


Districts

AS Automotive Services District

Intent: To be applied within the urban-rural demarcation line (URDL) to certain parcels of land zoned BL, BM, or BR that are appropriate for uses dominated by the parking and servicing of auto-mobiles or characterized by frequent turnover, such as fuel service stations and car wash operations. The AS district replaced the CNS, CSA, CS-1, and CS-2 districts. The AS district was created to permit fuel service stations in accordance with the goals of the master plan and duly adopted community plans by requiring performance standards that regulate their location and appearance as well as the additional uses that may be developed at such sites.



Typical Uses Permitted by Right: Uses permitted by the underlying zone.

Typical Uses Permitted by Special Exception: Uses permitted by special exception in the underlying zone.

CR Commercial, Rural District



Intent: Established to provide basic convenience shopping and services in rural areas where such facilities are not available within a reasonable distance. The CR district, which has strict requirements on building size and appearance, has most often been applied to the existing commercial zones in rural areas to ensure development is compatible with the rural setting.

Typical Uses Permitted by Right: Uses permitted by the underlying zone.

Typical Uses Permitted by Special Exception: Uses permitted by special exception in the underlying zone. Any use not permitted in the underlying zone, but permitted in the district is further limited by the bulk regulations.

Notes:

Generally, buildings in a CR district are limited to 8,800 sq. ft. of floor space (6,600 sq. ft. on the ground floor). Buildings which exceed the bulk regulations may be permitted by special exception only when the proposed development is in compliance with the site design guidelines and performance standards which are part of a duly adopted master plan for the district.

CCC Commercial, Community Core District

Intent: To provide for centers of shopping and auxiliary commercial activity on land zoned BL, BM, and/or BR and intended to serve an area of between 30,000 and 50,000 persons. Shopping opportunities are provided for convenience goods, appliances, furniture, and may include department stores or variety stores.

Typical Uses Permitted by Right: Uses permitted by the underlying zone.

Typical Uses Permitted by Special Exception: Uses permitted by special exception in the underlying zone.



Commercial, Town Center Core District



Intent: To provide primary shopping areas within town centers on land zoned BL, BM, BR and/or ML. This primary shopping area is intended to contain a high incidence of pedestrian-oriented retail uses of a type ordinarily producing relatively high income and profit per square foot of sales area. The district may include major business generators such as department stores and certain auxiliary services such as offices. The district may only be applied within designated town centers which include Towson, White Marsh, Owings Mills, Eastpoint, Security, Westview, Merritt Point, Pikesville.

Typical Uses Permitted by Right: Uses permitted by the underlying zone.

Typical Uses Permitted by Special Exception: Uses permitted by special exception in the underlying zone.

H and H1 Honeygo Area Districts

Intent: To implement the Honeygo Area Plan, ensuring that the development of infrastructure coincides with the approval of building permits. The districts are intended to provide for a unified traditional design which will create a sense of community rather than isolated subdivisions and commercial uses. Design standards are provided which feature protection of the environment, housing oriented towards the street, streetscapes which are not dominated by parking lots, signage consistent with building design, and landscaping. The H and H1 districts are additions to, modifications of, and exceptions from the requirements of the underlying zoning classification.



Typical Uses Permitted by Right: Uses permitted by the underlying zone.

Typical Uses Permitted by Special Exception: Uses permitted by special exception in the underlying zone.

IM Industrial, Major District



Intent: To encourage greater use of prime industrial land. Nonauxiliary commercial uses are discouraged. The IM district may be applied only to areas individually containing 100 acres or more of land zoned for industrial or semi-industrial use. The base zone may be MH, ML, MLR, MR, BR, and/or BM.

Typical Uses Permitted by Right: Uses permitted by the underlying zone, auxiliary retail, service and semi-industrial uses such as banks, barbershops, dry cleaning facilities, contractor's shops, machinery sales/repair, hotels and motels, office supply stores, taverns.

Typical Uses Permitted by Special Exception: Uses permitted by special exception in the underlying zone, car washes, truck and car service garages.

Height and Area Requirements: Same as underlying zone.

M43

MD 43 (Maryland Route 43) Overlay District

Intent: Encourage the development of industrial zoned land with export type businesses that generate family supporting wages. This district can only be applied to certain industrially-zoned parcels or parcels zoned OR within the Middle River Employment Center Plan Area. All development must be in conformance with the the *Comprehensive Manual of Development Policies* or a pattern book submitted as an alternate land design scenario.

Typical Uses Permitted by Right: Uses permitted by right in the underlying ML or MH zone; however, auxiliary commercial uses are limited to no more than 8% of the gross floor area. Residential uses are permitted on up to 30% of an overall 800-acre tract in common ownership, and with approval of a pattern book, standard requirements including height, area, bulk and parking may be modified or waived.

Typical Uses Permitted by Special Exception: Any use permitted by special exception in the underlying zone and classified as “employment intensive.”

Uses Prohibited: After hours clubs, junkyards, outdoor advertising and striptease businesses are specifically prohibited.



ME Mercantile Exposition Overlay District



Intent: Allow commercial, entertainment and agricultural activities, including expositions, fairs, entertainment and sporting, and agricultural-related events, that support an agricultural society organization and attract local tourism. The ME District is not intended to permit a slot machine parlor or video lottery facility.

Typical Uses Permitted by Right: Animal shows, athletic events, carnivals, camping, exhibitions, sales, thoroughbred racing and betting, gaming events.

Typical Uses Prohibited: Video lottery facility.

Note: This district can only be applied to tracts of at least 80 acres owned by an agricultural society.

NC Neighborhood Commons Overlay District

Intent: Promote more livable communities through the preservation of land for community parks, gardens and natural areas. It is intended that the NC District be applied only to open space parcels in established neighborhoods, and that residential, commercial, or industrial development not be permitted on tracts with the NC District designation.

Typical Uses Permitted by Right: Open space, and civic, social, educational and recreational uses not involving structures more than 1000 square feet.

Typical Uses Permitted by Special Exception: Civic, social, educational and recreational uses involving ancillary structures more than 1000 square feet.

Note: This district can only be applied inside the URDL

