

# TITLE 9. OTHER ZONING DISTRICTS

## Section

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## SUBTITLE 1. ODENTON TOWN CENTER DISTRICTS

### § 18-9-101. Scope.

This subtitle applies to the Odenton Town Center.

(Bill No. 84-23)

### § 18-9-102. Historic Village Mix Block.

Within the OTC-H zoning district, there shall be an overlay entitled the Historic Village Mix Block, as depicted in the Odenton Town Center Master Plan.

(Bill No. 84-23)

### § 18-9-103. Uses.

(a) **Existing uses.** Any use lawfully in existence in the Odenton Town Center prior to March 29, 2024 that became prohibited as of March 29, 2024, may continue, provided the use does not cease operation for 12 consecutive months. Any change, expansion, or alteration of the use on or after March 29, 2024 shall comply with Subtitle 8 of Title 7 of Article 17 of this Code and Subtitle 1 of Title 9 of this article, or Title 15 of this article.

(b) **Use chart.** The permitted, conditional, and special exception uses allowed in each of the Odenton Town Center Districts and Historic Village Mix Block are listed in this section using the following key: P = permitted use; C = conditional use; SE = special exception use. A blank means the use is not allowed in the district or the Historic Village Mix Block.

| <i>Uses</i>   | <i>OTC-C</i> | <i>OTC-T</i> | <i>OTC-I</i> | <i>OTC-E</i> | <i>OTC-FM</i> | <i>OTC-H</i> | <i>Historic Village Mix Block</i> |
|---|--------------|--------------|--------------|--------------|---------------|--------------|-----------------------------------|
| <i>Uses</i>   | <i>OTC-C</i> | <i>OTC-T</i> | <i>OTC-I</i> | <i>OTC-E</i> | <i>OTC-FM</i> | <i>OTC-H</i> | <i>Historic Village Mix Block</i> |
| <b>Residential</b>  |              |              |              |              |               |              |                                   |
| Assisted living facilities  | C            | C            |              | C            | C             |              |                                   |
| Assisted living facilities I, community-based   | P            | P            |              | P            | P             |              | P                                 |
| Assisted living facilities II, community-based  | C            | C            |              | C            | C             |              | C                                 |
| Dwelling units, accessory   | P            | P            | P            | P            | P             | P            | P                                 |
| Dwellings, duplex   | P            | P            | P            | P            | P             | P            | P                                 |
| Dwellings, fourplex   | P            | P            | P            | P            | P             |              |                                   |
| Dwellings, multifamily  | P            | P            | P            | P            | P             |              |                                   |
| Dwellings, multiplex  | P            | P            | P            | P            | P             |              |                                   |
| Dwellings, single-family detached   |              | P            | P            | P            | P             | P            | P                                 |
| Dwellings, townhouse and stacked townhouse  | P            | P            | P            | P            | P             |              | P                                 |
| Dwellings, triplex  | P            | P            | P            | P            | P             |              |                                   |
| Group homes I   | P            | P            | P            | P            | P             | P            | P                                 |
| Group homes II  | C            | C            | C            | C            | C             | C            | C                                 |
| Home occupations  | C            | C            | C            | C            | C             | C            | C                                 |
| Housing for the elderly of moderate means   | C            | C            | C            | C            | C             |              | C                                 |
| Nursing homes   | C            | C            |              | C            | C             |              |                                   |
| Rooming houses  | P            | P            | P            | P            | P             |              | P                                 |
| Workforce housing   | C            | C            | C            | C            | C             | C            | C                                 |
| <b>Retail and Service</b>   |              |              |              |              |               |              |                                   |
| Adult day care centers  | P            | P            | P            | P            | P             |              | P                                 |
| Alcoholic beverage uses as accessory to other uses                                    | C            | C            | C            | C            | C             |              | C                                 |
| Arcades   | P            | P            | P            | P            | P             |              |                                   |
| Artisans and craft work   | P            | P            | P            | P            | P             |              | P                                 |
| Automobile and truck detailing shops  |              | P            | P            | P            | P             |              |                                   |
| Automobile and truck parts, supply stores, and tire stores                            |              | P            | P            | P            | P             |              |                                   |
| Automobile and truck rental establishments  |              | P            | P            | P            | P             |              |                                   |
| Automobile gasoline stations  |              | C            | C            | C            | C             |              |                                   |
| Automobile repair facilities and painting facilities                                  |              | P            | P            | P            | P             |              |                                   |
| Automobile service facilities providing oil change, lubrication, and related services |              | P            | P            | P            | P             |              |                                   |
| Automobile towing facilities in conjunction with automobile gasoline service stations |              | SE           | SE           | SE           | SE            |              |                                   |

