARWASHES ACCESSORY TO AUTOMOBILE GASOLINE STATIONS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>CATERING ESTABLISHMENTS</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>CHILD CARE CENTERS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>CLOCK SHOPS FOR SALE OR REPAIR</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>COMMERCIAL PARKING LOTS OR GARAGES</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>COMMERCIAL RECREATIONAL FACILITIES, INCLUDING MINIATURE GOLF, DRIVING RANGES, TENNIS, RACQUET, AND HANDBALL BARN OR COURTS, ARTIFICIAL SKI SLOPES, INDOOR SOCCER; BOWLING ALLEYS, BMX BIKE, SKATEBOARD OR ROLLERBLADE PARKS, ELECTRIC GO-CARTING, AND SKATING RINKS</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>COMPUTER GOODS, SALES AND SERVICES</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>CONVENIENCE STORES, GIFT SHOPS, AND NEWSSTANDS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>COUNTRY CLUBS, PRIVATE CLUBS, AND SERVICE ORGANIZATIONS OR INSTITUTIONS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>COUNTRY CLUBS, PRIVATE CLUBS, SERVICE ORGANIZATIONS, AND NONPROFIT CHARITABLE OR PHILANTHROPIC ORGANIZATIONS OR INSTITUTIONS IN EXISTENCE ON OR BEFORE DECEMBER 31, 2015</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>CULTURAL CENTERS AND EXHIBITS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>DELICATESSENS AND SNACK BARS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>DEPARTMENT STORES</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>DISTILLERY, LIMITED</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>DOG DAY CARE FACILITIES</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>DOG GROOMING PARLORS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>DRY CLEANING OPERATIONS AND LAUNDRY ESTABLISHMENTS, INCLUDING PICKUP STATIONS, PACKAGE PLANTS, AND COIN-OPERATED FACILITIES</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>DRY CLEANING OPERATIONS AND LAUNDRY ESTABLISHMENTS, INCLUDING PICKUP STATIONS, PACKAGE PLANTS, AND COIN-OPERATED FACILITIES, LIMITED TO ESTABLISHMENTS WITH LESS THAN 4,000 SQUARE FEET OF FLOOR AREA</u>	<u>P</u>				
<u>ENTERTAINMENT COMPLEXES, INCLUDING MULTI-SCREEN COMPLEXES</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>FLORIST SHOPS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>FUNERAL ESTABLISHMENTS</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

