

Residential Districts (Permitted Uses Code Reference - 18-4-106)

RA - Rural Agricultural

This district is generally intended to preserve agricultural lands and provide for very low-density rural single-family detached residential development at a subdivision density of approximately 1 dwelling unit per 20 acres (see Code for the exact formula). Minimum lot size is 40,000 square feet. Maximum lot coverage by structures is 25%. Maximum height is 45 feet.

RLD - Residential Low Density

This District is generally intended for low-density rural single-family detached residential development at a subdivision density of 1 dwelling unit per 5 acres. Minimum lot size is 40,000 square feet. Maximum lot coverage by structures is 25%. Maximum height is 45 feet.

R1 - Residential

This District is generally intended for low-density suburban single-family detached residential development at a subdivision density of 1 dwelling unit per 40,000 square feet. Minimum lot size is 40,000 square feet. Maximum lot coverage by structures is 25%. Maximum height is 45 feet.

R2 - Residential

This District is generally intended for low-density suburban single-family detached residential development at a subdivision density of either 1 dwelling unit per 20,000 square feet (no public sewer) or 2.5 dwellings per acre (with public sewer). A minimum lot size is 20,000 square feet if not served by public sewer, 15,000 square feet is required if served by public sewer. Maximum lot coverage by structures is 30%. Maximum height is 35 feet.

R5 - Residential

This District is generally intended for low-medium density single-family detached residential development at an urban density of 5 dwelling units per acre. Minimum lot size is 7,000 square feet. Maximum lot coverage by structures is 40%. Maximum height is 35 feet.

R10 - Residential

This District is generally intended for semi-detached, duplex, and townhouses at a medium density of 10 dwelling units per acre. No minimum lot size. Maximum lot coverage by structures and parking is 45%. Maximum height is 35 feet based on minimum setbacks and can increase to 50 feet provided setbacks are increased as per formula.

R15 - Residential

This District is generally intended for semi-detached, duplex, and townhouses at a higher density of 15 dwelling units per acre. No minimum lot size. Maximum lot coverage by structures and parking is 45%. Maximum height is 40 feet based on minimum setbacks and can increase to 55 feet provided setbacks are increased as per formula.

R22 - Residential

This District is generally intended for multi-family residential development (e.g. apartments) at a higher density of 22 dwelling units per acre. No minimum lot size. Maximum lot coverage by structures and parking is 45%. Maximum height is 45 feet based on minimum setbacks and can increase indefinitely provided setbacks are increased as per formula.

Commercial Districts (Permitted Uses Code Reference - 18-5-102)

C1 - Local Commercial Districts

This District is generally intended for neighborhood convenience commercial uses/development where individual uses do not exceed 25,000 square feet in area (or for Offices, a maximum of 50,000 sq. ft.). Maximum lot coverage by structures and parking is 75%. Maximum Floor Area Ratio is 1.0. Maximum height is 45 feet based on minimum setbacks and can increase to 72 feet provided setbacks are increased as per formula.

C2 - Commercial Office Districts

This District is generally intended for office buildings. 50% of the floor area may be for a limited number of auxiliary commercial uses that typically support the office use. Restaurants are permitted as a stand-alone use. Minimum lot size is 20,000 square feet. Maximum lot coverage by structures and parking is 80%. Maximum Floor Area Ratio is 1.0 to 2.0 based on mix of uses. Maximum height is 60 feet based on minimum setbacks and can increase indefinitely provided setbacks are increased as per formula.

C3 - General Commercial Districts

This District is generally intended for larger arterial strip commercial development and shopping centers that offer a wide range of commercial uses that serve a broad market area. These commercial uses typically have larger space and land requirements and are located along major roadways. Minimum lot size is 10,000 square feet. Maximum lot coverage by structures and parking is 80%. Maximum Floor Area Ratio is 2.0. Maximum height is 45 feet based on minimum setbacks and can increase to 72 feet provided setbacks are increased as per formula.

C4 - Highway Commercial District

This District is generally intended for larger scale auto-oriented retail and service businesses along or near major traffic routes that serve local and regional residents as well as the traveling public. In addition to most commercial uses found in the C3 zone, automobile, truck, recreational vehicle and boat sales, rental and major repair facilities may be located in this District. Minimum lot size is 10,000 square feet. Maximum lot coverage by structures and parking is 85%. Maximum Floor Area Ratio is 1.0. Maximum height is 60 feet based on minimum setbacks and can increase to 72 feet provided setbacks are increased as per formula.

SB - Small Business District (Permitted Uses Code Reference - 18-9-402)

The Small Business District is designed to allow conversion of residential structures located on arterial roads in areas of transition to small commercial business uses that will serve existing communities. The residential character is to remain as the uses transition residential to commercial. A minimum lot size is 20,000 square feet if not served by public sewer, 15,000 square feet if served by public sewer. Maximum coverage by structures is 30%, however, can increase to 40% for structures with direct access to a principal arterial road or higher. Maximum height is 40 feet. Maximum floor area for a principal structure is 3,000 square feet, however, can increase to 10,000 square feet for structures with direct access to a principal arterial road or higher.