|  |   |   |   |   |   |    |    |
|--|---|---|---|---|---|----|----|
| Bakery or donut shops  | P | P | P | P | P |    | P  |
| Banks  | P | P | P | P | P |    | P  |
| Banquet halls  | P | P | P | P | P |    |    |
| Barbershops  | P | P | P | P | P |    | P  |
| Bed and breakfast homes  |   |   |   |   |   | C  | C  |
| Bed and breakfast inns   |   |   |   |   |   | SE | SE |
| Bicycle, motor scooter, and moped sales and service  | P | P | P | P | P |    | P  |
| Billiard and pool halls  | P | P | P | P | P |    |    |
| Bowling alleys   | P | P | P | P | P |    |    |
| Business complexes   | P | P | P | P | P |    | P  |
| Business complexes with auxiliary use  | C | C | C | C | C |    | C  |
| Carnivals, circuses, and fairs, temporary  | P | P | P | P | P |    |    |
| Carpet and vinyl flooring stores   | P | P | P | P | P |    |    |
| Carwashes  |   | P | P | P | P |    |    |
| Carwashes accessory to automobile gasoline stations  |   | P | P | P | P |    |    |
| Catering establishments  | P | P | P | P | P |    | P  |
| Child care centers   | P | P | P | P | P |    | P  |
| Commercial parking lots or garages   | P | P | P | P | P |    | P  |
| Commercial recreational facilities, including miniature golf, driving ranges, tennis, racquet, and handball barns or courts, artificial ski slopes, indoor soccer; bowling alleys, BMX bike, skateboard or rollerblade parks, electric go-carting, and skating rinks | P | P | P | P | P |    | P  |
| Computer goods, sales and services   | P | P | P | P | P |    | P  |
| Convenience stores, gift shops, and newsstands   | P | P | P | P | P |    | P  |
| Country clubs, private clubs, and service organizations or institutions  | P | P | P | P | P |    | P  |
| Country clubs, private clubs, service organizations, and nonprofit charitable or philanthropic organizations or institutions in existence on or before December 31, 2015   |   |   |   |   |   | P  |    |
| Cultural centers and exhibits  | P | P | P | P | P | P  | P  |
| Delicatessens and snack bars   | P | P | P | P | P |    | P  |

|   |    |    |    |    |    |  |    |
|---|----|----|----|----|----|--|----|
| Department stores   | P  | P  | P  | P  | P  |  | P  |
| Dog day care facilities   |    | P  | P  | P  | P  |  |    |
| Dog grooming parlors  |    | P  | P  | P  | P  |  |    |
| Dry cleaning operations and laundry establishments, including pickup stations, package plants, and coin-operated facilities   |    |    | P  | P  | P  |  |    |
| Dry cleaning operations and laundry establishments, including pickup stations, package plants, and coin-operated facilities, limited to establishments with less than 4,000 square feet of floor area | P  | P  |    |    |    |  |    |
| Entertainment complexes, including multi-screen complexes   | P  | P  | P  | P  | P  |  |    |
| Funeral establishments  | P  | P  | P  | P  | P  |  | P  |
| Furniture, appliance, and carpet stores and showrooms   | P  | P  | P  | P  | P  |  |    |
| Greenhouses and garden centers  | P  | P  | P  | P  | P  |  | P  |
| Grocery stores  | P  | P  | P  | P  | P  |  | P  |
| Hair, cosmetic facial hair, and nail salons   | P  | P  | P  | P  | P  |  | P  |
| Hardware stores   | P  | P  | P  | P  | P  |  | P  |
| Health clubs, spas, gymnasiums  | P  | P  | P  | P  | P  |  |    |
| Heliports   |    | SE | SE | SE | SE |  |    |
| Home centers and building supply stores   | P  | P  | P  | P  | P  |  | P  |
| Hospitals   | P  | P  | P  | P  | P  |  | P  |
| Hotels, motels, and hostels   | P  | P  | P  | P  | P  |  |    |
| Interior decorating establishments  | P  | P  | P  | P  | P  |  | P  |
| Janitorial supply stores  | P  | P  | P  | P  | P  |  | P  |
| Kennels, commercial   |    | C  | P  | C  | C  |  |    |
| Licensed dispensary of cannabis, as defined in State law and regulations  | SE | SE | SE | SE | SE |  | SE |
| Licensed grower of cannabis, as defined in State law and regulations, indoor cultivation only   |    | C  | C  | C  | C  |  |    |
| Licensed processor of cannabis, as defined in State law and regulations   |    | C  | C  | C  | C  |  |    |
| Linen supply establishments   | P  | P  | P  | P  | P  |  |    |
| Locksmiths  | P  | P  | P  | P  | P  |  | P  |
| Mailing and shipping services   | P  | P  | P  | P  | P  |  |    |

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|--|---|---|---|---|---|---|---|
| Meat, seafood, and poultry markets   | P | P | P | P | P |   |   |
| Motorcycle repair facilities   |   | P | P | P | P |   |   |
| Moving or storage establishments   |   | C | P | P | P |   |   |
| Nightclubs and comedy clubs  | P | P | P | P | P |   |   |
| Outside storage, accessory to permitted uses, located in a side or rear yard, limited to 50% of the allowed lot coverage   |   | P |   | P | P |   |   |
| Package good stores  | C | C | C | C | C |   | C |
| Parking lots or garages  | P | P | P | P | P |   |   |
| Parks, private   | P | P | P | P | P | P | P |
| Personal fitness studios   | P | P | P | P | P |   |   |
| Pharmacies   | P | P | P | P | P |   | P |
| Picture-framing establishments   | P | P | P | P | P |   | P |
| Produce markets  | P | P | P | P | P | P | P |
| Religious facilities   | P | P | P | P | P | P | P |
| Restaurants  | P | P | P | P | P |   | P |
| Restaurants, taverns, retail sales, and consumer services in a multifamily dwelling  | P | P | P | P | P |   |   |
| Retail specialty stores or shops for retail sales of antiques, art supplies, books, candies, cards, clocks, clothing, consignments, electronics, fabrics, flowers, gifts, hobbies, housewares, ice cream parlors, jewelry, luggage, musical instruments, news publications, office supplies, optical goods, pets, photographic supplies, sewing machines, shoes and shoe repair, sporting goods, stamps and coins, stationery, tobacco, toys, video tapes, wallpapers and paints, window coverings, and works of art | P | P | P | P | P |   | P |
| Roadside stands consisting of temporary seasonal structures for selling produce and other agricultural goods   | P | P | P | P | P | P | P |
| Roadside vendors   | P | P | P | P | P |   | P |