<u>FURNITURE, APPLIANCE, AND CARPET STORES AND SHOWROOMS</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>GREENHOUSES AND GARDEN CENTERS</u>		<u>P</u>	<u>P</u>	<u>P</u>	
<u>GROCERY STORES</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>GROCERY STORES WITH A MAXIMUM OF 35,000 SQUARE FEET</u>	<u>P</u>				
<u>HAIR, COSMETIC FACIAL HAIR, AND NAIL SALONS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>HARDWARE STORES</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>HEALTH CLUBS, SPAS, AND GYMNASIUMS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>HOME CENTERS AND BUILDING SUPPLY STORES</u>		<u>P</u>	<u>P</u>	<u>P</u>	
<u>HOSPICE FACILITIES</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>HOSPITALS</u>				<u>P</u>	
<u>HOTELS, MOTELS, AND HOSTELS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>INTERIOR DECORATING ESTABLISHMENTS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>JANITORIAL SUPPLY STORES</u>		<u>P</u>		<u>P</u>	
<u>KENNELS, COMMERCIAL</u>			<u>C</u>	<u>C</u>	
<u>LICENSED DISPENSARY OF CANNABIS, AS DEFINED IN STATE LAW AND REGULATIONS</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>LICENSED GROWER OF CANNABIS, AS DEFINED IN STATE LAW AND REGULATIONS, INDOOR CULTIVATION ONLY</u>		<u>C</u>		<u>C</u>	
<u>LICENSED PROCESSOR OF CANNABIS, AS DEFINED IN STATE LAW AND REGULATIONS</u>		<u>C</u>		<u>C</u>	
<u>LINEN SUPPLY ESTABLISHMENTS</u>		<u>P</u>	<u>P</u>	<u>P</u>	
<u>LOCKSMITHS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>MAILING AND SHIPPING SERVICES</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>MEAT, SEAFOOD, AND POULTRY MARKETS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>MOTORCYCLE REPAIR FACILITIES</u>		<u>P</u>		<u>P</u>	
<u>MOVING OR STORAGE ESTABLISHMENTS</u>				<u>P</u>	
<u>NIGHTCLUBS AND COMEDY CLUBS</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>OUTSIDE STORAGE, ACCESSORY TO PERMITTED USES, LOCATED IN A SIDE OR REAR YARD, LIMITED TO 35% OF THE ALLOWED LOT COVERAGE</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>PACKAGE GOODS STORES</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>PARKING LOTS OR GARAGES</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>PARKS, PRIVATE</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>PERSONAL FITNESS STUDIOS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>PHARMACIES</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>PICTURE-FRAMING ESTABLISHMENTS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>PIERS, COMMERCIAL</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>PIERS, COMMUNITY</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>PIERS, RECREATIONAL</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>PRODUCE MARKETS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>RACE TRACKS FOR HORSES</u>				<u>C</u>	
<u>RELIGIOUS FACILITIES</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>RESTAURANTS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>RESTAURANTS, TAVERNS, RETAIL SALES, AND CONSUMER SERVICES IN A MULTIFAMILY DWELLING</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

<u>RETAIL SPECIALTY STORES OR SHOPS FOR RETAIL SALES INCLUDING ANTIQUES, ART SUPPLIES, BOOKS, CANDIES, CARDS, CLOCKS, CLOTHING, CONSIGNMENTS, ELECTRONICS, FABRICS, FLOWERS, GIFTS, HOBBIES, HOUSEWARES, ICE CREAM PARLORS, JEWELRY, LUGGAGE, MUSICAL INSTRUMENTS, NEWS PUBLICATIONS, OFFICE SUPPLIES, OPTICAL GOODS, PETS, PHOTOGRAPHIC SUPPLIES, SEWING MACHINES, SHOES AND SHOE REPAIR, SPORTING GOODS, STAMPS AND COINS, STATIONARY, TOBACCO, TOYS, VIDEO TAPES, WALLPAPERS AND PAINTS, WINDOW COVERINGS, AND WORKS OF ART</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>ROADSIDE STANDS CONSISTING OF TEMPORARY SEASONAL STRUCTURES FOR SELLING PRODUCE AND OTHER AGRICULTURAL GOODS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>ROADSIDE VENDORS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>SCHOOLS, PUBLIC CHARTER, AND SCHOOLS, PRIVATE: ACADEMIC, ARTS, BUSINESS, TECHNICAL OR TRADE</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>SELF-SERVICE STORAGE FACILITIES</u>		<u>C</u>	<u>C</u>	<u>C</u>	
<u>SHOWROOMS AND SALES OF SPECIALTY BUILDING PRODUCTS</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>SMALL ENGINE REPAIR IF ALL WORK IS PERFORMED INSIDE A BUILDING WITHOUT OUTSIDE STORAGE</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>SWIMMING POOLS, COMMUNITY AND SEMI-PUBLIC</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>TAILOR SHOPS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>TANNING SALONS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>TATTOO PARLORS AND BODY-PIERCING SALONS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>TAVERNS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>TAXICAB STANDS AND SERVICES</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>TELEVISION STUDIOS, RADIO BROADCASTING STATIONS, AND RECORDING STUDIOS, EXCLUDING FREESTANDING TOWERS</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>THEATERS, LIVE PERFORMANCE</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>THEATERS, MOVIE</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>TRADE EXPOSITIONS</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>TRAVEL AGENCIES</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>UPHOLSTERING SHOPS AND SAILMAKING SHOPS</u>		<u>P</u>	<u>P</u>	<u>P</u>	
<u>VARIETY STORES</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>VOLUNTEER FIRE STATIONS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>OFFICE</u></b>					
<u>OFFICE, PROFESSIONAL AND GENERAL</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>OPTICIANS OR OPTOMETRICAL ESTABLISHMENTS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>STATE-LICENSED MEDICAL CLINICS</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>TELECOMMUTING CENTERS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>VETERINARY CLINICS, IF OVER-NIGHT STAYS ARE LIMITED TO THOSE NECESSARY FOR MEDICAL TREATMENT, WITHOUT OUTSIDE RUNS OR PENS</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>LIGHT INDUSTRIAL</u></b>					
<u>BAKERIES, WHOLESALE</u>				<u>P</u>	
<u>BREWERY</u>				<u>P</u>	
<u>BUILDING MATERIAL STORAGE, INCLUDING SALES AND YARDS</u>				<u>P</u>	
<u>BUILDING MATERIAL STORAGE AND SALES, NOT INCLUDING YARDS</u>		<u>P</u>	<u>P</u>	<u>P</u>	



