



HARFORD COUNTY, MARYLAND

Zoning Designations (12/22/08, amd. thru 1/8/24)

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: Property owners requesting rezoning of property from AG to RR will be subject to the TDR requirements in the Harford County Zoning Code per Council Bill 08-44, as amended.

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

These districts are intended to accommodate urban residential needs by providing for a wide range of densities and building types where public water and sewer are available. Conventional Development with Open Space (COS) and Planned Residential Development (PRD) are permitted where open space and environmental features are provided or preserved.

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 Code per Council Bill 08-44, as amended

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 complements 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

The B1, B2 and B3 Districts are intended to provide sufficient and convenient locations for business uses that serve the needs of local neighborhoods and communities and the traveling public.

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 to moderate manufacturing, processing, and technological development uses. Retail sales are permitted as accessory to a manufacturing or distribution operation where the product is produced, processed or developed and stored 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 shall not exceed 2,000 square feet.

GI - General Industrial District

This district is intended for industrial uses of a larger scale or more intensive manufacturing, production, handling, consolidation, distribution, and/or warehousing, or where order processing occurs, that may include large areas of unenclosed storage and fulfillment space. These uses may generate substantially more impact on surrounding properties. Retail sales are permitted as accessory to a manufacturing or processing operation where the product is produced, handled, consolidated, packaged, or distributed from 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 shall not exceed 2,000 square feet.

MO - Mixed Office District

This 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.