|   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|
| Schools, public charter, and schools, private: academic, arts, business, technical or trade                               | P | P | P | P | P |   | P |
| Self-service storage facilities   | C | C | P | P | P |   |   |
| Showrooms and sales of specialty building products  | P | P | P | P | P |   | P |
| Small engine repair if all work is performed inside a building without outside storage                                    |   | P | P | P | P |   |   |
| Swimming pools, community and semi-public   | P | P | P | P | P |   | P |
| Tailor shops  | P | P | P | P | P |   | P |
| Tanning salons  | P | P | P | P | P |   | P |
| Tattoo parlors and body-piercing salons   | P | P | P | P | P |   | P |
| Taverns   | P | P | P | P | P |   | P |
| Taxicab stands and services   | P | P | P | P | P |   |   |
| Television studios, radio broadcasting stations, and recording studios, excluding freestanding towers                     | P | P | P | P | P |   |   |
| Theaters, live performance  | P | P | P | P | P |   |   |
| Theaters, movie   | P | P | P | P | P |   |   |
| Trade expositions   | P | P | P | P | P |   |   |
| Travel agencies   | P | P | P | P | P |   | P |
| Upholstering shops and sailmaking shops   | P | P | P | P | P |   | P |
| Variety stores  | P | P | P | P | P |   | P |
| Veterinary clinics, if overnight stays are limited to those necessary for medical treatment, without outside runs or pens | P | P | P | P | P |   | P |
| Volunteer fire stations   | P | P | P | P | P |   |   |
| <b>Office</b>   |   |   |   |   |   |   |   |
| Office, professional and general  | P | P | P | P | P |   | P |
| Office, professional and general in existence on or before December 31, 2015  |   |   |   |   |   | P |   |
| State-licensed medical clinics  | C | C | C | C | C |   | C |
| Telecommuting centers   | P | P | P | P | P |   | P |
| <b>Light Industrial</b>   |   |   |   |   |   |   |   |
| Bakeries, wholesale   |   |   | P |   |   |   |   |
| Brewery, craft  | P | P | P | P | P |   | P |

|   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|
| Building material storage, including sales and yards  |   |   | P |   |   |   |   |
| Building material storage and sales, not including yards  |   | C |   |   |   |   |   |
| Cabinetry and special lumber mill working and sales   |   | C | P |   |   |   |   |
| Coffee roasters   | P | P | P | P | P |   | P |
| Contractor and construction shops and yards   |   |   | P |   |   |   |   |
| Contractor and construction shops, not including yards  |   | C |   |   |   |   |   |
| Data storage centers  |   |   | P |   |   |   |   |
| Equipment sales, repair, and storage, commercial  |   | P | P |   |   |   |   |
| Food product manufacturing  |   |   | P |   |   |   |   |
| Laboratories, research and development or testing   |   | C | P |   |   |   |   |
| Manufacturing and processing, general, including assembly of component parts, creation of products, and blending of materials |   | C | P |   |   |   |   |
| Outside storage as a principal use  |   |   | P |   |   |   |   |
| Printing and publishing establishments  |   | C | P |   |   |   |   |
| Rental establishments   |   | C | P |   |   |   |   |
| Retail display rooms for sales at industrial establishments   |   | P | P |   |   |   |   |
| Shipping or cargo containers, trailers, truck compartments or similar portable storage containers for onsite storage          |   |   | P |   |   |   |   |
| Wholesale trade, warehousing, and storage establishments  |   | C | P |   |   |   |   |
| <b>Civic/Institutional</b>  |   |   |   |   |   |   |   |
| Civic facilities, community centers, libraries, museums, parks, and similar noncommercial uses                                | P | P | P | P | P |   | P |
| <b>Other</b>  |   |   |   |   |   |   |   |
| Bus terminals   | P | P | P | P | P | P | P |

|  |    |    |    |    |    |    |    |
|--|----|----|----|----|----|----|----|
| Commercial telecommunication facilities for testing purposes or emergency services for a period not exceeding 30 days if the facility is a monopole not exceeding 100 feet in height and located at least 300 feet from any dwelling   | P  | P  | P  | P  | P  | P  | P  |
| Commercial telecommunication facilities permanently located on the ground  | C  | C  | C  | C  | C  | C  | C  |
| Commercial telecommunication facilities that are antennas attached to a structure if the antenna does not exceed 15 feet in height above the structure, does not project more than two feet beyond the facade, does not support lights or signs unless required for safety reasons, and accessory structures meet the requirements of § 18-10-118(7) | P  | P  | P  | P  | P  | P  | P  |
| Construction or sales trailers, temporary, in an approved development actively under construction  | P  | P  | P  | P  | P  | P  | P  |
| Public utility, essential services   | P  | P  | P  | P  | P  | P  | P  |
| Public utility uses  | SE | SE | SE | SE | SE | SE | SE |
| Small wind energy systems or meteorological towers on a lot less than three acres  | SE | SE | SE | SE | SE |    | SE |
| Small wind energy systems or meteorological towers on a lot of at least three acres  | C  | C  | C  | C  | C  |    | C  |
| Solar energy generating facility–accessory   | P  | P  | P  | P  | P  | C  | C  |
| Solar energy generating facility–canopies over parking lots or garages   | P  | P  | P  | P  | P  |    |    |
| Solar energy generating facility–community, rooftop-mounted only   | C  | C  | C  | C  | C  |    |    |
| Staging areas for County capital projects  | P  | P  | P  | P  | P  |    |    |
| Transportation, multimodal stations  | P  |    |    |    |    |    |    |

§ 18-9-104. Bulk regulations.

