

Harford County, Maryland

ZONING CODE



Chapter 267 of the Harford County Code, as amended

Effective December 22, 2008
Amended thru February 16, 2016

DEPARTMENT OF PLANNING AND ZONING

Harford County, Maryland

FLOODPLAIN MANAGEMENT PROGRAM, Chapter 131

and

SUBDIVISION REGULATIONS, Chapter 268

of the Harford County Code, As Amended

are included at the end of

The Development Regulations.

**ZONING CODE
AMENDMENT INFORMATION:**

<u>Bill Number</u>	<u>effective date</u>	<u>Bill Number</u>	<u>effective date</u>
09-01	4/6/09	13-51	3/18/14
09-11	6/15/09	13-52	3/18/14
09-19AA	8/17/09	14-1	4/22/14
09-31AA	1/22/10	14-9	7/11/14
09-33AA	1/22/10	14-26AA	8/25/14
10-03	4/20/10	15-23AA	1/4/16
10-30	12/13/10	15-35AA	2/8/16
10-32AA	12/27/10	15-36AA	2/16/16
11-04AA	5/23/11	15-39AA	2/16/16
11-05AA	5/23/11		
11-03	5/31/11		
11-32	12/12/11		
11-44	12/19/11		
11-62AA	1/13/12		
12-07AA	5/14/12		
12-14	5/21/12		
12-44	1/26/13		
12-48AA	2/11/13		
13-4AA	5/6/13		
13-17	7/22/13		
13-35	1/21/14		
13-36	1/21/14		
13-50	2/18/14		

§ 267-4. Definitions. [Amended by Bill 09-19, as amended; Bill 11-04, as amended; Bill 11-05, as amended; Bill 11-32; Bill 12-44; Bill 12-48 as amended; Bill 13-35; Bill 14-1; and Bill 15-39 as amended]

ABANDON - To relinquish the right to use or to cease the use of property without the intention to either transfer rights in the property or to resume the use thereof.

ABUT - To physically touch, border upon or share a common property line.

ACCESS - An unobstructed way or means of approach to provide entry to or exit from a property.

ACCESSORY STRUCTURE OR USE - A structure or use of land, or portion thereof, customarily incidental and subordinate to the principal use of the land or building and located on the same lot or parcel of land with such principal use.

ADDITION - Any construction that increases the size of a building.

ADJACENT - Parcels of land that abut one another.

ADULT BOOKSTORE OR ADULT ENTERTAINMENT CENTER - An entity or establishment that, as its principal business purpose, offers for sale, rental, exhibition or viewing, any printed, recorded, digitally analogued or otherwise viewable matter, any kind of sexual paraphernalia or any kind of live performance, entertainment or exhibition, that depicts, describes or relates to sexual conduct, sexual excitement or sadomasochistic abuse. For purposes of this definition: "sexual conduct" means human masturbation, sexual intercourse, or the touching of or contact with genitals, pubic areas or buttocks of a human, the breasts of a female, whether alone or between members of the same or opposite sex, or between humans and others; "sexual excitement" means the condition of human genitals, or the breasts of a female, when in a State of sexual stimulation, or the sensual experiences of humans engaging in or witnessing sexual conduct or nudity; and "sadomasochistic abuse" means flagellation or torture by or upon a human who is nude, or clad in undergarments, or in a revealing or bizarre costume, or the condition of one who is nude or so clothed and is being fettered, bound or otherwise physically restrained. Adult entertainment center includes an adult bookstore.

AFFORESTATION - The creation, in an area that is not presently in forest cover, of a biological community dominated by trees and other woody plants at a density of at least 100 trees per acre with at least 50% of the trees having the capability of growing to a DBH of 2 inches or more within 7 years.

AGRICULTURAL PROCESSED PRODUCT - An agricultural product that is treated in order to increase its market value, including but not limited to such processes as canning, milling, grinding, freezing, heating and fermenting.

AGRICULTURAL PRODUCT - Products grown or raised on a farm, intended for direct human or animal use, such as vegetables, fruits, dairy products, eggs, grains, meat, poultry, fish, honey, jelly, jam, hay, bedding plants, and wool.

AGRICULTURAL PUBLIC EVENTS - Events related to agricultural vocations, other than temporary uses already permitted in this Article, including farm tours, animal rodeos, corn mazes, fee fishing and hunting, cross country skiing, sledding, pond ice skating and equestrian trail rentals.

AGRICULTURAL RESOURCE CENTER - An agriculturally oriented park which includes uses such as equine competitions and events, livestock sales and auctions, farm fairs, farmer's markets, trail riding and support services.

AGRICULTURAL RETAIL - The sale of agricultural products.

AGRICULTURAL SERVICES - Uses that serve or support agriculture, including farm equipment service, auction sales of animals, feed and grain mills, farmer's co-ops and agricultural products processing, animal hospitals and veterinary clinics.

AGRICULTURE - All methods of production and management of livestock, crops, vegetation and soil. This includes the related activities of tillage, fertilization, pest control, harvesting and marketing. It also includes the activities of feeding, housing and maintaining of animals such as cattle, dairy cows, sheep, goats, hogs, horses and poultry and handling their by-products.

AIRPORT - An area on land or water that is used or intended to be used for the landing and takeoff of aircraft and includes its buildings and facilities, if any.

ALLEY - A serviceway providing a secondary means of access to abutting property and not primarily intended for public access.

ALTERATION - Any interior or exterior change that would affect the architectural features of a site or structure.

ALTERATION, HISTORIC - Any exterior change that would affect the historic, archeological, or architectural significance of any portion of a designated site or structure, including construction, reconstruction, moving, or demolition.

ALTERNATE LIVING UNITS - Residential units for no more than 3 individuals organized to project a distinct family and home-like atmosphere.

ANADROMOUS FISH PROPAGATION WATERS - Streams that are tributary to the Chesapeake Bay, where spawning of anadromous species of fish (e.g., rockfish, yellow perch, white perch, shad and river herring) occurs or has occurred. The geographic location of such streams has been identified by the Tidewater Administration, Maryland Department of Natural Resources.

ANIMAL, DOMESTIC - An animal that is accustomed to living in or about the habitation of man and is dependent on man for food or shelter, excluding livestock.

ANIMAL RODEO - A public performance featuring jousting, fox hunting, polo, horse shows, horse pulling, bronco riding, calf roping, steer wrestling, bull riding, point-to-point races and steeplechases.

ANIMAL SHELTER - A non-profit facility, as defined by the Internal Revenue Code as Amended, established for the purpose of providing shelter and care for domestic animals and livestock that have been abandoned or placed in the shelter by the Harford County Government or members of the public for permanent or temporary care. In addition to shelter and care, the facility shall provide evaluative care to determine the adoptability of animals, educational outreach programs on animal care for the community, on-site training programs for staff and volunteers, and areas for animals to exercise and socialize.

APPLICANT - A property owner or their designee applying for permits or other approvals required by this Chapter.

AQUIFER - A permeable geologic formation, either rock or sediment, that when saturated with groundwater is capable of transporting water through the formation.

ARCADE - A structure housing 3 or more commercial mechanical or electronic devices used for amusement.

AS-BUILT - Scaled and dimensioned drawing done by a licensed surveyor or engineer that accurately depicts the location of all improvements on the property.

EQUIPMENT BUILDING - Any structure, cabinet or box, accessory to a communications tower or communications antenna which houses equipment related to the wireless transmission of voice, data or other signal.

EXPECTED PEAK GRAVITY FLOW - The projected average flow peaked in accordance with the Maryland Department of the Environment Design Guidelines for Sewerage Facilities Peaking Curve.

EXTERIOR FEATURES, HISTORIC - The architectural style, design, and general arrangement of the exterior of an historic structure, including the nature and texture of building material, and the type and style of all windows, doors, light fixtures, signs or similar items found on or related to the exterior of an historic structure.

EXTRACTION - Removal or recovery of soil, rock, minerals, mineral substances or organic substances, other than vegetation, from water or land, on or beneath the surface of either, whether exposed or submerged.

FAMILY - A social unit living together.

FARM - As defined for purposes of the census of agriculture since 1978, any place that has, or has the potential to produce, \$1,000 or more in annual gross sales of agricultural products.

FARM BREWERY - An agricultural processing and manufacturing facility located on a parcel with equipment, components and supplies used for the processing, production and packaging of malt based liquors such as beer, ale, porter, stout and similar grain based beverage on the premises with ingredients being grown on the property on which the facility is located. Said facility shall also include product tasting and may include, among other things, product sales and site tours. Other farm brewer activities may include, but not be limited to, associated cooking, fermenting, bottling, storage, aging, shipping and receiving.

FARM MARKET, PRIVATE - A market held on private property by multiple vendors selling agricultural and agricultural processed products on a limited basis, not exceeding 1 event per crop season.

FARMERS CO-OP - An enterprise that is collectively owned by a group of farmers, is operated for their mutual benefit and provides goods or services in support of agricultural activities.

FENCE - An artificially constructed barrier of any material or combination of materials erected to enclose or buffer areas of land.

FIRE STATION ASSEMBLY HALL - A building that is owned by a fire company and that under the State Fire Prevention Code has a permitted capacity of more than 150 persons.

FLOODPLAIN - The channel and a contiguous area of a stream, river or other water body that has been or may reasonably expect to be flooded by the 1% annual storm.