<u>CABINERY AND SPECIAL LUMBER MILL WORKING AND SALES</u>				<u>P</u>	
<u>COFFEE ROASTERS</u>		<u>P</u>		<u>P</u>	
<u>CONTRACTOR AND CONSTRUCTION SHOPS, NOT INCLUDING YARDS</u>		<u>P</u>		<u>P</u>	
<u>DATA STORAGE CENTERS</u>				<u>P</u>	
<u>DISTILLERY</u>				<u>P</u>	
<u>EQUIPMENT SALES, REPAIR, AND STORAGE, COMMERCIAL</u>				<u>P</u>	
<u>FABRICATION AND ASSEMBLY USES</u>				<u>P</u>	
<u>FOOD PRODUCT MANUFACTURING</u>				<u>P</u>	
<u>LABORATORIES, RESEARCH AND DEVELOPMENT OR TESTING</u>				<u>P</u>	
<u>MANUFACTURING AND PROCESSING, GENERAL, INCLUDING ASSEMBLY OF COMPONENT PARTS, CREATION OF PRODUCTS, AND BLENDING OF MATERIALS</u>				<u>P</u>	
<u>PRINTING AND PUBLISHING ESTABLISHMENTS</u>		<u>P</u>		<u>P</u>	
<u>RENTAL ESTABLISHMENTS</u>		<u>P</u>		<u>P</u>	
<u>RETAIL DISPLAY ROOMS FOR SALES AT INDUSTRIAL ESTABLISHMENTS</u>				<u>P</u>	
<u>WHOLESALE TRADE, WAREHOUSING, AND STORAGE ESTABLISHMENTS</u>				<u>P</u>	<u>P</u>
<u>PERMITTED AND CONDITIONAL USES IN THE W1 DISTRICT IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION (C) AND NOT OTHERWISE PROVIDED FOR IN THE RESIDENTIAL, RETAIL AND SERVICE, OR OFFICE CATEGORIES OF THIS SUBSECTION.</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>CIVIC/INSTITUTIONAL</u></b>					
<u>CIVIC FACILITIES, COMMUNITY CENTERS, LIBRARIES, MUSEUMS, PARKS, AND SIMILAR NONCOMMERCIAL USES</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>OTHER</u></b>					
<u>BUS TERMINALS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>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 LOCATED AT LEAST 300 FEET FROM ANY DWELLING</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>COMMERCIAL TELECOMMUNICATION FACILITIES PERMANENTLY LOCATED ON THE GROUND</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>COMMERCIAL TELECOMMUNICATION FACILITIES THAT ARE ANTENNAS ATTACHED TO A STRUCTURE IF THE ANTENNA DOES NOT EXCEED 15 FEET IN HEIGHT ABOVE THE STRUCTURE, DOES NOT PROJECT MORE THAN TWO FEET BEYOND THE FACADE, DOES NOT SUPPORT LIGHTS OR SIGNS UNLESS REQUIRED FOR SAFETY REASONS, AND ACCESSORY STRUCTURES MEET THE REQUIREMENTS OF § 18-10-117(7)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>CONSTRUCTION OR SALES TRAILERS, TEMPORARY, IN AN APPROVED DEVELOPMENT ACTIVELY UNDER CONSTRUCTION</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>PUBLIC UTILITY, ESSENTIAL SERVICES</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>PUBLIC UTILITY USES</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>
<u>SMALL WIND ENERGY SYSTEMS</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>
<u>SMALL WIND ENERGY SYSTEMS OR METEOROLOGICAL TOWERS ON A LOT OF AT LEAST THREE ACRES</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>