(a) **Generally.** Except as provided otherwise in this article, the following bulk regulations are applicable in the Odenton Town Center. A blank means there is no applicable bulk regulation.

| Bulk Regulations   | OTC-C  | OTC-T | OTC-I | OTC-E | OTC-F M | OTC-H  | Historic Village Mix Block |
|--|--|-------|-------|-------|---------|--------|----------------------------|
| Maximum floor area ratio, excluding structured parking   | 4  | 2     | 1     | 1     | 1       |        | 1                          |
| Maximum density (dwelling units per acre)  |  |       |       |       |         | 3      |                            |
| Minimum height for properties less than two acres for principal structure (feet)                           | 25   | 25    |       |       |         |        |                            |
| Maximum height for principal structure (feet)  | 100  | 100   | 50    | 50    | 50      | 35     | 45                         |
| Maximum height for accessory structure, or the height of the principal structure, whichever is less (feet) | 100  | 100   | 50    | 50    | 50      | 25     | 45                         |
| Front setback (minimum-maximum) (feet)   | 0-20; or 0-45 for minor and principal arterial roads | 0-45  | 0-50  | 0-45  | 0-45    | 30-45  | 0-45                       |
| Side setback (feet)  |  |       |       |       |         | 7      |                            |
| Setback from Maryland Route 32 (minimum-maximum) (feet)  | 35-45  |       |       |       |         |        |                            |
| Minimum corner side setback (feet)   |  |       |       |       |         | 15     |                            |
| Minimum front setback for accessory structure (feet)   |  |       |       |       |         | 50     |                            |
| Minimum lot size (square feet)   |  |       |       |       |         | 14,000 |                            |
| Maximum lot coverage by structures (percentage of gross area)  |  |       |       |       |         | 20%    |                            |
| Minimum lot width (feet)   |  |       |       |       |         | 70     |                            |

(b) **Height calculation.** When determining the height of a principal structure, towers, spires, chimneys, and other similar uninhabited features may extend beyond the height of the roof of the principal structure and do not count toward the maximum height.

(c) **Setbacks.** Front setbacks are calculated from the property line in the location as it will exist after any required dedication of right-of-way.

(d) **Other approvals.** The Planning and Zoning Officer may approve a bulk regulation other than one set forth in this section in accordance with § 17-7-810 of this Code.

(e) **Noise mitigation; Maryland Route 32.** For residential development or nonresidential development with activity spaces adjacent to Maryland Route 32, the developer shall:

- (1) conduct a noise study using Federal Highway Administration prediction methods to identify the noise mitigation

measures that are necessary to reduce highway traffic sound level:

(i) to be at or below 66 dba in residential activity spaces and at or below 45 dba in indoor residentially occupied building spaces; or

(ii) where possible, to be at or below 66 dba in nonresidential activity spaces; and

(2) subject to the results of the noise study, if noise mitigation is required:

(i) include any required indoor noise mitigation measures on the building architectural plans; and

(ii) provide outdoor noise mitigation measures to meet the noise levels set forth in item (1) in an activity space maintained by a homeowners association, community association, or council of condominium unit owners and noted on the final plan or the final record plat to be recorded in the land records; or in the absence of an activity space, provide a noise mitigation maintenance easement that shall be noted on the final plan or the final record plat to be recorded in the land records.

(Bill No. 84-23)

**§ 18-9-105. Conditional uses.**

The following requirements shall apply to the conditional uses in this section in lieu of any requirements in Title 10:

(1) Housing for elderly of moderate means shall:

(i) consist of rental dwelling units only;

(ii) comply with the conditions set forth in § 18-10-142(8); and

(iii) be encumbered by a recorded covenant, enforceable by the County or its designee, that shall comply with the conditions set forth in § 18-10-142(1)(i) through (iii).

(2) Workforce housing consisting of dwelling units of any type or mixture shall:

(i) be encumbered by a recorded covenant enforceable by the County or its designee that shall comply with the conditions set forth in § 18-10-176(2)(i) through (v);

(ii) comply with the conditions set forth in §18-10-176(8); and

(iii) have home prices set at rates certified by the County or its designee to be affordable to a household with an income that does not exceed 80% of the median income adjusted for household size for the Baltimore Primary Metropolitan Statistical Area, as defined and published annually by the United States Department of Housing and Urban Development.

(3) An assisted living facility shall comply with the following requirements:

(i) The minimum setback from all property lines shall be 35 feet;

(ii) An assisted living facility may be operated in conjunction with a nursing home or adult independent dwelling units or both, whether or not owned by the same entity;

(iii) A nursing home or adult independent dwelling units may be located on the same lot as the assisted living facility or on one or more abutting lots, and, if located on one or more abutting lots, item (i) does not apply to the lot lines shared by such abutting lots;

(iv) Comprehensive care units may be provided; and

(v) Activity spaces shall be located in a manner to shield surrounding residential property from the effects of noise, hazards, or other offensive conditions.

(4) A bed and breakfast home shall comply with the following requirements:

(i) The home shall be located in an owner-occupied single-family detached dwelling on a lot of at least 11,000 square feet;

(ii) The home may contain no more than five guest rooms for the lodging of guests for no more than 14 consecutive days. The owner shall maintain a reservation log of the arrival and departure dates of all guests for inspection by the Office of Planning and Zoning; and

(iii) Guest rooms may not contain any cooking facilities, and food service shall be provided only for guests in a group dining area of the home.

(5) For a business complex with auxiliary uses, the auxiliary uses may not occupy more than 50% of the floor area of the business complex.

(6) A nursing home shall comply with the following requirements:

(i) The minimum setback from all property lines shall be 35 feet;

(ii) A nursing home may be operated in conjunction with an assisted living facility or adult independent dwelling units or both, whether or not owned by the same entity;

(iii) An assisted living facility or adult independent dwelling units may be located on the same lot as the nursing home or on one or more abutting lots, and, if located on one or more abutting lots, item (i) does not apply to the lot lines shared by such abutting lots;

(iv) Each access drive shall be located at least 40 feet from any residentially zoned property; and

(v) Activity space shall be located in a manner to shield surrounding residential property from the effects of noise, hazards, or other offensive conditions.

