

Harford County, Maryland

ZONING CODE



Chapter 267 of the Harford County Code, as amended

Effective December 22, 2008
Amended thru January 10, 2022

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	15-39AA	2/16/16
09-11	6/15/09	16-02AA	5/17/16
09-19AA	8/17/09	16-07	7/5/16
09-23AA	10/13/09	16-20	8/22/16
09-31AA	1/22/10	16-28	2/13/17
09-33AA	1/22/10	16-29AA	2/13/17
10-03	4/20/10	17-02	4/24/17
10-30	12/13/10	17-04	6/5/17
10-32AA	12/27/10	17-08AA	8/14/17
11-04AA	5/23/11	17-15AA	12/26/17
11-05AA	5/23/11	17-18AA	1/16/18
11-03	5/31/11	18-04AA	6/18/18
11-32	12/12/11	18-33	12/10/18
11-44	12/19/11	18-34	12/10/18
11-62AA	1/13/12	18-35	12/10/18
12-07AA	5/14/12	18-36	12/10/18
12-14	5/21/12	19-04AA	5/13/19
12-44	1/26/13	19-15AA	8/12/19
12-48AA	2/11/13	19-16AA	8/20/19
13-4AA	5/6/13	19-29AA	1/2/20
13-17	7/22/13	19-28	1/13/20
13-35	1/21/14	19-30	2/14/20
13-36	1/21/14	20-01	4/20/20
13-50	2/18/14	20-11	8/10/20
13-51	3/18/14	21-01AA	5/10/21
13-52	3/18/14	21-03AA	8/6/21
14-01	4/22/14	21-14	8/16/21
14-09	7/11/14	21-19	11/22/21
14-26AA	8/25/14	21-20AA	12/20/21
15-17	12/7/15	21-23	1/10/22
15-23AA	1/4/16		
15-35AA	2/8/16		
15-36AA	2/16/16		

§ 267-65. Edgewood Neighborhood Overlay District. [Amended by Bill 21-23]

- A. Purpose and intent. The intent of this district is to implement the Edgewood Community Plan adopted by Harford County. This district is intended to provide incentives as well as establish standards to encourage quality redevelopment consistent with the Community Plan.
- B. Existing zoning. Unless otherwise specified in this section, the permitted uses and design standards for parcels in the Edgewood Neighborhood Overlay District (ENOD) shall be those of the underlying zoning district. In the case of conflict between this section and any other section of the Zoning Code, the requirements of this section shall take precedence.
- C. Applicability. This district includes all land situated between Maryland Route 152 and Otter Point Creek, north of the Aberdeen Proving Ground and south of the Chesapeake Science and Security Corridor as defined in §267-64 (Chesapeake Science and Security Corridor).
- D. Streetscape design standards. The following streetscape requirements must be reviewed and approved by the Department of Planning and Zoning, with concurrence from the Department of Public Works:
 - (1) Sidewalks, at least 5 feet in width (except for Main Street Districts), shall be provided and constructed of similar materials consistent with adjacent sites.
 - (2) Street trees of a minimum 3-inch caliper shall be planted at 30 foot staggered intervals along sidewalks. Shrubs or planters may be used when street trees are not feasible. For protection of utilities refer to §267-29 (Landscaping).
 - (3) Pedestrian scaled streetlights shall be provided.
 - (4) Restaurants shall be permitted to operate outdoor cafes on sidewalks, including areas within the public right-of-way and in courtyards, provided that pedestrian circulation and access to store entrances shall not be impaired.
 - (5) Extended awnings, canopies or large umbrellas shall be permitted and located to provide shade.
 - (6) Outdoor cafes and sidewalk displays shall maintain a clean, litter free and well-kept appearance at all times and shall be compatible with the colors and character of the storefront from which the business operates.
 - (7) The Director of Planning shall approve the development plans, including architectural design, landscaping, parking and circulation.
- E. Parking standard modifications. Parking standards shall not be reduced by more than 30% of the required number of spaces. The off-street parking requirements for any given use shall be established per §267-26 (Off-street Parking and Loading) of the Harford County Code, as amended. The Department of Planning and Zoning, with concurrence from the Department of Public Works, may authorize a modification of the parking space requirements as follows:

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- (1) If parking lots are screened from the public right-of-way with landscaping and/or low walls, the required parking standards may be reduced up to 10%.
 - (2) If parking is located in the rear, the parking standards may be reduced up to 10%.
 - (3) If pedestrian linkages to transit stops are provided, the parking standards may be reduced up to 10%.
 - (4) If on-street parking is provided, the parking standards may be reduced up to 5%.
 - (5) If bicycle connections are provided, the parking standards may be reduced up to 10%.
- F. Shared parking provisions. A portion of the required parking may be provided on an adjacent property provided that:
- (1) The underlying zoning of the adjacent property permits parking for the principal use of the site being developed.
 - (2) There is adequate parking to meet the parking requirements for all uses served by the parking.
 - (3) The shared parking area is located less than 500 feet from the entrance of the primary building located on the site being developed.
 - (4) The shared parking area is subject to a shared parking written agreement made between current owners of the properties. The agreement shall be recorded in the Land Records of the County. This agreement shall be reviewed and approved by the County's Department of Law prior to recordation. All shared parking must also contain a provision for maintenance of the parking area.
 - (5) The parking area must have safe vehicular and pedestrian access from the shared parking area to the subject property.
 - (6) The required parking area shall be paved with a structured pervious surface.
 - (7) Parking for residential uses shall be clearly designated.
- G. Development standards.
- (1) Main Street. The standards shall be applicable to all properties fronting the Main Street designated in the adopted Community Plan and shall take precedence over conflicting requirements.
 - (a) Minimum standards.
 - [1] Shared access drives along Edgewood Road are encouraged. Required side buffer yards are waived in areas of shared drives.
 - [2] Landscaped parking lots are to be located in the front of the buildings. A 5 foot landscaped strip shall be located between the sidewalk and the parking area along the property frontage.

Interconnection between parking areas on adjacent properties is encouraged.

- [3] Side yard setbacks are to be 1/2 of those specified for other areas in the same zoning category in the Code.
 - [4] Buildings shall be oriented to face the street, with entrances and display windows at street level. A direct and convenient pedestrian connection shall be provided from sidewalk to building entrance.
 - [5] Architecturally harmonious materials, colors, textures and treatments shall 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. Rear facades shall be of finished quality and shall be consistent in color with the rest of the building.
 - [6] Sidewalks at least 10 feet in width shall be provided the entire length of the property fronting the main street. Connections to existing sidewalks adjacent to the property shall be provided when appropriate.
- (b) Live/work units are permitted provided that no more than 50% of the gross square footage of the structure is limited to residential use.
 - (c) Landscaping shall comply with the requirements set forth in §267-29 (Landscaping).
 - (d) Buffer yards shall comply with the requirements sets forth in §267-30 (Buffer Yards).
- (2) Mixed use centers in the Edgewood Neighborhood Overlay District. Mixed use centers shall be permitted, pursuant to Article VIII, in conformance with standards established in §267-76 (Mixed Use Center).
 - (3) Planned employment centers in the Edgewood Neighborhood Overlay District. Planned employment centers shall be permitted, pursuant to Article VIII, in conformance with standards established in §267-77 (Planned Employment Centers).
 - (4) Traditional Neighborhood Developments in the Edgewood Neighborhood Overlay District. Traditional Neighborhood Developments shall be permitted, pursuant to Article VIII, in conformance with standards established in §267-78 (Traditional Neighborhood Developments).
 - (5) Housing for the Elderly Developments in the Edgewood Neighborhood Overlay District. Housing for the Elderly Developments shall be permitted, pursuant to Article VIII, in conformance with the standards established in §267-82 (Housing for the Elderly) except that the project must be directly accessible from 1 or more existing or planned arterial, collector, primary residential or minor residential roads.

- (6) Conventional with Open Space (COS) Developments in the Edgewood Neighborhood Overlay District. Conventional with Open Space (COS) Developments shall be permitted, pursuant to Article VIII, in conformance with the standards established in §267-70 (Conventional with Open Space (COS)) except that the project must be directly accessible from 1 or more existing or planned arterial, collector, primary residential or minor residential roads.