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Harford County Zoning Classifications

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AG/Agricultural

The purpose of this district is to provide for continued farming activities, conserve agricultural land, and reaffirm agricultural uses, activities and operations within the agricultural zoned areas. It is the further purpose of this district to maintain and promote the rural character of this land as well as promote the continuance and viability of the farming and agricultural uses.

RR/Rural Residential

This district is intended to acknowledge and protect existing concentrations of residential development, provide limited opportunities for low-density residential uses where not in conflict with agricultural activities, protect the open character of the land and restrict piecemeal development in areas where public services are not reasonably anticipated.

NOTE: The Department of Planning and Zoning cannot support rezoning requests for RR zoning. Rural Residential is no longer a designation on the Land Use Map.

R1, R2, R3, and R4/Urban Residential Districts

R1 zoning typically permits single family homes on 15,000—20,000 square foot lots.

R2 zoning permits single family residences on 7,500—10,000 square foot lots and may permit townhouses in four unit buildings.

R3 and R4 zoning permits single family homes on 5,000—7,500 square foot lots, townhouses, as well as condominiums and garden apartments, with higher density in the R4 district.

NOTE: Lot sizes and housing types may be modified for sites including large areas of Natural Resource District.

RO/Residential Office

This district is intended to provide for the conversion of residential structures to other uses and construction of small retail, service, and office buildings in predominantly residential areas on sites that, because of adjacent commercial activity, heavy commercial traffic or other similar factors, may no longer be suitable for only those uses allowable in residential districts. The regulations ensure that the buildings and uses be compatible with, provide a transition from, and be in harmony with, the present or prospective uses of nearby residential property.

VR/Village Residential District

This district is intended to preserve and enhance the character and function of established rural settlements. This district allows residential uses on small lots as well as certain business uses. The Rural Village Study is used as a guide for achieving architectural compatibility.

NOTE: Property owners requesting rezoning of property from AG to VR will be subject to the TDR requirements in the Harford County Zoning and must be located within a designated Rural Village.

VB/Village Business District

This district is intended to provide business services to rural areas and to preserve and enhance the character and function of long established rural settlements. This district compliments the VR by providing a mix of business and residential uses at an appropriate scale. The Rural Village Study is used as a guide for achieving architectural compatibility.

B1, B2 and B3/Business Districts

B1/Neighborhood Business District is intended to provide limited retail and service facilities convenient to residential neighborhoods. Uses are limited primarily to convenience goods and services satisfying the household and personal needs of the residents of abutting residential neighborhoods. Standards are compatible with low-density residential districts, resulting in similar building bulk and low concentration of vehicular traffic.

B2/Community Business District is intended to provide a wider range and scale of retail, business and service uses than are permitted in the B1 District, and is oriented to serve several neighborhoods. The intensity of development as well as the concentration of vehicular traffic is greater than the B1 District.

B3/General Business District is intended to provide a wide range of retail, service and business uses serving local and county-wide areas. Such activities are generally located along arterial roads.

CI/Commercial Industrial District

This district is intended for industrial, office, and business uses of a moderate scale and intensity.

LI/Light Industrial District

This district is intended to permit a mix of light manufacturing, warehousing, and service uses. Retail sales are permitted as accessory to a manufacturing or distribution operation where the product is produced or warehoused on site. Other retail sales or service uses are permitted as accessory to the principal permitted use provided that they are integrated into the overall project and do not exceed 2,000 square feet.

GI/General Industrial District

This district is intended for industrial uses of a larger scale or more intensive processing with large areas of unenclosed storage, which may generate substantially more impact on surrounding properties. Retail sales are permitted as accessory to a manufacturing operation where the product is produced on site. Other retail sales or service uses are permitted as accessory to the principal permitted use provided they are integrated into the overall project and do not exceed 2,000 square feet. Professional services may also be permitted.

MO/Mixed Office District

The MO district is designed to promote major economic development opportunities, including corporate offices, research and development facilities and high-tech services which create significant job opportunities and investment benefits. Due to the excellent access and high visibility of the MO district, the intention of the MO district legislation is to promote high quality uses with high quality amenities. This area may also include retail uses to service the employment center. Designated at strategic I-95 interchanges, development will be subject to specific performance, architectural and site design standards. Enactment of this legislation shall not serve to open the Development Envelope beyond those areas designated "MO" on the 2004 Harford County Master Land Use Plan.