FLOOR AREA, GROSS - The sum of the gross horizontal areas of all floors of a building measured from the exterior face of exterior walls or from the center line of a wall separating 2 buildings, but not including interior parking spaces, loading space for motor vehicles or any space where the floor-to-ceiling height is less than 6 feet.

FOREST - A biological community dominated by trees and other woody plants, excluding orchards, covering a land area of 10,000 or more square feet including:

- A. An area having at least 100 trees per acre, if at least 50% of the trees have a DBH of 2 inches or more; and
- B. That has been cut, but not cleared.

FORESTED AREA - A biological community dominated by trees and other woody plants covering a land area of 1 acre or more. This also includes areas that have been cut, but not cleared. It also includes areas of 1 acre or more in size that have been designated as developed woodlands not only because they predominantly contain trees and natural vegetation, but also contain residential, commercial or industrial structures and uses. Such areas can further be characterized by the presence of at least 400 seedlings per acre, which are vigorous, well-distributed throughout and free to grow to at least 25% tree canopy cover.

FOREST INTERIOR DWELLING BIRDS - The species of birds identified by the Maryland Department of Natural Resources, that require relatively large forested tracts in order to breed successfully, such as various species of flycatchers, hawks, owls, warblers, vireos and woodpeckers.

FORESTRY - The clearing or harvesting of forested or wooded areas, including temporary logging and milling operations, and selective cutting or clearing for commercial purposes.

FRONTAGE - That portion of a lot that abuts a road or road right-of-way.

GARAGE - A building or part thereof used or intended to be used for the parking and storage of motor vehicles.

GAS STATION - Any business whose primary function is the dispensation of gasoline for vehicles.

GENERAL MERCHANDISE - Any use characterized by the sale of bulky items and/or outside display/storage of merchandise or equipment, such as lumber and building materials, farm and garden supplies, marine equipment sales and service and stone monument sales.

GREENHOUSES AND NURSERIES, COMMERCIAL - A retail business for the cultivation and sale of plants grown on the premises in greenhouses or as nursery stock and accessory items directly related to their care and maintenance, such as pots, soil, mulch, fertilizer, insecticides, rakes or shovels. This use includes the storage and sale of mulch incidental to the nursery operation, but does not include the processing or grinding of mulch.

GROUNDWATER - The water contained within the earth's surface that has penetrated from precipitation and from infiltration by streams, ponds and lakes.

GROUNDWATER CONTAMINATION - Presence of any substance, designated by the U.S. EPA or the State of Maryland as a primary or secondary water quality parameter, in excess of the maximum allowable contaminant level (MCL).

GROUNDWATER TRAVEL TIME - The distance groundwater will travel in a given time.

GROUP HOME FOR SHELTERED CARE - A home for the sheltered care of more than 8 unrelated persons with special needs, which, in addition to providing food and shelter, may also provide some combination of personal care, social or counseling services and transportation.

GROUP PARKING - A hard-surfaced area designed to provide parking for 3 or more dwelling units, for business uses requiring more than 10 parking spaces or any other parking area designed for 20 or more motor vehicles.

GROWTH ALLOCATION - A finite amount of acreage that may be used by a local jurisdiction to reclassify a less intense Critical Area designation to a more intense Critical Area designation.

HABITAT AREAS OF LOCAL SIGNIFICANCE - Areas whose geographic location has been mapped by the Harford County Department of Planning and Zoning that have been determined to be important to the County because they contain species uncommon or of limited occurrence in the County or

because the species are found in unusually high concentration or because they contain an unusual diversity of species.

HABITAT PROTECTION AREA - An area that is designated for protection:

- A. Under the Maryland Annotated Code, Natural Resources Article, §8-1806, regulations adopted under that authority or a local program; or
- B. By the Secretary of the Department of Natural Resources. It includes any existing area of open water, tidal or nontidal wetland, stream or river channel, stream or river bank or upland area of any type and size, including a reasonable protective area, within Harford County's Chesapeake Bay Critical Area which has been determined to be of significant natural value because it contains at least 1 of the following:
 - (1) A buffer area adjacent to tidal waters, tidal wetlands or tributary streams.
 - (2) Nontidal wetlands.
 - (3) The habitat of a species of plant or animal listed by State or Federal authorities as endangered, threatened or in need of conservation or a designated natural heritage area.
 - (4) A plant or wildlife habitat which is determined to be of local significance.
 - (5) A forest interior dwelling bird habitat.
 - (6) A colonial water bird nesting habitat.
 - (7) A habitat for the feeding, resting or grouping of wintering and migrating waterfowl species.
 - (8) Anadromous fish propagation waters.

HAWKER AND PEDDLER - Any person engaged in the business of selling goods, wares or merchandise, who must be licensed by the State as a "hawker" or "peddler."

HAZARDOUS MATERIAL - Any substance that:

- A. Conveys toxic, lethal, or other injurious effects or which causes sublethal alterations to plant, animal or aquatic life; or
- B. May be injurious to human beings. Hazardous materials include any matter identified as a "hazardous waste" by the Environmental Protection Agency or a "controlled hazardous substance" by the Maryland Department of the Environment.

HEALTH SERVICES - Establishments providing support to the medical profession and patients, including medical and dental labs, blood banks, oxygen and miscellaneous types of medical supplies and services.

HIGH-DENSITY RESIDENTIAL USE - Land zoned for densities of more than 1 dwelling unit per acre, including both existing and planned development and their associated infrastructure, such as roads, utilities and water and sewer service.

HIGHLY ERODIBLE SOILS - Soils with a slope greater than 15% or soils with a K factor greater than .35 and with slopes greater than 5%.

HISTORIC AREA WORK PERMIT - A permit, issued by Harford County, upon receiving a Certificate of Appropriateness from the Commission for all projects that Harford County conducts, assists, licenses or permits that affect properties within a designated district or individually designated sites or Landmarks.

HISTORIC LANDMARK - Any designated site, properties or structure as listed in §267-112 (Historic Landmarks).

HISTORIC PRESERVATION COMMISSION - The Commission as set forth in Chapter 9, Boards, Commissions, Councils and Agencies, of the Harford County Code, as amended.

HISTORIC SITE - A parcel of land of historical or cultural significance, which is eligible for designation on the National or State Register of Historic Places or as a Harford County Landmark.

HISTORIC STRUCTURE OR BUILDING - A structure of historical, cultural or architectural significance which is eligible for designation on the National or State Register of Historic Places or as a Harford County Landmark.

HOME OCCUPATION - Any business activity regularly conducted by a resident as an accessory use within the dwelling or an accessory building which meets the standards specified in this Part 1 for such use.

HOMEOWNERS' ASSOCIATION - An association or other legal entity comprised of owners of land or dwellings, organized to own, operate or maintain open space or facilities used in common by such owners.

HOSPITAL - An institution providing inpatient health-care services and medical or surgical care to persons suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including, as an integral part of the institution, related activities, such as laboratories or training facilities.

HOTEL - A building offering transient lodging accommodations to the general public which may provide as accessory uses, restaurants, meeting rooms and recreation facilities.

HOUSING FOR THE ELDERLY - A building which is designed for the needs of elderly persons and which is subject to management or other legal restrictions that require that the project shall be occupied by households wherein at least one person is aged 55 or over.

HYDRIC SOILS - Soils that are wet frequently enough to periodically produce anaerobic conditions, thereby influencing the species composition or growth, or both, of plants on those soils, as identified by the United States Department of Agriculture Soil Conservation Service.

HYDROPHYTIC VEGETATION - Those plants cited in "Vascular Plant Species Occurring in Maryland Wetlands" (Dawson and Burke 1985), which are described as growing in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content (plants typically found in water habitats).

IMPACT FEE - A fee imposed to help finance the cost of improvements or services.

IMPERVIOUS SURFACE - Any surface or material that does not absorb water or substantially reduces the infiltration of stormwater. Impervious surfaces include roofs, streets, sidewalks and parking areas paved with asphalt, concrete, compacted sand, compacted gravel or clay.

INDIRECT RECHARGE AREA - The area contributing water to surface watercourses up gradient of the aquifer or wellfield area of contribution.

INGRESS - An entry.

INTENSELY DEVELOPED AREAS - Those areas within the Chesapeake Bay Critical Area (CBCA) where residential, commercial, institutional and/or industrial developed land uses predominate and where relatively little natural habitat occurs. Such areas are to be at least 20 acres in size and have at least 1 of the following features:

- A. Housing density is equal to or greater than 4 dwelling units per acre.
- B. Industrial, institutional or commercial uses are concentrated in the area.
- C. Public sewer and water collection and distribution systems are currently serving the area and housing density is greater than 3 dwelling units per acre.

INTERCEPTOR - Sewer pipe lines 24 inches or larger in diameter.

INTERMITTENT STREAM - Surface waters, contained within a defined channel or bed that flow at least once per year. A stream that has been confirmed to be an intermittent stream through field verification, for purposes of these guidelines, includes 2 or more of the following characteristics:

- A. Defined or distinct channel;
- B. Hydric soils or wetlands within or adjacent to channel;
- C. Hydraulically sorted sediments;
- D. Removal of vegetative litter; or
- E. Loosely rooted vegetation by the action of moving water.

INTERSECTION - The crossing of 2 or more roads at grade.