<u>SOLAR ENERGY GENERATING FACILITY-ACCESSORY</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>SOLAR ENERGY GENERATING FACILITY-CANOPIES OVER PARKING LOTS OR GARAGES</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>SOLAR ENERGY GENERATING FACILITY-COMMUNITY, ROOFTOP-MOUNTED ONLY</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>STAGING AREAS FOR COUNTY CAPITAL PROJECTS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>TRANSPORTATION, MULTIMODAL STATIONS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

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2 **(C) Additional requirements.** EXCEPT FOR A SOLAR ENERGY GENERATING FACILITY  
3 – COMMUNITY OR SOLAR ENERGY GENERATING FACILITY – UTILITY SCALE, THE  
4 PERMITTED AND CONDITIONAL USES ALLOWED IN THE W1 DISTRICT ARE PERMITTED IN  
5 MXD-G, MXD-N, MXD-S, AND MXD-U DISTRICTS PROVIDED:  
6

7 (1) THE LOCATION IS WITHIN THE AIRPORT NOISE ZONE, IS ON LAND REMEDIATED  
8 FOR ENVIRONMENTAL REQUIREMENTS UNDER FEDERAL OR STATE LAW, IS ON LAND THAT  
9 HAS BEEN RECLAIMED PURSUANT TO AN APPROVED FINAL RECLAMATION PLAN UNDER  
10 STATE OR FEDERAL LAW, OR CONSISTS OF LOTS ABUTTING REMEDIATED OR RECLAIMED  
11 LAND; AND  
12

13 (2) THE REQUIREMENTS OF § 18-8-302 AND TITLE 10 ARE MET.  
14

15 **18-8-302. Combination of uses.**

16  
17 ~~EXCEPT FOR DEVELOPMENT ON A SITE LOCATED IN THE BWI/FORT MEADE GROWTH~~  
18 ~~AREA, AS SHOWN ON THE OFFICIAL MAP ADOPTED BY THE COUNTY COUNCIL ENTITLED~~  
19 ~~“BWI/FORT MEADE GROWTH AREA, 2016”, (A) Required.~~ DEVELOPMENT IN A MIXED USE  
20 DISTRICT SHALL INCLUDE AT LEAST ONE ALLOWED USE FROM AT LEAST TWO OF THE  
21 FOLLOWING LAND USE CATEGORIES SET FORTH IN THE CHART IN § 18-8-301: RESIDENTIAL,  
22 RETAIL AND SERVICE, OFFICE, LIGHT INDUSTRIAL, OR CIVIC/INSTITUTIONAL.  
23

24 **(B) Exception.**

25  
26 (I) ON A SITE LOCATED IN THE BWI/FORT MEADE GROWTH AREA, AS SHOWN ON  
27 THE OFFICIAL MAP ADOPTED BY THE COUNTY COUNCIL ENTITLED “BWI/FORT MEADE  
28 GROWTH AREA, 2016”, THE MIX OF USES REQUIRED IN SUBSECTION (A) MAY BE REPLACED  
29 WITH MULTIFAMILY DWELLINGS SUBJECT TO THE CONDITIONS AND DENSITY LIMITS SET  
30 FORTH IN § 18-10-126(1)(III).  
31

