

This Plan recommends ~~eight distinct zoning districts for the OTC boundary be analyzed. The following recommendations (see Map 6) should~~ be considered during the Region 5 Plan Comprehensive Zoning process. ~~Map 6 illustrates the proposed zoning map. The table below outlines~~ illustrates the evolution of the zoning districts and regulatory blocks from the 2016 Master Plan, to this Plan, and ~~recommended comprehensive zoning changes.~~

~~The OTC Core (OTC-C) is recommended to be split into two distinct zoning districts to further distinguish between two areas of future development. The West Core (OTC-WC) should continue to be the focus of TOD. The East Core (OTC-EC) is anticipated to support the TOD given that it is separated from the MARC Station by the rail lines, a historic district, and major highways.~~



~~The Historic Village Mix Overlay Block is recommended to become its own Zoning District, named the Historic Village Mix (OTC-HVM).~~

~~It is also recommended that the boundary of the OTC be analyzed.~~

- ~~• The boundary should align with parcel boundaries to avoid split-zoning and consideration should be given to add and/or remove properties based on the vision of this plan. For example:~~
- ~~• Apply Open Space zoning districts based on current County policy~~
- ~~• Add 1046 Annapolis Road (tax account # 400000051510) to the Odenton Town Center at the northeast corner of the Properties adjacent to the Sappington Station roundabout and zone it OTC-E (East Odenton Village Mix), such as commercial properties to the northeast, should be added to the OTC~~
- ~~• Add 1311 Odenton Road (tax account #400003942452) to the Odenton Town Center and zone it Historic Village Mix Overlay Block Properties adjacent to train networks, such as the WB&A Trail along Piney Orchard Parkway, should be added to the OTC~~
- ~~• Properties along the periphery of the OTC that are contiguous with 1 subdivisions outside of the OTC, such as floodplain parcels, should be removed.~~
- ~~• Change the zoning of 1421 and 1423 Odenton Road (tax account #400090019868, 400090233359, 400090233360) from Historic Village Mix Overlay Block to OTC-T (Transition) due to the historic structure no longer on the site. Historic properties should be re-evaluated to determine whether it is appropriate for them to stay within the Historic or Historic Village Mix zoning districts.~~
- ~~• Change the zoning at 1405 Odenton Road to match the subdivision plans. The zoning for the historic single-family house should be Historic Village Mix Overlay Block and the remainder of the property should be OTC- I (Industrial).~~

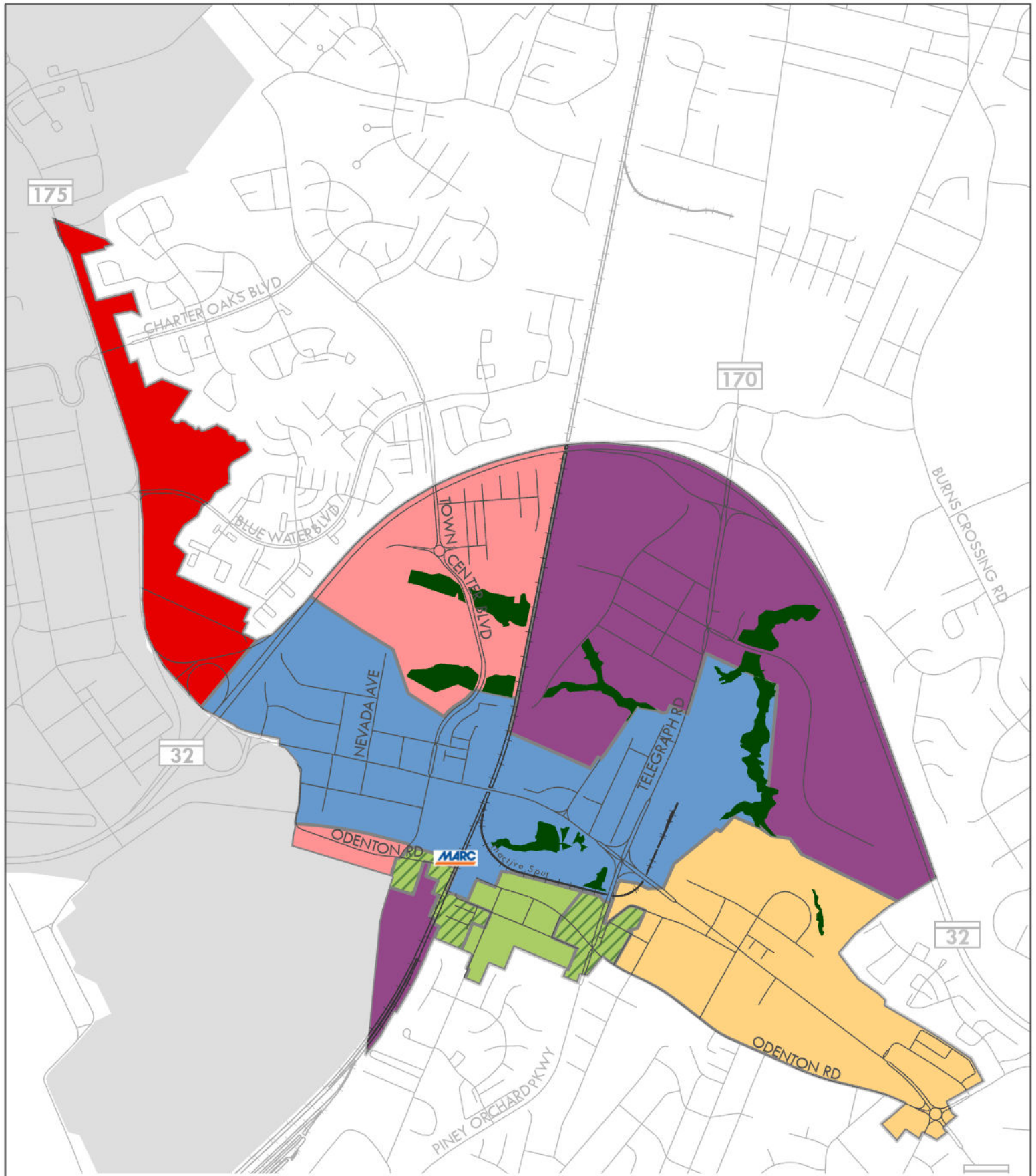
2016 Master Plan Zoning District	2016 Master Plan Regulatory Block(s)	2023 Master Plan Zoning District	Recommended Comprehensive Zoning Changes
O-COR (Core)	1, 1A, 2, 3, 4, 5, 6, 7	OTC-C (Core)	OTC-WC (West Core), OTC-EC (East Core), OTC-T (Transition)
O-EOD (East Odenton)	15	OTC-E (East Odenton Village Mix)	OTC-E (East Odenton Village Mix)