JUNK - Any scrap, waste, reclaimable material or debris, either stored or used in conjunction with dismantling, processing, salvage, storage, bailing, disposal or other use or disposition.

JUNK- OR SALVAGE YARD - Any land or structure used for the storage and/or sale of junk or the collection, dismantlement, storage or salvage of 3 or more untagged or inoperative motor vehicles, including a salvaging operation, but excluding wrecked motor vehicles stored for a period of not more than 90 calendar days.

KENNEL - Any establishment, not part of an agricultural use, in which 6 or more domestic animals, such as cats, dogs and other pets, more than 6 months old are kept, groomed, bred, boarded, trained or sold.

LANDSCAPING - The improvement of property with lawns, trees, plants and other natural or decorative features.

LEACHABLE MATERIAL - Material, including salt and certain components of concrete, asphalt, tar, coal, etc., which is readily soluble in water and thus easily removed and transported in solution by meteoric and/or groundwater.

LIMITED DEVELOPMENT AREAS - Those areas within the Chesapeake Bay Critical Area that are currently developed in low- or moderate-intensity uses. They also contain areas of natural plant and animal habitats, and the quality of runoff from these areas has not been substantially altered or impaired. These areas shall have at least 1 of the following features:

- A. Housing density ranging from 1 dwelling unit per 5 acres up to 4 dwelling units per acre.
- B. Areas not dominated by agriculture, wetland, forest, barren land, surface water or open space.
- C. Areas having public sewer or public water, or both.
- D. Areas meeting the definition of intensely developed areas except for being less than 20 acres in size.

LIVE/WORK UNITS - Structures that have professional offices or retail services on the first floor with residential uses on the second floor. The property owner or business operator must occupy the residence.

LIVESTOCK - Generally accepted outdoor farm animals (i.e., cows, goats, horses, pigs, barnyard fowl, etc.) not to include cats, dogs and other domestic animals.

LODGING HOUSE - A building offering transient dwelling accommodations where the facilities are multifaceted with a distinguished style, including marked upgrades in the quality of physical attributes, amenities and Level of Service and comfort provided. At a minimum, the lodging house shall include a lobby, a concierge, personal services, business center, pool and wireless internet in the common areas. Wireless internet shall be offered to each unit in the lodging house.

LOFT - An intermediate level located between the floor and ceiling of a story, open on at least 1 side to the room in which it is located.

LOT - A designated area of land established by plat, subdivision or as otherwise permitted by law to be used, developed or built upon as a unit.

LOT, ADJACENT RESIDENTIAL - A lot that abuts another lot or parcel of land and is either within a residential district or is a lot of 2 acres or less intended for residential use.

LOT, AGRICULTURAL - A lot that is zoned agricultural and is 2 acres or more.

LOT AREA - The total area within the lot lines of a lot, excluding any road right-of-way or reservation.

LOT, CORNER - A lot abutting upon 2 or more roads at their intersection or upon 2 parts of the same road forming an interior angle of less than 135°.

LOT COVERAGE - The percent of a total lot or parcel that is:

- A. Occupied by a structure, accessory structure, parking area, driveway, walkway or roadway;
- B. Covered with gravel, stone, shell, impermeable decking, a paver, permeable pavement or any manmade material; or
- C. Covered or occupied by a stairway or impermeable deck.

Lot coverage does not include:

- A. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;

ARTICLE VII. District Regulations.

[The Permitted Use Charts have been amended by Bill 09-31, as amended; Bill 11-06; Bill 12-14; Bill 12-48 as amended; Bill 13-4 as amended; Bill 15-36 as amended; and Bill 15-39 as amended]

§ 267-49. General Provisions.

- A. The principal uses permitted in each district are set forth in the Permitted Use Charts and §267-50 (Principal Permitted Uses by District). Uses permitted by right, temporary uses, special developments or special exceptions are set forth in each of the zoning districts. The minimum design standards and specific regulations for each district are set forth in §267-51 (Requirements for Specific Districts) and in Tables 53-1 through 61-1. Any use not listed is prohibited, unless the Director of Planning determines that it falls within the same class as a listed use as set forth in §267-52 (Materially Similar Uses).
- B. Uses permitted by right, temporary uses, special developments or special exceptions shall be subject, in addition to zoning district regulations, to all other provisions of this Chapter.

§ 267-50. Principal Permitted Uses by District.

The Permitted Use Charts specify the principal permitted uses in each district. Only those uses with a letter designation are permitted, subject to other requirements of this Part 1. Uses designated as "P" are permitted uses. Uses designated as "SD" are permitted pursuant to the special development regulations in Article VIII of this Part 1. Uses designated as "SE" are special exception uses subject to approval of the Board pursuant to §267-9 (Board of Appeals). Uses designated as "T" are permitted pursuant to §267-28 (Temporary Uses). A blank cell indicates that the use is not permitted.

§ 267-51. Requirements for Specific Districts.

This Article sets forth the requirements for specific districts and includes the minimum lot area, area per dwelling or family unit, parcel area, lot width, yards, setbacks and maximum building height allowed for uses permitted for each district. Uses permitted under the Special Development Regulations shall also comply with the requirements contained in Article VIII.

§ 267-52. Materially Similar Uses.

Uses not listed as a permitted use, temporary use, special development or special exception are presumed to be prohibited from the applicable zoning district. In the event that a particular use is not listed as a permitted use, temporary use, special development or special exception, the Director of Planning shall determine whether a materially similar use exists in this Chapter. Should the Director of Planning determine that a materially similar use does exist, the regulations governing that use shall apply to the particular use not listed and the Director of Planning shall issue a zoning certificate pursuant to §267-8 (Zoning Certificates). Should the Director of Planning determine that a materially similar use does not exist, then the proposed use shall be deemed prohibited in the district.

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USE CLASSIFICATION	ZONING DISTRICTS															
AMUSEMENTS	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
Adult book stores, adult entertainment centers												P				
Agricultural public events	P															
Agricultural resource center	SE															
Arenas and stadiums												SE	SE	SE	SE	
Carnivals, circuses, concerts & public events (excluding religious activities)	T							T	T	T	T	T	T	T	T	
Commercial amusement and recreation								P		P	P	P			P	
Country clubs, golf clubs, tennis and swim clubs	SE	SE	SE	SE	SE	SE				P	P	P		SE		
Fairgrounds, racetracks, and theme parks	SE											SE	SE	SE		
Golf driving ranges and miniature golf courses	SE							SE			P	P				
Gymnasiums and health clubs								P	P	P	P	P	P	P	P	
Marinas, boat launching, storage and repair	SE	SE	SE	SE	SE	SE			SE	SE	P	P	SE	P		
Motor vehicle recreation, ATV and go-cart tracks	SE													SE		
Nightclubs, lounges, bars and taverns								P			P	P			P	
Noncompetitive recreational amusement cars												P				
Private parties and receptions	SD															
Riding stables, commercial or club (except accessory uses)	SD/SE										P	P				
Shooting ranges, indoor	SE										P	P				
Theaters, indoor	SE							P		P	P	P			P	
Theaters, outdoor	SE							P		P	P				P	
Trap, skeet, rifle and archery ranges, outdoor	SE										SE		SE			

(1) Indicates permitted in the Edgewood Neighborhood Overlay District (ENOD) only.

(2) RO - maximum of 4 units.

(3) Indicates permitted in the Chesapeake Science and Security Corridor (CSSC) only.

(4) The following shoppers merchandise stores-business and office equipment rental or leasing, business equipment sales, party supply shops, photography equipment and supply shops, and medical equipment rental and sales, are permitted in the RO District.

PERMITTED USE CHARTS

KEY:	
"P"	indicates permitted subject to applicable code requirements
"SD"	indicates permitted subject to special-development regulations, pursuant to Article VIII.
"SE"	indicates permitted subject to special-exception regulations, pursuant to Article IX.
"T"	indicates permitted subject to temporary-use regulations, pursuant to § 267-28 (temporary uses).
	A blank cell indicates that the use is not permitted.
"SE**"	indicates permitted subject to special-exception regulations, pursuant to Article XI.