32 (II) ON A SITE SUBJECT TO A BRAC MIXED USE PHASED DEVELOPMENT PLAN  
33 OUTSIDE OF THE FOUR MILE RADIUS REFERENCED IN § 18-10-112(A)(1), THE MIX OF USES  
34 REQUIRED IN SUBSECTION (A) IS NOT REQUIRED ON AN INDIVIDUAL LOT AND MAY  
35 INSTEAD BE MET BY PROVIDING THE REQUIRED MIX OF USES IN THE BRAC MIXED USE  
36 DEVELOPMENT PLAN CONSIDERED AS A WHOLE.  
37

38 **18-8-303. Bulk regulations; open area and parking requirements.**

39  
40 **(A) Bulk regulations.** EXCEPT AS PROVIDED OTHERWISE IN THIS ARTICLE, THE  
41 FOLLOWING BULK REGULATIONS ARE APPLICABLE IN A MIXED USE DISTRICT:

1

<b>BULK REGULATIONS</b>	<b>MXD-V</b>	<b>MXD-G</b>	<b>MXD-N</b>	<b>MXD-S</b>	<b>MXD-U</b>
MAXIMUM RESIDENTIAL DENSITY (UNITS/PER ACRE)	7	10	15	22	44
MAXIMUM BUILDING HEIGHT (FEET)	36	72	96	144 <u>180</u>	168 <u>180</u>
MAXIMUM SETBACK FOR PRINCIPAL STRUCTURES FROM FRONT LOT LINE (FEET)	<del>20</del>	<del>20</del>	<del>20</del>	<del>20</del>	<del>20</del>
MAXIMUM FRONT SETBACK IF LOCATED ON A PRINCIPAL ARTERIAL ROAD (FEET)	45	45	45	45	45
MINIMUM OPEN AREA (% OF GROSS SITE AREA)	15%	15%	15%	15%	15%
MINIMUM ACTIVE RECREATION AREA (SQUARE FEET PER DWELLING UNIT)	350	350	350	350	350
MINIMUM PUBLIC ACTIVITY AREA (% OF USEABLE NONRESIDENTIAL GROSS FLOOR AREA)	10%	10%	10%	10%	10%

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(B) **Open area, active recreation area, and public activity area.** THE CHARACTERISTICS OF REQUIRED OPEN AREA, ACTIVE RECREATION AREA, AND PUBLIC ACTIVITY AREA ARE DESCRIBED IN § 17-7-604(4) OF THIS CODE AND THE ADDITIONAL FOLLOWING CRITERIA APPLY:

(1) OPEN AREA MAY INCLUDE WETLAND AND STREAM BUFFERS, FOREST CONSERVATION EASEMENTS, FLOODPLAINS, AND STORMWATER MANAGEMENT OR DRAINAGE FACILITIES;

(2) ACTIVE RECREATION AREA MAY BE LOCATED WITHIN THE REQUIRED OPEN AREA, BUT MAY NOT BE LOCATED IN WETLAND AND STREAM BUFFERS, FOREST CONSERVATION EASEMENTS, FLOODPLAINS, OR STORMWATER MANAGEMENT OR DRAINAGE FACILITIES; AND

(3) PUBLIC ACTIVITY AREA MAY INCLUDE RECREATIONAL AMENITIES.

(C) **Parking requirements.** PARKING SHALL BE IN ACCORDANCE WITH § 17-7-604 OF THIS CODE AND § 18-3-106.