(7) Self-service storage facilities shall be located within an enclosed structure with no external access to individual storage units, and on-site loading and unloading facilities shall be located at the rear of a building. Existing self-storage facilities are not required to locate loading areas to the rear of the site.

(8) Solar energy generating facility – accessory shall comply with the following requirements:

(i) The facility may not be mounted on the rooftop of a contributing historic structure listed on or eligible for the National Register of Historic Places, unless approved by the Cultural Resources Section of the Office of Planning and Zoning. If approved, the facility shall be mounted on a secondary façade to shield the facility from view, the facility shall have minimal impact to historic materials, and the facility shall be capable of being removed without impact to the structure; and

(ii) The facility may not be located on or within the viewshed of a property listed on or eligible for the National Register of Historic Places.

(9) Moving or storage establishments and any light industrial uses allowed under §18-9-103(b) shall comply with the following requirements:

(i) The facility shall be located on a lot of at least two acres;

(ii) The facility shall have a minimum frontage of at least 200 feet on a public road; and

(iii) Outside storage of materials or products is prohibited.

(Bill No. 84-23)

**§ 18-9-106. Mix of uses.**

A development with a gross area of five acres or more in the OTC-C zoning district shall contain a mix of any allowed residential, commercial, light industrial, and civic or institutional uses as set forth in this article. The mix of uses may be in a single building or throughout the property and are exempt from other mix of use requirements in this Code.

(Bill No. 84-23)

**§ 18-9-107. Parking.**

**(a) Parking requirements.**

(1) Except as provided in this section, the number of required parking spaces shall be in accordance with Subtitle 1 of Title 3.

(2) A developer may request reduced parking requirements or a joint use parking arrangement in accordance with §18-3-105.

(3) Parking required for a new use shall be available either on-site or near a site in leased spaces or public facilities.

(4) When feasible, adjoining property owners in the OTC-C zoning district shall create shared parking lots. Connections between parking lots may be required to minimize curb cuts onto a road.

**(b) Surface parking.**

(1) Surface parking areas shall be placed to the rear, between, or to the side of buildings.

(2) A single, double-loaded row of parking between the building and the roadway is permitted in the OTC-T, OTC-I, OTC-E, and OTC-FM zoning districts and shall be screened from the roadway using landscaping, low walls, or other means approved by the Office of Planning and Zoning.

**(c) Bicycle parking.**

(1) One bicycle parking space for every 20 vehicle parking spaces shall be provided.

(2) Bicycle parking shall be in a visible and prominent location that is well-lit, physically protected from automobile parking to prevent vehicles from intruding into the bicycle parking area, and for multifamily dwellings shall be covered or protected from the weather.

(3) A minimum radius of five feet clear of obstructions or structures around bicycle parking shall be provided.

(d) **Electric vehicle charging station.** For multifamily dwellings and mixed use development, an electric vehicle charging station shall be required at a rate of one electric vehicle charging station for every 50 vehicle parking spaces required. For a business complex with three or more uses, an electric vehicle charging station shall be required at a rate of one electric vehicle charging station for every 75 vehicle parking spaces required. Electric vehicle charging station spaces shall count towards the total number of parking spaces.

(Bill No. 84-23)

§ 18-9-108. Signage.

(a) **Definitions.** In this section, the following words have the meanings indicated.

- (1) "Hanging or blade sign" means a sign that projects from the side of a building.
- (2) "Monument sign" means a ground-level freestanding sign.
- (3) "On-site directional sign" means a sign that directs vehicular traffic to a use or area within a property.

(b) **Generally.** Signage shall comply with the requirements of this section and Subtitle 3 of Title 3. In cases of conflict, this section shall apply.

(c) **On-site directional signs.** On-site directional signs may not exceed four square feet in area for each sign face or a height of three feet above grade level.

(d) **Façade signs.** The following façade signs shall comply with the conditions set forth.

(1) Wall signs:

- (i) shall be mounted flush to a building façade or affixed along a channel or other mounting mechanism, and may not protrude more than six inches from a building;
- (ii) may take the form of panels or individual letters; and
- (iii) shall be located within an area above the ground floor door and window level, and below the second floor window sill level.

(2) Awning and canopy signs:

- (i) shall have letter sizes of no more than eight inches tall in the OTC-H zoning district, or no more than 12 inches tall in all other Odenton Town Center zoning districts;
- (ii) shall have no more than 50% of the valance areas as part of a sign area; and
- (iii) shall be compatible with and complementary to the color and material of the building to which it is attached.

(3) Hanging or blade signs:

- (i) may not exceed 10 square feet;
- (ii) shall be hung perpendicular to, and may not project more than four feet from, the façade of a building; and
- (iii) shall have no less than 7.5 feet clearance above grade.

(e) **Additional signs.** In addition to any other signs allowed by this Code, one sign not exceeding a total area of 400 square feet is permitted on a property with a theater establishment.

(f) **Freestanding signs.** Freestanding signs shall comply with the following:

- (1) The total sign area may not exceed the lesser of one square foot for each one foot of the road frontage or boundary line of a site where the sign will be facing, or 200 square feet.
- (2) Exposed supports or wires are not permitted in the OTC-C zoning district.
- (3) Except as provided in subsection (i), monument signs:
  - (i) shall sit flush to the ground with a base that is as wide as, or wider than, the sign face;
  - (ii) may not exceed a height of 20 feet from grade level, or 24 feet from grade level along arterial roads;
  - (iii) shall display the street address when a development does not directly abut a road or the range of addresses for each use in a multi-use development;
  - (iv) shall have a maximum of 50 square feet of sign area per side and shall have no more than two sign faces separated by no more than a 30-degree angle;
  - (v) shall be limited to one sign for each 500 feet, or fraction of 500 feet, of road frontage with customer entrances; and
  - (vi) shall be visible from abutting roads.