USE CLASSIFICATION	ZONING DISTRICTS														PERMITTED USE CHARTS	
	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	
INDUSTRIAL																
Ammunition (SIC-3482 and 3483)														SE	SE	
Apparel and other textile products (SIC-23)													P		P	
Asbestos products (SIC-3292)															SE	
Bakery products (SIC-205)	P												P	P	P	P
Biological products (SIC-2831)													SE	SE	SE	P
Biomedical laboratories													P	P	P	P
Blast furnace (SIC-3312)																P
Boat building and repairing (SIC-3732)													P		P	
Bottled and canned soft drinks (SIC-2086)													P	P	P	
Chemicals and allied products (SIC-28), unless otherwise listed																P
Communication equipment (SIC-366)													P	P	P	P
Concrete and asphalt manufacturing																P
Construction and related equipment (SIC-353)																P
Custom made wood household furniture	SD												P		P	
Dairy products (SIC-202)	P												P	P	P	
Electric and electronic equip. (SIC-36), unless otherwise listed													P	P	P	P
Electrometallurgical products (SIC-3313)													P	P	P	
Electronic components and accessories (SIC-367)													P	P	P	P
Engines and turbines (SIC-351)																P

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USE CLASSIFICATION	ZONING DISTRICTS															PERMITTED USE CHARTS	
INSTITUTIONAL	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO	
Animal Shelters	SD										SD	SD	SD				
Cemeteries, memorial gardens and crematories	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	SE	SE	SE		
Civic service clubs and fraternal organizations	SE	SE	SE	SE	SE	SE	P	SE	P	P	P	P	P	P	P	P	
Community centers or assembly halls	SE	SE	SE	SE	SE	SE	P	SE	P	P	P	P	P	P	P	P	
Day-care centers	SE	SE	SE	SE	SE	SE	P	SE	P	P	P	P	SE	SE	SE	P	
Fire stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Fire stations with fire station assembly hall	P	SE	SE	SE	SE	SE		SE	P	P	P	P	P	P	P	P	
Hospitals				SE	SE	SE				P	P	P	P	P	P	P	
Houses of worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Libraries	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Mixed Use Centers						SD				SD	SD	SD	SD	SD	SD	SD	
Parks; recreation areas, centers and facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Planned Employment Centers						SD(1)					SD(1)	SD(1)	SD(1)	SD(1)	SD(1)		
Prisons											P	P					
Schools, colleges, and universities	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P		P	

(1) Indicates permitted in the Edgewood Neighborhood Overlay District (ENOD) only.
 (2) RO - maximum of 4 units.
 (3) Indicates permitted in the Chesapeake Science and Security Corridor (CSSC) only.
 (4) The following shoppers merchandise stores-business and office equipment rental or leasing, business equipment sales, party supply shops, photography equipment and supply shops, and medical equipment rental and sales, are permitted in the RO District.

KEY:	
"P"	indicates permitted subject to applicable code requirements
"SD"	indicates permitted subject to special-development regulations, pursuant to Article VIII.
"SE"	indicates permitted subject to special-exception regulations, pursuant to Article IX.
"T"	indicates permitted subject to temporary-use regulations, pursuant to § 267-28 (temporary uses).
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USE CLASSIFICATION	ZONING DISTRICTS															PERMITTED USE CHARTS	
MOTOR VEHICLE AND RELATED SERVICES	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO	
Car wash											P	P	P				
Commercial vehicle and equipment (storage)	SE											P	P		P		
Commercial vehicle construction and industrial equipment sales and service											P	P			P		
Commercial or construction vehicle and equipment storage	SD																
Farm vehicles and equipment sales and service	SE								P		P	P		P			
Farm vehicles and equipment storage, service, and repair	SD																
Motor vehicle filling and service stations									P		P	P	P		P		
Motor vehicle repair shops	SE								P	SE	P	P	P		P		
Motor vehicle rental and leasing									P		P	P			P		
Motor vehicle sales and service									P		P	P					
Salvage and junk yards														SE			
School buses, storage	SD										P	P		P			
Towing business and storage facility											P	P					

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USE CLASSIFICATION	ZONING DISTRICTS															PERMITTED USE CHARTS
NATURAL RESOURCES	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Agriculture product processing or agricultural research laboratories	P												P	P	P	
Farm brewery	SD															
Firewood processing and distribution	SE												SE	P		P
Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Greenhouses and nurseries, commercial	P							P		P	P	P				P
Mineral extraction and processing	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	P			P
Mulch processing, storage and sales	SE												P			P
Sawmills	SE												SE	P		P
Wildlife refuge	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

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 (4) The following shoppers merchandise stores-business and office equipment rental or leasing, business equipment sales, party supply shops, photography equipment and supply shops, and medical equipment rental and sales, are permitted in the RO District.

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USE CLASSIFICATION	ZONING DISTRICTS															
RESIDENTIAL: Conservation Development	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
Single family detached dwellings	SD															

PERMITTED USE CHARTS

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 (4) The following shoppers merchandise stores-business and office equipment rental or leasing, business equipment sales, party supply shops, photography equipment and supply shops, and medical equipment rental and sales, are permitted in the RO District.

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USE CLASSIFICATION	ZONING DISTRICTS															PERMITTED USE CHARTS
RESIDENTIAL: Conventional Development	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
Duplex dwellings						P	P	P	P	P	P	P				
Garden apartment dwellings					SD	P(2)					SD				P	
High-rise apartment dwellings												SE				
Lot-line dwellings						P		P				P(3)				
Mid-rise apartment dwellings						SD					SD				P	
Mixed Use Centers						SD				SD	SD	SD	SD	SD	SD	
Mobile home parks																
Mobile home subdivisions					SD	SD										
Mobile homes	P				SE	SE		SE	SE	SE	SE	SE				
Multiplex dwellings													P(3)			
Patio/court/atrium dwellings						P							P(3)			
Row duplex dwellings													P(3)			
Semi-detached dwellings						P	P	P	P	P	P	P				
Single Family detached dwellings	P	P	P	P	P	P	P	P	P	P	P	P				
Townhouse dwellings						P						P(3)				P
Traditional Neighborhood Developments			SD(1)	SD(1)	SD(1)	SD(1)										

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(2) RO - maximum of 4 units.

(3) Indicates permitted in the Chesapeake Science and Security Corridor (CSSC) only.

(4) The following shoppers merchandise stores-business and office equipment rental or leasing, business equipment sales, party supply shops, photography equipment and supply shops, and medical equipment rental and sales, are permitted in the RO District.

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USE CLASSIFICATION	ZONING DISTRICTS														
	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI
RESIDENTIAL: Conventional with Open Space															
Carriage court units					SD	SD									
Cluster townhouse dwellings					SD	SD	SD								
Duplex dwellings					SD	SD	SD								
Garden apartment dwellings					SD	SD									
High-rise apartment dwellings							SE								
Lot-line dwellings					SD	SD	SD								
Mid-rise apartment dwellings							SD								
Mobile home subdivisions							SD	SD							
Mobile homes							SE	SE							
Multiplex dwellings							SD	SD	SD						
Patio/court/atrium dwellings							SD	SD	SD						
Row duplex dwellings							SD	SD							
Semi-detached dwellings							SD	SD	SD						
Single family detached dwellings					SD	SD	SD	SD							
Townhouse dwellings					SD	SD	SD	SD							

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 (4) The following shoppers merchandise stores-business and office equipment rental or leasing, business equipment sales, party supply shops, photography equipment and supply shops, and medical equipment rental and sales, are permitted in the RO District.

PERMITTED USE CHARTS

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USE CLASSIFICATION	ZONING DISTRICTS														PERMITTED USE CHARTS	
	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	
Carriage court units					SD	SD										
Cluster townhouse dwellings					SD	SD										
Continuing Care Retirement Community			SD	SD	SD	SD							SD			
Duplex dwellings					SD	SD										
Garden apartment dwellings					SD	SD										
High-rise apartment dwellings						SE										
Housing for the elderly				SD	SD	SD					SD	SD	SD			
Lot-line dwellings					SD	SD										
Mid-rise apartment dwellings					SD	SD										
Mobile home subdivisions					SD	SD										
Mobile home parks					SD	SD										
Mobile homes						SE	SE									
Multiplex dwellings					SD	SD										
Patio/court/atrium dwellings					SD	SD										
Row duplex dwellings					SD	SD										
Semi-detached dwellings					SD	SD										
Single Family detached dwellings					SD	SD										
Townhouse dwellings					SD	SD										

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 (2) RO - maximum of 4 units.
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 (4) The following shoppers merchandise stores-business and office equipment rental or leasing, business equipment sales, party supply shops, photography equipment and supply shops, and medical equipment rental and sales, are permitted in the RO District.

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"SE"	indicates permitted subject to special-exception regulations, pursuant to Article IX.
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USE CLASSIFICATION	ZONING DISTRICTS															PERMITTED USE CHARTS
RESIDENTIAL: Transient Housing	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
Boarding home for sheltered care													P	P		P
Camps, retreats, recreation vehicle parks	SE												P			
Cottage houses	T	T	T	T	T	T	T	T								
Country inns, tourist homes and resorts	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P				P
Group home for sheltered care	SE	SE	SE	SE	SE	SE	SE	SE					P	P		P
Hotels and motels													P	P	P	P
Lodging houses, or Lodging houses with Conference centers											P		P	P	P	P
Nursing homes and Assisted living facilities	SE	SE	SE	SE SD(3)	P	P	P	SE	SE	SE	P	P	SD(3)			P
Personal-care boarding homes	SE	SE	SE		SE	SE	SE	SE	SE				P			
Mixed Use Center						SD				SD	SD	SD	SD	SD	SD	
Traditional Neighborhood Development			SD(1)	SD(1)	SD(1)	SD(1)										

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 (2) RO - maximum of 4 units.
 (3) Indicates permitted in the Chesapeake Science and Security Corridor (CSSC) only.
 (4) The following shoppers merchandise stores-business and office equipment rental or leasing, business equipment sales, party supply shops, photography equipment and supply shops, and medical equipment rental and sales, are permitted in the RO District.