**TITLE 16. ADMINISTRATIVE HEARINGS**

**SUBTITLE 2. APPLICATION PROCESS AND PRE-HEARING PROCEDURES**

**18-16-203. Notices and signs.**

(E) **Notice – rezoning.** FOR AN APPLICATION FOR REZONING TO A MIXED USE DISTRICT IN ACCORDANCE WITH § 18-16-303(G), THE ADMINISTRATIVE HEARING OFFICER SHALL SEND NOTICE CONTAINING INFORMATION ABOUT THE CASE AND THE DATE, TIME, AND LOCATION OF THE HEARING TO THE COUNCILMEMBER FOR THE COUNCILMANIC

1 DISTRICT OF THE PROPERTY TO BE AFFECTED AND, IF THE PROPERTY ABUTS ANOTHER  
2 COUNCILMANIC DISTRICT, THE COUNCILMEMBER FOR ANY ABUTTING COUNCILMANIC  
3 DISTRICT. THIS NOTICE MAY BE GIVEN BY E-MAIL.

4  
5 **SUBTITLE 3. HEARING AND DECISION**

6  
7 **18-16-303. Rezonings.**

8  
9 **(c) Restrictions.**

10  
11 (1) A lot located in an Odenton Town Center Zoning District may be rezoned only  
12 to another Odenton Town Center Zoning District, and a lot that is not located in the  
13 Odenton Town Center Zoning District may not be rezoned to an Odenton Town Center  
14 Zoning District.

15  
16 (2) A lot not designated as a mixed use [[development area]] PLANNED LAND USE  
17 in the General Development Plan or a [[small area]] REGION plan may not be  
18 administratively rezoned to a mixed use district. IF THE GENERAL DEVELOPMENT PLAN OR  
19 REGION PLAN RECOMMENDS A SECTOR PLAN OR STUDY FOR A LOT DESIGNATED AS A  
20 MIXED USE PLANNED LAND USE, THE LOT MAY NOT BE ADMINISTRATIVELY REZONED TO  
21 A MIXED USE DISTRICT UNLESS THE SECTOR PLAN OR STUDY IS COMPLETED AND  
22 RECOMMENDS A REZONING TO A MIXED USE DISTRICT.

23  
24 \*\*\*

25  
26 (G) **Mixed use designation prior to a certain date.** IF A LOT WAS NOT ZONED AS A  
27 MIXED USE DISTRICT IN A COMPREHENSIVE ZONING ORDINANCE ADOPTED BETWEEN  
28 MAY 6, 2024, AND DECEMBER 31, 2025 AND WAS DESIGNATED AS MIXED USE PLANNED  
29 LAND USE IN A REGION PLAN ADOPTED BETWEEN MAY 6, 2024, AND DECEMBER 31, 2025,  
30 THE LOT MAY BE ADMINISTRATIVELY REZONED TO A MIXED USE DISTRICT. THE  
31 DESIGNATION OF MIXED USE PLANNED LAND USE SHALL SATISFY THE REQUIREMENT OF  
32 SUBSECTION (B)(1).

33  
34 SECTION 3. 4. *And be it further enacted,* That all references in this Ordinance to “the  
35 effective date of Bill No. 75-24”, or words to that that effect, shall, upon codification, be  
36 replaced with the actual date on which this Ordinance takes effect under Section 307 of the  
37 County Charter as certified by the Administrative Officer to the County Council.

38  
39 SECTION 4. 5. *And be it further enacted,* That this Ordinance shall take effect 45 days  
40 from the date it becomes law.

AMENDMENTS ADOPTED: October 21, 2024; November 4 and 18, 2024; December 2 and 16, 2024

READ AND PASSED this 16<sup>th</sup> day of December, 2024

By Order:



Kaley Schultze  
Administrative Officer

PRESENTED to the County Executive for his approval this 18<sup>th</sup> day of December, 2024



Kaley Schultze  
Administrative Officer

APPROVED AND ENACTED this 19<sup>th</sup> day of December, 2024



Steuart Pittman  
County Executive

EFFECTIVE DATE: February 2, 2025

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF  
BILL NO. 75-24 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES  
OF THE COUNTY COUNCIL.

A handwritten signature in black ink, appearing to read 'K. Schultze', with a long horizontal line extending to the right.

**Kaley Schultze**  
**Administrative Officer**