(g) **Pedestrian directory signs.**

(1) One freestanding pedestrian directory sign is permitted for each 250 feet of road frontage facing the primary building façade. In addition, one freestanding pedestrian directory sign is permitted for each 500 feet of road frontage facing other building facades featuring a customer entrance. In addition to a freestanding sign, a pedestrian directory sign may be a wall sign.

(2) Pedestrian directory signs:

- (i) shall be located at pedestrian network intersections;
- (ii) shall incorporate a directory of area businesses and a map or other graphic means of direction;
- (iii) may not exceed seven feet from grade level; and
- (iv) shall have a maximum of 30 square feet of sign area for the front and the back, individually.

(h) **Temporary signs.** In addition to the temporary signs allowed by § 18-3-306, additional temporary signs complying with the following may be posted during business hours only:

(1) A temporary sign with a pole base may not exceed a height of four feet from ground level or a sign area of nine square feet.

(2) A sandwich sign may not exceed a height of three feet from ground level or a maximum width of two feet.

(3) A temporary sign shall be located on private property or within the public sidewalk if it does not interfere with vehicular access, pedestrian movement, or wheelchair access to, through, and around the site.

(i) **Residential developments.** Signs in a residential development shall comply with the following:

(1) A multi-family residential development or subdivision with up to 100 dwelling units may have a one monument or wall sign not exceeding 48 square feet in area.

(2) A multi-family residential development or subdivision with more than 100 dwelling units may have two monument or wall signs. If one sign is used, it may not exceed 128 square feet in area. If two signs are used, each sign may not exceed 64 square feet in area.

(j) **Prohibited signs.** The following sign types are prohibited:

- (1) inflatable;
- (2) pylon and pole;
- (3) vehicle mounted signs;
- (4) electronic message boards or back-lit signs on properties located in the OTC-H zoning district;
- (5) animated signs; and
- (6) twirlers, propellers, and wind-activated devices, including feather banners.

(Bill No. 84-23)

## SUBTITLE 2. OS/OS-C – OPEN SPACE DISTRICTS AND CONSERVATION OVERLAY

### § 18-9-201. Scope.

This subtitle applies to all Open Space Districts.

(Bill No. 4-05; Bill No. 69-12)

### § 18-9-202. Permitted, conditional, and special exception uses.

The permitted, conditional, and special exception uses allowed in Open Space Districts (OS) and in the Open Space Conservation Overlay (OS-C) are listed in the chart in this section using the following key: P = permitted use; C = conditional use; SE = special exception use. Except as provided otherwise in this article, uses and structures customarily accessory to the listed uses also are allowed.

| Permitted, Conditional, and Special Exception Uses  | OS | OS-C |
|---|----|------|
| Permitted, Conditional, and Special Exception Uses  | OS | OS-C |
| Alcoholic beverage uses as accessory to other uses  | C  |      |
| Barns, stables, and kennels for the sheltering, breeding, boarding, hiring, or selling of an animal and for storage of crops raised on the premises | P  |      |

|  |    |   |
|--|----|---|
| Camps, nonprofit, including dormitories, cabins, and structures for administrative, maintenance, and custodial activities  | P  | P |
| Commercial telecommunication facilities permanently located on the ground  | SE |   |
| Commercial telecommunication facilities that are antennas attached to a nonresidential structure if the antenna does not exceed 15 feet in height above the structure, does not project more than two feet beyond the facade, does not support lights or signs unless required for safety reasons, and accessory structures meet the requirements of § 18-10-118(7) of this Code | P  |   |
| Commercial telecommunication facilities for testing purposes or emergency services for a period not exceeding 30 days if the facility is a monopole not exceeding 100 feet in height and is located at least 300 feet from any dwelling  | P  |   |
| Conservation uses, practices, and structures for the maintenance of the natural environment  | P  | P |
| Farming, if the use does not change the stability of the land  | P  | P |
| Golf courses   | P  |   |
| Golf course facilities, private  | C  |   |
| Home occupations   | C  | C |
| Launching ramps  | P  | P |
| Nurseries with landscaping and plant sales   | C  | C |
| Pets, livestock, or fowl as permitted by §18-4-104   | P  | P |
| Piers, private   | P  | P |
| Piers, recreational  | C  | C |
| Public utility essential services  | P  |   |
| Public utility uses  | SE |   |
| Recreational uses, active  | C  |   |
| Recreational uses, passive   | P  | P |
| Residential uses, existing   | P  | P |
| Solar energy generating facility – accessory   | P  | P |
| Staging areas for County capital projects  | P  |   |
| Structures for administrative and custodial uses of the principal use of the site if building coverage, including parking, does not exceed 20% of the site and the structures are not located in the natural drainage system   | P  |   |
| Structures, permanent, accessory to active recreational uses, including concession stands, shower and locker rooms, athletic and maintenance equipment storage, bleachers or stands with a seating capacity for no more than 100 people, non-illuminated scoreboards, playground equipment, and stables  | C  |   |
| Structures, permanent, accessory to active recreational uses including bleachers or stands with a seating capacity not to exceed 250 people, outdoor lighting other than for public safety, illuminated scoreboards, and public address or amplified sound systems   | SE |   |
| Structures, temporary, for boating, swimming, fishing, hunting, golf courses, ice skating, nature study, picnic areas, play areas, stables, and stands for the sale of products raised on the premises   | P  |   |
| Volunteer fire stations  | P  |   |

(Bill No. 4-05; Bill No. 78-05; Bill No. 69-07; Bill No. 15-12; Bill No. 69-12; Bill No. 68-13; Bill No. 28-16; Bill No. 30-16; Bill No. 67-17; Bill No. 89-18; Bill No. 7-20)

[§ 18-9-203. OS District bulk regulations.](#)

(a) **Setbacks.** Except as provided otherwise in this article, a use or structure other than a pier, conservation use, passive recreational use, or beach shall be located at least 50 feet from any lot line and 75 feet from any road right-of-way.