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USE CLASSIFICATION	ZONING DISTRICTS															PERMITTED USE CHARTS
RETAIL TRADE	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
Agricultural retail	P						SE		P	P	P	P	P			P
Antique shops, art galleries and museums	SE						SD		P	P	P	P	P			P
Auction houses, animal and agricultural related products	SE								SE			SE	P			P
Auction houses, non agricultural related									P		P	P	P			P
Christmas tree sales	T	T	T	T	T	T		T	T	T	T	T	T		T	
Convenience goods stores							SD		P	P	P	P	P			P
Farm Market, Private	SD															
Farmers co-ops	P								P	P	P	P	P			P
Feed and grain mills	P								P				P			P
Feed and grain - storage and sales	SD								P							
General merchandise stores												P	P			
Hawkers and peddlers									T		T	T	T			
Integrated Community Shopping Centers (ICSC)										SD	SD	SD				
Liquor stores									P		P	P	P			P
Mixed Use Center							SD			SD	SD	SD	SD	SD	SD	
Shopping centers									P	P	P	P				
Shoppers merchandise stores							SD(4)		P		P	P	P			P
Specialty shop							SD		P	P	P	P	P			P

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 (4) The following shoppers merchandise stores-business and office equipment rental or leasing, business equipment sales, party supply shops, photography equipment and supply shops, and medical equipment rental and sales, are permitted in the RO District.
 (5) indicates that only apparel and accessories and communication equipment sales and service are permitted as shoppers merchandise stores within the MO district.

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USE CLASSIFICATION	ZONING DISTRICTS														PERMITTED USE CHARTS	
SERVICES	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
Blacksmiths	P								P			P	P		P	
Business services, including commercial schools							SD		P	P	P	P	P	P		P
Carpet and rug cleaning service									P		P	P	P	P	P	
Construction services and suppliers	SE								SE			P	P	P	P	
Corporate offices												P	P	P	P	P
Corporate Office Parks (COPS)												SD	SD			
Financial, insurance and real estate services							SD		P	P	P	P	P	P		P
Fortune telling											P	P				
Funeral homes and mortuaries	SE								P		P	P				
Health services and medical clinics							SE		P	P	P	P	P	P		P
Kennels	SE									P	P	P				
Lawn and landscaping services	SE								SE		P	P	P			
Mixed Use Center							SD			SD	SD	SD	SD	SD	SD	
Personal services, excluding tattoo parlors							SD	SD	SE	P	P	P	P			P
Pet grooming	SE								P	P	P	P	P			
Planned Employment Center							SD(1)					SD(1)	SD(1)	SD(1)	SD(1)	
Professional services							SD	SD	SE	P	P	P	P		P	P
Restaurants	SD						SD			SE	SE	P	P	P		P
Restaurants, take-out									P	P	P	P	P			P
Small engine repair	SE								P		P	P	P			
Tattoo parlors										P	P					
Veterinary clinics or hospitals	SE								P		P	P	P			
Veterinary practice, large animals	SD/SE															

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§ 267-61. MO Mixed Office District. (Amended by Bill 15-36 as amended)

A. Purpose. 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. 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.

B. Objectives.

- (1) To promote a mix of corporate offices, retail, recreational, hotel, residential and service uses in desirable areas in the County which have a positive effect on the County's economic tax base and employment.
- (2) To maximize the attractiveness of and to enhance the visual appearance through preservation of significant natural features.
- (3) To assure compatibility of the proposed land use with internal and surrounding uses by incorporating design standards and site design.
- (4) To encourage pedestrian access to uses and to reduce traffic congestion by encouraging the clustering of buildings near internal streets.
- (5) To maintain and enhance the visual character of the area.
- (6) To allow a mixture of office, retail, recreational and residential uses within a single structure or within multiple structures, where all related structures, parking and open spaces are designed to function as a cohesive and integrated site.
- (7) To create quality usable public spaces.
- (8) To ensure architectural standards of design for buildings, infrastructure and landscaping.
- (9) To encourage the reduction of parking spaces through the use of shared parking lots within the development and to minimize parking as a visual element of the site and enhance the pedestrian environment.

C. General regulations.

- (1) The project shall be reviewed in accordance with the Department of Planning and Zoning's Mixed Office Design Manual during the site plan approval process. The Director of Planning and Zoning shall have the authority to require compliance with the Mixed Office Design Manual.
- (2) Minimum lot or parcel area for the project shall be 20 acres.
- (3) Landscaping. Landscaping should provide for a transition from the surrounding agricultural uses and rural landscape to the employment, retail service and

residential uses on the site. All other requirements set forth in §267-29 (Landscaping) must be met.

- (4) Buffer yards. A type "D" buffer yard shall be provided along any adjacent public road. All other requirements set forth in §267-30 (Buffer Yards) must be met.
- (5) Signage shall comply with requirements set forth in §267-33 (Signs).
- (6) Lighting shall be designed and controlled so that any light shall be shaded, shielded or directed so that the light intensity or brightness does not adversely affect the operation of vehicles or reflect into residential lots or buildings. The lighting fixtures shall be designed to assure compatibility with the building style. A Lighting Plan shall be submitted as part of the site plan approval process and approved by the Department of Planning and Zoning.
- (7) The project shall have direct access to one or more collector or higher functional classification roadways as defined by the Harford County Transportation Element Plan.
- (8) The project must be served by public water and sewer service.

D. Specific requirements. The following uses are permitted, subject to the additional requirements below:

- (1) The principal permitted uses in the MO Mixed Office district shall be those uses shown on the Permitted Use Charts.
- (2) Minimum lot area, area per dwelling or family unit, building setback from adjacent residential lot lines, lot width, front, side and rear yard and maximum building height, as displayed in Tables 61-1, shall apply, subject to other requirements of this Part 1.
- (3) Design requirements. Development in the MO district shall comply with the following regulations:
 - (a) Vehicular circulation.
 - [1] Loading and service areas shall be separated from the pedestrian and employee parking areas. Service areas shall be located away from roadways to the greatest extent possible. Loading and service areas shall be effectively buffered from adjoining properties and roadways.
 - [2] The internal vehicular circulation system shall follow a pattern of intersecting streets that provide alternative routes.
 - [3] Points of external access and alignments of internal roadways shall facilitate use of public transit. This may include rights-of-way sufficient for bus pull-outs and bus shelters as well as transit easements on private streets.

[4] A comprehensive pedestrian circulation system shall link all uses with the intent of minimizing walking distances and reducing dependence on the private automobile for internal travel and external access.

(b) Parking standards.

[1] A parking and pedestrian circulation plan shall be submitted as part of the Site Plan approval process.

[a] A multi-use path(s) to accommodate bike and pedestrian traffic shall be constructed with a 10 foot bike/pedestrian path easement, exclusive of any other easement.

[b] Bike racks shall be required for every 100 parking spaces.

[2] All parking areas must be effectively landscaped and buffered from adjacent roadways and adjoining residential districts pursuant to §267-29 (Landscaping) and §267-30 (Buffer Yards).

[3] Parking areas should be broken up into lots of no more than 150 cars; the parking areas shall be separated by landscaped islands.

[4] The number of parking spaces provided and overall design and layout of parking lots must be in accordance with §267-26 (Off-street Parking and Loading). To encourage Leadership in Energy and Environmental Design (LEED) and green building initiatives for mixed use developments zoned MO, reductions of parking through the use of shared parking within the development are permitted. The reduction of parking spaces should be justified with shared parking data from recognized industry groups such as the Urban Land Institute (ULI), the Institute of Transportation Engineers (ITE), the Transportation Research Board (TRB) or other documented studies.

[5] No direct access to any lot is allowed from a collector or higher functional classification road as defined in the Harford County Transportation Element Plan.

[6] All access points from a parcel in the MO district shall be consolidated wherever feasible.

(c) Building design standards.

[1] An architectural rendering of the building facade and elevations of the structures shall be submitted to the Department of Planning and Zoning as part of the Site Plan approval process and shall be reviewed in accordance with the Department of Planning and Zoning's Mixed Office Design Manual.

[2] Architecturally harmonious materials, colors, textures and treatments shall be used for all exterior walls within the MO district.

The building materials, colors, textures and treatments shall be harmonious within the project. All sides of the building are to be built with finish materials, including brick, natural stone and ornamental block. In no event, however, shall wood, vinyl or aluminum siding be used.

[3] Mechanical equipment shall be located within the building or within a mechanical equipment penthouse. If mechanical equipment is located on the roof or is freestanding on the site, it shall be effectively buffered from view by means fully compatible with the architecture. Mechanical equipment shall be buffered from view from all sides.

[4] Outdoor storage is prohibited.

(d) Retail/service uses.

[1] Retail and service other than professional services and corporate office uses may be incorporated into the overall project for up to 40%.

[2] Retail and service uses shall not have direct access on a collector or higher functionally classified roadway.

[3] Any retail or service use may be incorporated as part of the office park buildings.

[4] Professional services and corporate office uses shall not be limited to 40% of the overall project.

(e) Open space. The MO district shall include a minimum of 25% of the parcel area preserved as vegetated open space. The buffer yards, landscaped parking islands, building and perimeter landscaping shall be included in the calculation of open space, so long as a minimum width of 10 feet is maintained. Vegetated stormwater management facilities shall not be included in the calculation of open space.

(f) Impervious surface. The MO district shall contain a maximum impervious surface of 75%.

(g) Utility facilities. Water towers or other similar utility facilities should, to the greatest extent possible, be located and designed to minimize the visibility of the structure from adjoining properties and roadways.

(h) A minimum of 15% of the overall project shall consist of those uses provided in the Permitted Use Charts other than retail and service uses and residential uses, except professional services and corporate offices may be included in this requirement.