O-HIS (Historic)	8, 9, 10	OTC-H (Historic), Historic Village Mix Overlay Block	OTC-H (Historic), OTC-HVM (Historic Village Mix)
O-IND (Industrial)	16	OTC-I (Industrial)	OTC-I (Industrial)
O-NOD (North Odenton)	14	OTC-FM (Fort Meade Business Mix)	OTC-FM (Fort Meade Business Mix)
O-TRA (Transition)	11, 12, 13	OTC-T (Transition)	

This Plan recommends the OTC boundary be analyzed. The following recommendations should be considered during the Region 5 Plan Comprehensive Zoning process. Map 6 illustrates the proposed zoning map. The table below outlines the evolution of the zoning districts and regulatory blocks from the 2016 Master Plan to this Plan.

- The boundary should align with parcel boundaries to avoid split-zoning
- Apply Open Space zoning districts based on current County policy
- Add 1046 Annapolis Road (tax account # 400000051510) to the Odenton Town Center and zone it OTC-E (East Odenton Village Mix)
- Add 1311 Odenton Road (tax account #400003942452) to the Odenton Town Center and zone it Historic Village Mix Overlay Block
- Change the zoning of 1421 and 1423 Odenton Road (tax account #400090019868, 400090233359, 400090233360) from Historic Village Mix Overlay Block to OTC-T (Transition) due to the historic structure no longer on the site
- Change the zoning at 1405 Odenton Road to match the subdivision plans. The zoning for the historic single-family house should be Historic Village Mix Overlay Block and the remainder of the property should be OTC- I (Industrial).

2016 Master Plan Zoning District	2016 Master Plan Regulatory Block(s)	2023 Master Plan Zoning District
O-COR (Core)	1,1A, 2, 3, 4, 5, 6, 7	OTC-C (Core)
O-EOD (East Odenton)	15	OTC-E (East Odenton Village Mix)
O-HIS (Historic)	8, 9, 10	OTC-H (Historic), Historic Village Mix Overlay Block
O-IND (Industrial)	16	OTC-I (Industrial)
O-NOD (North Odenton)	14	OTC-FM (Fort Meade Business Mix)
O-TRA (Transition)	11, 12, 13	OTC-T (Transition)



Zoning Districts

- | | | |
|---|--|--|
|  Core |  Historic |  Transition |
|  East Odenton Village Mix |  Historic Village Mix Block |  Open Space |
|  Ft. Meade Business Mix |  Industrial |  Fort George G. Meade |