(b) **Height limitation.** The maximum height for a principal structure is 45 feet. The maximum height for an accessory structure is 25 feet.

(c) **Coverage.** The maximum coverage by structures and parking is 20% of the gross area.

(Bill No. 4-05; Bill No. 15-12; Bill No. 69-12)

[§ 18-9-204. OS-C – Open Space Conservation Overlay.](#)

(a) **Scope.** The OS-C – Open Space Conservation Overlay is an overlay that applies to the following habitats or features located in an Open Space District:

(1) Forest Interior Dwelling Species ("FIDS") Habitat, as defined in subsection (c); or

(2) environmentally sensitive features, as defined in Article 17 of this Code, including, but not limited to, tidal and nontidal wetlands, bogs, 100-year floodplains, streams, steep slopes, and all associated buffers.

(b) **Purpose.** The purpose of the OS-C Overlay is to protect and preserve FIDS Habitats, tidal and nontidal wetlands, bogs, 100-year floodplains, streams, steep slopes, and all associated buffer areas created by this Code. These purposes include, but are not limited to, protecting and preserving floodplains and wetlands associated with floodplains in their natural state, protecting and preserving streams and bogs in their natural state, protecting and preserving wildlife habitat associated with streams, wetlands, floodplains and bogs, preventing soil erosion and sedimentation in tidal and nontidal waters by protecting steep slopes, protecting and preserving scenic values, and protecting and preserving wildlife habitat.

(c) **FIDS Habitat.** A FIDS Habitat is any forest tract that is greater than 50 acres with at least 10 acres that is 300 feet or more from the nearest forest edge, or a riparian forest that is at least 300 feet in total width and greater than 50 acres in total forest area.

(d) **Other requirements.** The requirements of this section are in addition to other requirements of this Code.

(e) **Conflict with other law.** If any provision of this section conflicts with other County law, the more restrictive provision shall prevail.

(f) **Variance required.** The requirements of this section may be altered only by variance as provided in this Article and Article 3 of this Code.

(g) **Violations and enforcement.** Violations of this section shall be enforced by the Department of Inspections and Permits under the provisions of Article 16 and Article 18 of this Code.

(h) **Existing uses.** Uses permitted in an OS-C District that were in existence on October 1, 2012 may continue except that intensification or expansion shall be in accordance with the provisions of this Code. Any use that ceases to exist or ceases operation for 12 consecutive months shall be subject to the provisions of this Code.

(Bill No. 69-12)

### SUBTITLE 3. TC – TOWN CENTER DISTRICTS

#### § 18-9-301. Scope.

This subtitle applies to all Town Center Districts.

(Bill No. 4-05)

#### § 18-9-302. Permitted and special exception uses.

The permitted and special exception uses allowed in each of the Town Center Districts are listed in the chart in this section using the following key: P = permitted use; SE = special exception use. Except as provided otherwise in this article, uses and structures customarily accessory to the listed uses also are allowed.

| Permitted and Special Exception Uses   |   |
|--|---|
| Any use allowed in a C3 District in accordance with the requirements of this subtitle and those requirements of Title 5 that are consistent with this title                      | P |
| Any multifamily use allowed in an R15 or R22 District in accordance with the requirements of this subtitle and those requirements of Title 4 that are consistent with this title | P |
| Hospice facilities   | P |
| Nursing homes  | P |
| Solar energy generating facility – accessory   | P |

(Bill No. 4-05; Bill No. 13-11; Bill No. 68-13; Bill No. 89-18)

#### § 18-9-303. Bulk regulations.

(a) **Generally.** Except as provided otherwise in this article, the following bulk regulations are applicable in a Town Center District:

|                  |      |
|------------------|------|
| Minimum lot size | None |
|------------------|------|

|   |  |
|---|--|
| Minimum width at front building restriction line  | 50 feet  |
| Maximum height limitations  | 60 feet except that all setbacks are increased by one foot for every foot of height in excess of 45 feet |
| Floor area ratio excluding onsite parking   | 2.0  |
| Distance between structures:  |  |
| Residential or hotel uses   | 50 feet  |
| Commercial  | 30 feet  |
| Minimum coverage by open area for multifamily residential uses, excluding any grade level parking | 20% of gross area  |

(b) **Exceptions.** For a lot that is less than 20,000 square feet, the floor area may be increased by 10 square feet for each square foot of open area provided in excess of the minimum open area. For a lot exceeding 20,000 square feet, the floor area ratio may be increased by 0.2 for every 2,000 square feet of additional open area provided in excess of the minimum open area. Open area includes any open area at grade with less than 50% cover but does not include grade level parking courts. Floor area may be increased in an amount equal to the area of any parking provided over and above that required by Title 3. The floor area increases allowed under this subsection may not exceed a floor area ratio of 0.6. The additional open areas and parking areas provided under this subsection may be located on a different site if each area is located no more than 200 feet from the subject site and a pedestrian access way is provided and separated from vehicular activity.

(Bill No. 4-05; Bill No. 72-24)

## SUBTITLE 4. SB – SMALL BUSINESS DISTRICTS

**§ 18-9-401. Scope.**

This subtitle applies to all Small Business Districts.