E. Residential uses. Residential uses shall not exceed 45% of the overall project floor area.

Table 61-1

USE CLASSIFICATION	Design Requirements for Specific Uses - MO Mixed Office District									
	Minimum Lot Area (sq. ft.)	Maximum Lot Area (acres)	Maximum Average Lot Area (acres)	Minimum Lot Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Building Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Building Height (feet)
Amusements	10,000					50	25	10	35	36
Institutional/Motor Vehicles	20,000				25	70	30	20	40	36
Natural Resources	2 acres				50 (bldg.)					36
RESIDENTIAL (TRANSIENT HOUSING)										
Country Inns, Tourist Homes and Resorts	10,000			2,000		70	30	10	40	3 stories
Hotels	40,000			1,000	25	50	10	5	35	5 stories
Lodging Houses, or Lodging Houses with Conference Centers	40,000			1,000	25	50	10	5	35	85
Industrial	10,000				50	50	25	10	40	30
Retail Trade/Services					25	50	10	5	35	65
Transportation, Communications and Utilities	10,000				50	50	25	10	40	30
Sewage Pumping Stations					200		25	25	25	30
RESIDENTIAL: CONVENTIONAL										
Apartments	5 acres					50	10	5	35	5 stories
Townhouses	1,800					18	25	0	22	3 stories

NOTE: General requirements shall apply to all permitted uses in the classification. Some uses may have additional requirements specifically cited in 267-18 thru 267-88.

Table 61-1

Design Requirements for Specific Uses - MO Mixed Office District

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- (a) The land may be developed only for a nonresidential use that is beneficial to the community, as specified in the amended easement;
- (b) The agreement of the County Council shall be evidenced by legislative act of the Council; and
- (c) An amended easement shall be effective only upon its recordation in the Land Records of the County.

(5) Public roads shall be designed in a manner that is consistent with the Harford County Road Code and with the surrounding rural character.

(6) The easement shall not provide for public access to any privately-owned land.

(7) Landscaping and buffering. Landscaping and buffering in developable areas shall conform to the regulations in §267-29 (Landscaping) and §267-30 (Buffer Yards).

§ 267-73. Agricultural/Commercial. [Amended by Bill 13-52; Bill 15-23 as amended and Bill 15-39 as amended]

A. General provisions. The following general requirements shall be applicable to all projects developed under this Article:

- (1) Must be approved by the Director of Planning.
- (2) Except as otherwise provided in this Subsection, the parcel shall be a minimum of 10 acres.
- * (3) For the 3 years prior to application for approval, gross agricultural income shall have been at least \$15,000 annually, as set forth on Internal Revenue Code Schedule F, or as set forth on any other financial documentation requested and approved by the Department of Planning and Zoning. Gross agricultural income shall remain at least \$15,000 annually as set forth in this Subsection (3).
- (4) The parcel shall be zoned and assessed agricultural.
- (5) Meets the specific criteria for the use.
- (6) Must be owner or tenant operated.
- (7) Safe and adequate access shall be provided for vehicular traffic, as determined by the State Highway Administration or Harford County.
- (8) Hours of operation are permitted between 6:00 a.m. and 10:00 p.m. unless otherwise specified.
- (9) Any lighting shall be shielded and directed away from any off-site residence and may be used only during permitted hours of operation.

* Note: Per Section 2 of Bill No. 15-23 as amended, The requirements of this Act shall not apply to projects that have applied for preliminary or site plan approval prior to September 15, 2015.

- (10) Buildings in which animals are housed shall comply with §267-53 (AG Agricultural District).
- (11) Setbacks for these uses shall be a minimum of 100 feet from any property line except road frontage and 200 feet from any off-site residence. A buffer yard shall be provided between any parking or storage area and any public road and any off-site residence.
- (12) Written approval from the record owner is necessary if someone other than the owner of record is operating the use.

B. Amusements.

- (1) Commercial riding stables.
 - (a) Parking shall be provided a minimum of 100 feet from property lines except road frontage and 200 feet from any off-site residence.
 - (b) Pursuant to §267-30 (Buffer Yards), the property on which the commercial stable is located shall be buffered with a type "C" buffer. The buffer yard may be included in the setback area.
- (2) Private parties and receptions.
 - (a) Unless located entirely within an enclosed building, this use shall not be located less than 100 feet from any lot line except road frontage and 200 feet from any off-site residence.
 - (b) Adequate parking shall be provided on site and screened from any off-site residence.
 - (c) Hours of operation are not permitted between 12:00 midnight and 6:00 a.m.
- (3) Farm breweries.
 - (a) Adequate parking shall be provided on site and screened from any off-site residence.
 - (b) Planting of the grain, produce or fruit, as applicable, used as the ingredient in the brewing of the product is required to be initiated upon approval.
 - (c) Hours of operation are permitted between 10:00 a.m. and 10:00 p.m.
 - (d) Any enclosed structure, or portion thereof, to be used for tastings, sales or events shall not exceed 2,500 square feet.
 - (e) Events designed to promote the farm brewery shall be permitted on the property, subject to the applicable requirements and conditions set forth in Article 2B, Alcoholic Beverages, of the Maryland Annotated Code, as amended.

(f) The owner shall obtain all other necessary and required Federal and State licenses and approvals prior to operating.

C. Industrial uses associated with agricultural uses as provided for in the use charts.

(1) Any new buildings or additions shall be located a minimum of 100 feet from any lot line except road frontage and 200 feet from any off-site residence. Existing buildings shall be exempt.

(2) Outside storage is permitted provided it is a minimum of 200 feet from any off-site residence and buffered pursuant to §267-30 (Buffer Yards).

D. Motor vehicle.

(1) Commercial or construction vehicles and equipment storage, service and repair, used in the farming operation and owned by the farmer or tenant operator may be located on the property provided that the parcel is a minimum of 20 acres. The storage of commercial or construction vehicles and equipment shall be located not less than 100 feet from any property line except road frontage and 200 feet from any off-site residence and buffered pursuant to §267-30 (Buffer Yards).

(a) Farm vehicles or pieces of equipment may be located on the farm property provided that the parcel is a minimum of 20 acres.

(b) Storage of these vehicles or equipment for repair shall be a minimum of 200 feet from any off-site residence and buffered pursuant to §267-30 (Buffer Yards).

(2) School buses. A maximum of 25 school buses may be located on the property provided that the parcel is a minimum of 20 acres. School buses shall be located not less than 100 feet from any property line except road frontage and 200 feet from any off-site residence and buffered pursuant to §267-30 (Buffer Yards).

E. Retail.

(1) Feed and grain storage and sales.

(a) Adequate on-site parking shall be gravel covered and a minimum of 100 feet from any lot line except road frontage and 200 feet from any off-site residence.

(b) Hours of operation are permitted between 6:00 a.m. and 10:00 p.m. unless otherwise specified.

(2) Farm markets, private.

F. Services.

(1) Veterinary practice, large animals.

(a) Hours of operation shall not be limited for this use.

(b) The entire use must be setback 100 feet from any lot line except road frontage and 200 feet from any off-site residence.

- (2) Restaurants.
 - (a) Shall not have seating capacity to accommodate more than 30 patrons.
 - (b) Any lighting shall be shielded and directed away from any off-site residence and may be used only during permitted hours of operation.
 - (c) Adequate on-site parking shall be gravel covered and a minimum of 100 feet from any lot line except road frontage and 200 feet from any off-site residence.
 - (d) Shall not be in operation between 10:00 p.m. and 6:00 a.m.

§ 267-74. Garden and Mid-Rise Apartment Dwellings (GMA). [Amended by Bill 11-04, as amended]

- A. Purpose. To provide for development of multi-family dwelling unit projects in the B3 and R4 zoning districts.
- B. Objectives.
 - (1) To provide opportunity for new residential and mixed use development in the Development Envelope.
 - (2) To encourage quality design and incorporation of limited business uses within a single development.
 - (3) To assure compatibility of the proposed land uses with internal and surrounding uses.
- C. Development standards.
 - (1) Permitted uses. The following uses shall be permitted:
 - (a) Garden apartments.
 - (b) Mid-rise apartments. In the R4 district, retail and service uses may be incorporated into the overall project for up to 30% of the gross square footage. Business uses shall be located on only the first floor of any building. No more than 1 restaurant or bar shall be permitted per project. Freestanding signs advertising the business uses shall be limited to 120 square feet in size per project.
 - (2) Access. Primary access to the GMA site shall be from a primary residential or higher functionally classified road.
 - (3) Design. The proposed project shall be designed with buildings which are compatible and harmonious with surrounding uses. Efforts shall be made to minimize the impact and maximize the aesthetics to adjoining or surrounding properties. The design shall provide for adequate buffers, pursuant to §267-30 (Buffer Yards).
 - (4) Open space. The open space shall constitute at least 20% of the parcel area, of which at least 10% shall be suitable for and devoted to active recreation. The project should be designed so that active recreational areas are suitably located and accessible to the residential dwellings and adequately buffered to ensure

privacy and quiet for adjoining residential uses. All open space shall be provided pursuant to §267-31 (Open Space).

- (5) Landscaping. Any area not used for buildings, structures or parking shall be landscaped and properly maintained, pursuant to §267-29 (Landscaping).
- (6) For development in the B3 zoning district, which is located entirely within the Development Envelope, the R4 Conventional with Open Space (COS) Design Standards shall be used. The permitted density shall not exceed 20 dwelling units per acre.