Industrial Districts (Permitted Uses Code Reference - 18-6-103)

W1 - Industrial Park District

This District is generally for those “clean” industrial uses with minimal nuisance characteristics in a landscaped park-like setting. Typical uses may include offices, research and development laboratories, light manufacturing including assembly. Support uses such as office supply stores, restaurants, and hotels/motels are also allowed. Minimum lot size is 40,000 square feet. Maximum lot coverage by structures and parking is 75%. Maximum height is 90 feet based on minimum setbacks and can increase indefinitely provided setbacks are increased as per formula.

W2 - Light Industrial District

This District is generally for those more traditional industrial uses exhibiting some nuisance characteristics. Offices and light manufacturing (secondary processing) are permitted as well as building materials storage and sales, self storage, and contractors and construction yards. Maximum lot coverage by structures and parking is 80%. Maximum height is 60 feet based on minimum setbacks and can increase to 87 feet provided setbacks are increased as per formula.

W3 - Heavy Industrial District

This District is generally for those industrial uses where the potential nuisance factor is the greatest. These industrial uses typically have large land requirements and require the outdoor storage of materials. In addition to most of the industrial uses permitted in the W1 and W2 Districts, uses involving the primary processing of materials such as metal refining, plastics, pulp and paper, animal rendering, clay sand or gravel processing are permitted as of right, conditionally or through special exception. Other uses include power generating plants, storage of ore, coal, atmospheric gas, and grain and petroleum products. Minimum lot size is 6,000 square feet. Maximum lot coverage by structures and parking is 80%. Maximum height is 60 feet based on minimum setbacks and can increase to 87 feet provided setbacks are increased as per formula.

Mixed Use Districts (Permitted Uses Code Reference - 18-8-301)

MXD-V: The village mixed-use district is intended for small-scale, walkable, low intensity mixed use development with residential and local-serving retail and office uses in buildings up to three stories.

MXD-G: The general mixed-use district is intended for mixed-use development providing a wide range of general commercial and employment uses, combined with residential uses at a low to medium suburban scale in buildings up to six stories.

MXD-N: The neighborhood mixed-use district is intended for mixed-use development with a variety of residential dwelling types in a compact community with buildings up to eight stories and with a range of retail and employment uses primarily serving the surrounding community and with a high level of pedestrian connectivity throughout the development.

MXD-S: The suburban center mixed-use district is intended for mixed-use development in a medium to large scale suburban center with buildings up to 15 stories and with a range of residential types, retail, and employment uses, including some light industrial uses.

MXD-U. The urban mixed-use district is intended for compact, high intensity mixed-use development that is more urban in scale, includes multifamily residential uses and a wide range of retail and employment uses compatible with a dense urban environment in buildings up to 15 stories, and provides multimodal connectivity throughout the development.

Odenton Town Center Zoning Districts

OTC-C (Core) – Anchored by the Odenton MARC station and the Odenton Regional Library and Community Park, the Core is intended to be the most densely developed area with the greatest mix of uses. This area will serve as a destination for the surrounding community meeting housing, shopping, service, entertainment, and transit needs. Development in the Core will create a walkable, bikeable environment where getting around without a car is comfortable and convenient. The Core will provide high-quality, desirable public amenities, positioning the area as the heart of the OTC.

OTC-E (East Odenton Village Mix) – This area centers on the commercial corridor along Route 175 to the east of the Core and Historic sub-areas. The corridor is lined with local service businesses and medical office buildings, and is planned to continue to be a business center for the community. The character of the road will continue to be primarily auto-oriented with development patterns that support convenience retail and services. However, improvements to the pedestrian environment will create better linkages between businesses and safer passage for people moving around the area on foot, particularly in the residential neighborhoods that flank MD 175.

OTC-FM (Ft. Meade Business Mix) – The MD 175 corridor along the edge of Fort Meade is envisioned to be a business community serving the needs of the local military personnel and their families, the surrounding neighborhoods, and local office development across MD 2175. Improved access management will help ease ingress and egress along MD 175 and will also improve pedestrian safety and access along this primarily auto-oriented corridor.

OTC-I (Industrial) – Industrial development has already set a pattern in the industrial area to the east of Telegraph Road. Large warehouse buildings sited to minimize visual impact on the surrounding area, wide roadways lined with trees, and natural wooded buffers characterize the existing development. Similar development character is envisioned as the industrial area expands across Telegraph Road; however, the revised zoning district provides for some light-industrial uses such as craft breweries and coffee roasters.

OTC-T (Transition) – A mixture of moderate density office, housing, and retail is envisioned in this area just north of the Core, with some light industrial uses along Odenton Road west of Town Center Boulevard where there has been a pattern of such uses. Development here will serve different needs than the pedestrian-oriented businesses in the Core, and will complement, not compete with, the Core businesses.

OTC-H (Historic) – This designated Historic district includes several contributing resources that set the framework for the area's general character and scale. The historic integrity of the community should be maintained. Design and historic preservation standards help ensure that new development will complement the traditional architecture, yards, and street character. Differentiating between the two areas should allow for new or revitalized commercial and denser residential uses near the MARC Station as well as new commercial uses along Piney Orchard Parkway.

Open Space

OS - Open Space District (Permitted Uses Code Reference - 18-9-202)

The Open Space District is designed to protect and preserve those open land areas of the County used for recreation (e.g. parks) and easements and other preservation areas for the purpose of conservation in perpetuity. Farming and recreational type uses are permitted. Existing residential dwellings are also allowed; however, new residential dwellings are not.