(Bill No. 4-05)

**§ 18-9-402. Permitted, conditional, and special exception uses.**

The permitted, conditional, and special exception uses allowed in the Small Business Districts are listed in the chart in this section using the following key: P = permitted use; C = conditional use; SE = special exception use. Except as provided otherwise in this article, uses and structures customarily accessory to the listed uses also are allowed.

| Permitted, Conditional, and Special Exception Uses  |   |
|---|---|
| Permitted, Conditional, and Special Exception Uses  |   |
| Adult day care centers  | P |
| Alcoholic beverage uses as accessory to other uses  | C |
| Antique shops   | P |
| Art galleries   | P |
| Bakeries if all goods are prepared and offered for sale on the premises   | P |
| Barbershops   | P |
| Bed and breakfast homes   | P |
| Bed and breakfast inns  | P |
| Bicycle, skateboard, and roller blade sales and service   | P |
| Bookstores, except adult bookstores   | P |
| Business complexes  | P |
| Child care centers  | P |
| Civic facilities, community centers, libraries, and museums   | P |
| Clock sales and repair  | P |
| Clothing stores   | P |
| Coffee shops  | P |
| Commercial telecommunication facilities for testing purposes or emergency services for a period not exceeding 30 days if the facility is a monopole not exceeding 100 feet in height and is located at least 300 feet from any dwelling | P |
| Computer goods, sales, and services   | P |
| Construction or sales trailers, temporary, in an approved development actively under construction   | P |

|   |    |
|---|----|
| Convenience stores, gift shops, and newsstands  | P  |
| Delicatessens and snack bars  | P  |
| Dog day care facilities, without outside runs or pens   | P  |
| Dog grooming parlors, without outside runs or pens  | P  |
| Dwelling unit, apartment, as an accessory use provided the entrance is separate from the commercial use   | P  |
| Dwellings, single-family detached   | P  |
| Farming   | P  |
| Florist shops   | P  |
| Gift shops  | P  |
| Group homes   | P  |
| Hair, cosmetic facial hair, and nail salons   | P  |
| Hardware stores   | P  |
| Hobby shops   | P  |
| Home occupations  | C  |
| Hospice facilities  | P  |
| Ice cream stores  | P  |
| Interior decorating and designer showrooms  | P  |
| Jewelry stores  | P  |
| Locksmiths  | P  |
| Mailing and shipping services   | P  |
| Offices, professional and general   | P  |
| Opticians and optometric establishments   | P  |
| Outside storage, accessory to permitted uses, limited to 10% of the allowed lot coverage  | P  |
| Personal fitness studios  | P  |
| Pets, livestock, or fowl as permitted by §18-4-104  | P  |
| Pharmacies  | P  |
| Photographic studios and camera shops   | P  |
| Picture framing shops   | P  |
| Produce markets   | P  |
| Public utility essential services   | P  |
| Public utility uses   | SE |
| Religious facilities  | P  |
| Restaurants   | P  |
| Retail specialty stores or shops for retail sales, including antique stores, art supplies, bookstores, candy, cards, clocks, clothing, consignments, electronics, fabrics, flowers, gifts, hobbies, housewares, ice cream parlors, jewelry, luggage, musical instruments, news publications, office supply, optical goods, pets, photographic supplies, sewing machines, shoes and shoe repair, sporting goods, stamps and coins, stationery, tobacco, toys, video tapes, wallpaper and paint, window coverings, works of art | P  |
| Saddlery and tack shops   | P  |
| Schools, public charter, and schools, private: academic, arts, business, technical, or trade  | P  |
| Shoe repair shops   | P  |
| Solar energy generating facility – accessory  | P  |
| Staging areas for County capital projects   | P  |
| Tailor shops  | P  |
| Tanning salons  | P  |
| Telecommuting centers   | P  |
| Travel agencies   | P  |
| Upholstering shops, including sailmaking shops  | P  |
| Veterinary clinics if overnight stays are limited to those necessary for medical treatment, without outside runs or pens  | P  |
| Volunteer fire stations   | P  |

(Bill No. 4-05; Bill No. 54-05; Bill No. 78-05; Bill No. 69-07; Bill No. 13-11; Bill No. 14-11; Bill No. 63-11; Bill No. 68-13; Bill No. 88-13; Bill No. 26-17; Bill No. 89-18; Bill No. 104-20; Bill No. 3-23; Bill No. 92-23; Bill No. 14-24; Bill No. 72-24)

§ 18-9-403. Bulk regulations.

Except as provided otherwise in this article, the following bulk regulations are applicable in a Small Business District:

|   |  |
|---|--|
| Minimum lot size:   |  |
| If not served by public sewer   | 20,000 square feet   |
| If served by public sewer   | 11,000 square feet   |
| Maximum coverage by all structures  | 50% of gross area  |
| Minimum setbacks for principal structures:  |  |
| Front lot line  | 20 feet  |
| Side lot line   | 7 feet   |
| Corner side lot line  | 15 feet  |
| Rear lot line   | 20 feet  |
| Principal arterial or higher classification road  | 40 feet  |
| Front and side setbacks on properties adjacent to developed lots                                  | The lesser of the setback required by this section or a setback equal to the average of the setbacks of existing principal structures on abutting lots, except that if only one abutting lot is improved, the required setback shall be determined by averaging the setback on the improved lot and the setback required under this section. |
| Minimum setbacks for accessory structures:  |  |
| Front lot line  | 30 feet  |
| Side lot line, rear lot line  | 7 feet   |
| Corner side lot line  | 15 feet  |
| Maximum height limitations:   |  |
| Principal structure   | 40 feet  |
| Accessory structure   | 30 feet  |
| Maximum floor area for structures on properties with frontage on a minor arterial road or higher: |  |
| Principal structures  | 10,000 square feet   |
| Principal structures – religious facilities   | 15,000 square feet   |
| Accessory structures  | 3,000 square feet  |
| Maximum floor area for all other structures:  |  |
| Principal structures  | 5,000 square feet  |
| Accessory structures  | 2,000 square feet  |

(Bill No. 4-05; Bill No. 7-10; Bill No. 92-23; Bill No. 14-24)