§ 267-75. Nursing Homes and Assisted Living Facilities.

These uses may be granted in the R2 and CI districts in the Chesapeake Science and Security Corridor, provided that:

- A. A minimum parcel area of 5 acres is established and a maximum building coverage of 40% of the parcel is provided.
- B. The setbacks of the district for institutional uses shall be met.
- C. The density shall not exceed 20 beds per acre of the parcel.
- D. In the CI district, consideration shall be given to protection of the residents from impacts of nearby industrial uses:
 - (1) To minimize exposure to noise and other emissions from roads, parking areas and industrial activities, outdoor active and passive recreation areas shall be buffered with a combination of evergreen and deciduous trees that are at least 6 feet high at the time of planting.
 - (2) Before opening the facility, its operator shall file emergency evacuation and sheltering plans for the facility with the Emergency Operations Division and the 3 closest volunteer fire and ambulance companies.
 - (3) The Director of Planning may deny an application if the proposed facility would be located near an industrial use that constitutes a potential hazard to the residents.

§ 267-76. Mixed Use Center. [Amended by Bill 11-04, as amended]

- A. Purpose. To provide opportunities and incentives for high quality mixed use development that creates a synergy of uses, attractive and efficient design and a reduction of vehicle miles traveled by locating a variety of uses in one location in the B1, B2, B3, CI, GI, LI and R4 zoning districts within the Development Envelope, as defined on the most recently adopted Land Use Plan.
- B. Objectives.
 - (1) To encourage orderly, staged development of comprehensively designed mixed use centers.
 - (2) To create a mixture of office, retail, recreational, hotel and residential uses within a single structure or within multiple structures, where all related structures, parking

and open spaces are designed to function as a cohesive and integrated site, while protecting the residential character of surrounding neighborhoods.

- (3) To provide for an enriched and enhanced natural environment by the preservation of trees and the incorporation of stormwater management techniques which maintain the hydrologic regime of the site.
- (4) To assure compatibility of the proposed land uses with the internal and surrounding uses by incorporating innovative standards of land planning and site design.
- (5) Encourage harmonious and coordinated development of sites, considering the existing natural features, bicycle, pedestrian and vehicular circulation and compatibility with surrounding uses.
- (6) Encourage development that is of excellent design and architecture with a mix of uses that will create a synergy of uses, efficiency of design and a reduction of vehicle miles traveled.

C. Eligibility.

- (1) In order for a project to utilize the mixed use center development standards, the property must be located in the B1, B2, B3, CI, GI, LI or R4 zoning districts within the Development Envelope, as defined on the most recently adopted Land Use Plan.
- (2) Any project utilizing the mixed use center development standards must utilize public water and sewer.
- (3) A minimum parcel area of 5 acres must be established.

D. Permitted uses.

- (1) Any use permitted in the B1, B2, B3, CI, GI, LI and R4 zoning districts shall be permitted regardless of the underlying zoning district of the property.
- (2) Mix of uses. The following percentage of floor area proposed on site as shown on all plans shall not exceed the following:

Residential uses	75%	In accordance with B3 or R4 requirements as a PRD or COS development
Service uses	75%	In accordance with B3 or CI requirements
Retail trade	50%	In accordance with B3 or CI requirements
Institutional	50%	In accordance with B3, R4, CI, LI or GI requirements
Industrial	50%	In accordance with CI, LI or GI requirements
Motor vehicle/related	25%	In accordance with B3 or CI requirements
Warehousing, wholesaling	25%	In accordance with CI, LI or GI requirements
All other uses	25%	In accordance with B3, R4 or CI, LI or GI requirements

E. Site design.

- (1) The project shall provide a unified arrangement of buildings, service areas, parking and landscaped areas.

- (2) The project shall be designed with regard to the topography and other natural features of the parcel.
- (3) Site design shall incorporate elements that foster community interaction, including outside plazas and eating areas, focal points such as a pond or fountain, public art or other amenities that generally serve the public.
- (4) The mixed use center may include the subdivision of individual building sites or the creation of lease spaces for freestanding buildings. The project must function as a cohesive commercial center with pedestrian linkages between the buildings. The architecture, site design, lighting and signage shall incorporate consistent design and theme elements, such as pedestrian courtyards.
- (5) Minimum yard requirements. As specified in the underlying zoning district.

F. Building design. An architectural rendering of the building facade and elevations of the structures shall be submitted to the Department of Planning and Zoning as part of the Site Plan approval process. The rendering shall demonstrate how the project will meet the following standards and objectives:

- (1) The patterns for placement of windows and doors and use of traditional design elements such as facade offsets, covered porticoes, recessed or projected entries and other appropriate architectural features and details is encouraged to provide relief to buildings over 40 feet in length or width.
- (2) Architecturally harmonious materials, colors, textures and treatments should be used for all exterior walls. Contrasting colors that accent architectural details and entrances are encouraged. Preference shall be given to brick or frame buildings with the use of architectural grade (high profile dimensional) shingles and standing seam metal roofs as a unifying element. Rear facades shall be of finished quality and shall be consistent in color with the rest of the building.

G. Parking.

- (1) Parking requirements in a mixed use center may be calculated by the use of the following chart. This chart takes into account that different uses have their peak parking generation periods at different times and sharing of parking spaces may be used.

Use	Weekday		Weekend		
	Day 6am to 6pm	Evening 6pm to 12mid	Day 6am to 6pm	Evening 6pm to 12mid	Nighttime 12mid to 6am
Industrial	100%	10%	10%	5%	5%
Retail and Service	60%	90%	100%	70%	5%
Hotels	75%	100%	75%	100%	75%
Restaurants	50%	100%	100%	100%	10%
Movie Theaters	40%	100%	80%	100%	10%
All Other Uses	100%	100%	100%	100%	100%

(2) Using the parking requirements from the Harford County Zoning Code, the highest parking requirement for any given time period is calculated using the chart above. This requirement becomes the parking requirement for the nonresidential uses in the mixed use center. All requirements for shared parking shall be addressed in any mixed use center utilizing shared parking in accordance with the Zoning Code. Residential parking requirements shall be determined from the parking requirements in the Harford County Zoning Code, as amended.

(3) The Director of Planning may approve the use of landscaped pavers or other pervious material for a portion of the required parking not to exceed 25% of the total parking.

H. Pedestrian circulation plan. Each mixed use center shall provide a pedestrian circulation plan identifying improvements that are reviewed and approved by the Department of Public Works and accomplish the following:

- (1) Minimizes conflict between pedestrians and moving motor vehicles.
- (2) Channels pedestrian flows to crossing areas and delineates paths across major roadways through the use of textured surfaces, striping and signage.
- (3) Creates safe and convenient pedestrian paths from all parking areas to the buildings and between the buildings through the use of landscaped buffer areas, islands, walkways, crosswalks and traffic control devices.
- (4) Connects internal pedestrian walkways to existing walkways and/or makes provisions for connection to future site walkways.
- (5) Provides convenient and safe access to surrounding residential neighborhoods and commercial areas.

I. Vehicular circulation plan. Each mixed use center shall provide a vehicular circulation plan identifying improvements that accomplish the following:

- (1) At principal vehicular access points, service drives, turn-out lanes, traffic separation devices and merging lanes may be required based on the anticipated flow of traffic. Such service drives or turn-out and merging lanes may be allowed as part of the required yard adjacent to a collector or arterial street. No such service drive or lane, and no vehicular entrance or exits, shall be counted as part of any required landscaped area.
- (2) Loading and service areas. Loading and service areas shall be separated from the pedestrian and customer parking areas. Service areas shall be located away from roadways to the greatest extent possible. If exposed to view, due to unusual site conditions, service areas shall be buffered from public view to the greatest extent possible.

J. Lighting. Each mixed use center shall provide a lighting plan identifying the following:

- (1) A description of the type and location of lighting fixtures and the light intensity and shielding provisions to be used.
- (2) The lighting fixtures shall be designed to assure compatibility with the building style.

(3) Lighting shall be designed, installed and maintained in a manner not to cause a glare or reflection on adjacent lots.

K. Modifications. The Director of Planning may approve modifications to the approved plans for the mixed use center, provided that the overall theme and intent of the project remains intact. Should modifications constitute a substantial change to the project, the Director of Planning may require the applicant to hold additional public meetings and/or may require the Development Advisory Committee review the amended project.

§ 267-77. Planned Employment Centers.

A. Purpose. Planned employment centers are an option for projects located in the R4, B3, LI, CI or GI zoning districts to promote a higher quality of economic development opportunities within the Edgewood Neighborhood Overlay District (ENOD).

B. Objectives.

(1) To promote a coordinated employment center in a variety of zoning districts that would compliment adjacent land uses.

(2) To encourage harmonious architecture and design standards within a project with a select number of land uses under a diverse set of residential, industrial and business zoning classifications.

(3) To establish a standard for employment opportunities as an integral part the community.

C. Eligibility. All planned employment center developments are subject to Site Plan approval and the following:

(1) A minimum parcel size of 20 acres.

(2) A common area to include a community green area with pedestrian walkways maintained with strict covenants by a property manager or landowner.

(3) The original user and any subsequent users must initially create and make reasonable efforts to maintain a minimum of 75 full-time equivalent employment opportunities.

(4) The maximum impervious surface coverage on the developed parcel shall be 75%.

(5) Trash containers/dumpsters shall be buffered on all sides exposed to street view. Construction materials for buffering shall be consistent in color and texture to the main building, pursuant to §267-30 (Buffer Yards).

(6) No outside display or storage is permitted.

(7) Loading facilities shall be buffered from public view.

(8) Access to the site shall accommodate anticipated traffic volumes. Pedestrian and bicycle circulation plans shall be submitted with Preliminary Plans indicating on-site amenities and linkages to adjacent sites. The Department of Planning and Zoning shall approve such access with concurrence from the Department of Public Works.

D. Permitted uses.

- (1) Corporate offices.
- (2) Professional services.
- (3) Laboratory research and development.
- (4) Educational/training.
- (5) Retail and service uses are limited to 10% of the gross square footage of the overall project and located on the ground level.

E. Building design. An architectural rendering of the building facade and elevations of the structures shall be submitted to the Department of Planning and Zoning as part of the Site Plan approval process. The rendering shall demonstrate how the project will meet the following standards and objectives:

- (1) The patterns for placement of windows and doors and use of traditional design elements such as facade offsets, covered porticoes, recessed or projected entries and other appropriate architectural features and details is encouraged to provide relief to buildings over 40 feet in length or width.
- (2) Architecturally harmonious materials, colors, textures and treatments should be used for all exterior walls. Contrasting colors that accent architectural details and entrances are encouraged. Preference shall be given to brick or frame buildings with the use of architectural grade (high profile dimensional) shingles and standing seam metal roofs as a unifying element. Rear facades shall be of finished quality and shall be consistent in color with the rest of the building.

§ 267-78. Traditional Neighborhood Developments.

A. Purpose. To provide for flexibility in modifying housing types, limited retail uses and site design standards and to allow innovative designs that foster a sense of community within the Edgewood Neighborhood Overlay District (ENOD).

B. Objectives.

- (1) To promote the concept of community through the design of a variety of housing types and the development of adequate open space.
- (2) To encourage design flexibility in housing types and the architectural style of buildings within the development.
- (3) To assure compatibility of the proposed land uses with internal and surrounding uses by incorporating different standards of land planning and site design than could be accomplished under conventional zoning categories.
- (4) To provide for an enriched and enhanced natural environment in a community by the preservation of trees, natural topographic and geological features, wetlands, watercourses and open space.
- (5) To encourage development in a phased or staged fashion to ensure the adequacy of the provision of public facilities and the concurrent implementation of community amenities.

C. Eligibility. A Traditional Neighborhood Development shall have a parcel size of 10, 5, 3 and 3 acres in the R1, R2, R3 and R4 district, respectively.

D. Permitted uses. The following uses shall be permitted:

- (1) Permitted uses include single-family detached dwellings, single-family attached dwellings and multiple-family dwellings.
- (2) The following open space uses shall be permitted in conjunction with the residential development: community parks; recreational facilities and playgrounds; bicycle paths; greens and squares; or linkages to regional recreation and open space systems.
- (3) Institutional uses that are permitted within the R1, R2, R3 and R4 district may be incorporated within a Traditional Neighborhood Development. Developments for the following uses will be permitted provided that such uses do not exceed 25% of the gross land area up to a maximum of 10 acres.
 - (a) Fire station with assembly hall.
 - (b) Day care centers.
 - (c) Community centers.
 - (d) Civic service clubs.
 - (e) Private schools.
- (4) If the Director of Planning approves the lot standards, building types, yard and building setbacks, parking, street requirements and any other design requirements necessary for development of the project, the approved standards and requirements shall be enforceable as any other standard or requirement of this Part 1.
- (5) A Traditional Neighborhood Development shall not apply to the Main Street area as defined by the ENOD and may include the following additional permitted uses:
 - (a) Residential.
 - [1] Country inns and resorts.
 - [2] Nursing homes and assisted living.
 - (b) Commercial. Any commercial use proposed in a residential district shall be part of an overall redevelopment or development plan. Development for these uses will be permitted provided that such uses do not exceed 50 square feet of gross floor area for every dwelling unit. The inclusion of the following business uses shall not affect the overall residential density calculations.
 - [1] Neighborhood market.
 - [2] Specialty shops.

- [3] Antique shops, art galleries and museums.
- [4] Health services and medical clinics.
- [5] Personal services.
- [6] Professional services.
- [7] Restaurants.

(6) Live/work units are permitted provided no more than 50% of the gross square footage of the structure is utilized for professional or retail services.

E. Density. Allowable densities are set forth in §267-55 (R1, R2, R3 and R4 Urban Residential Districts).

F. Site design.

- (1) The project shall be designed with regard to establishing distinctive residential neighborhoods that are defined by special places and buildings rather than homogeneous housing types.
- (2) The project shall be designed to provide a variety of housing types and open space uses to achieve a balanced and integrated community. A variety of housing types are not required in the R1 district.
- (3) The project shall be designed with adequate buffers to minimize the visual impact of the proposed project to adjoining properties, pursuant to §267-30 (Buffer Yards).
- (4) The project design and arrangement of buildings, streets, open space, landscaping and other elements should emphasize, enhance and incorporate scenic views, existing slopes, forests, geological features, wetlands, streams and other natural features of the site.
- (5) The project should be designed so that active recreational areas are suitably located and accessible to the residential dwellings and adequately buffered to ensure privacy and quiet for adjoining residential uses.
- (6) The design of the development should be compatible with and sensitive to the immediate environment of the site and neighborhood relative to architectural design, scale, bulk, building height and setbacks.
- (7) The site design shall provide for buffering, sight breaks and buffers between the buildings on the site and adjacent buildings of different architectural styles.
- (8) The project shall be designed so that the traffic generated by the development does not have a significant adverse impact on the surrounding development.
- (9) To protect the public safety, the design of the project shall provide that all units be accessible to emergency vehicles by means of a paved surface or load-

bearing way acceptable to the Director of the Department of Public Works. The Department of Planning and Zoning, in consultation with the Department of Public Works, shall establish standards and specifications for the paved surface or load-bearing way. The project shall be designed so that when the on-street and off-street parking areas are in use, the access of emergency vehicles is not impeded. A security vault, approved by the Fire Chief of the volunteer fire and ambulance company, located closest to the site, shall be installed on each multi-family and nonresidential structure.

G. Vehicular circulation and access.

- (1) The project should be designed so that off-street parking and garages are visually unobtrusive.
- (2) The project shall provide for a through network of roads that allows for circulation and community integration.
- (3) The project shall be designed so that when the on-street and off-street parking areas are in use, the access of emergency vehicles is not impeded.

H. Open space.

- (1) In a Traditional Neighborhood Development, open space shall be provided as follows:

Minimum Open Space	
District	Percent of parcel area
R1	10%
R2	10%
R3 (for single-family attached or detached)	15%
R3 (for all other dwelling types)	20%
R4	20%

- (2) Recreational facilities shall be provided in each phase of development to meet the needs of the residents.
- (3) Open space areas shall be designed to accommodate a variety of activities and provide for the needs of different groups of individuals.
- (4) All open space shall be provided pursuant to §267-31 (Open Space).

I. Specific requirements. Prior to or at the time of recordation of a plat for a Traditional Neighborhood Development subdivision in the Land Records of the County, the owner shall also record all use and development restrictions that the subdivision is subject to under the approved Preliminary Plan. The subdivision restrictions shall be reviewed and accepted by the Department of Law prior to recordation to ensure that all lots created on the property will be subject to all the restrictions.

J. A pedestrian and bicycle circulation plan shall be provided indicating on-site amenities and linkages to adjacent sites.

§ 267-79. Integrated Community Shopping Center (ICSC).

A. Development standards.

- (1) Permitted uses. The uses permitted shall be those permitted in the appropriate district.
- (2) Site design.
 - (a) The project shall provide a unified arrangement of buildings, service areas, parking and landscaped areas.
 - (b) The project shall be designed with regard to the topography and other natural features of the parcel.
 - (c) Materials, massing and facade design for the project shall be harmonious with the character of the neighborhood.
 - (d) Outside storage shall be limited as applicable in the appropriate district.
 - (e) Lighting shall be designed and controlled so that any light shall be shaded, shielded or directed so that light intensity or brightness does not adversely affect the operation of vehicles or reflect into residential lots or buildings. The lighting fixtures shall be designed to assure compatibility with the building style.
 - (f) Landscaping should provide for a transition from surrounding uses to the uses on the site. All other requirements set forth in §267-29 (Landscaping) must be met.
- (3) Vehicular circulation and access.
 - (a) The internal circulation system shall be designed to minimize through traffic and traffic conflicts within the project.
 - (b) A comprehensive pedestrian circulation system must link all uses with the intent of minimizing walking distances and reducing dependence on the private automobile for internal travel and external access.
- (4) Loading and service areas.
 - (a) All establishments must have vehicular service access, either from an individual service drive or from a common service yard.
 - (b) All such service areas must be segregated from public areas and buffered from public view.
 - (c) Establishments over 10,000 square feet in area must have loading berths at the rate of 1 berth per 20,000 square feet or part thereof.

B. Specific design requirements. An ICSC shall meet the following requirements:

- (1) Minimum road frontage of 300 feet.