

Harford County, Maryland

ZONING CODE



Chapter 267 of the Harford County Code, as amended

Effective December 22, 2008
Amended thru January 13, 2012

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>
09-01	4/6/09
09-11	6/15/09
09-19AA	8/17/09
09-31AA	1/22/10
09-33AA	1/22/10
10-03	4/20/10
10-30	12/13/10
10-32AA	12/27/10
11-04AA	5/23/11
11-05AA	5/23/11
11-03	5/31/11
11-32	12/12/11
11-44	12/19/11
11-62AA	1/13/12

ARTICLE X. Landfills

§ 267-89. Sanitary Landfills.

This use is permitted in the AG, RR, R1, R2, R3, R4, RO, VR, VB, B1, B2, B3, CI, LI and GI districts, provided that:

- A. The site must be included in the most recently adopted Harford County Solid Waste Management Plan.
- B. The site must be a minimum of 100 acres in size.
- C. A Site Plan shall be developed to consider and address topography of the area, ability to effectively buffer the landfill area and such other factors as the Departments of Planning and Zoning and Public Works and the County Council deem relative in conformity with §267-91 (Board of Appeals, Limitations, Guides and Standards).
- D. A buffer area, designed to adequately buffer the landfill activities from view of adjoining properties, shall be maintained between the fill area and adjoining property lines. If the existing vegetation within the buffer area does not adequately screen the landfill activities, a landscaped earth berm shall be constructed within the buffer area to provide adequate screening. The distance shall be determined by the County Council after the Site Plan is developed. For any landfill, or landfill expansion, receiving a permit from the Maryland Department of the Environment after the effective date of this act, a minimum buffer area of 1,000 feet shall be maintained between the fill area and any adjoining residential property line, not including properties owned by the entity operating the landfill. A type "E" buffer, pursuant to §267-30 (Buffer Yards), shall be provided next to any adjacent residential lot and along any public road. Prior to commencement of landfilling activities, a minimum 20 foot recreational buffer shall be established within the required buffer yard.
- E. An undisturbed buffer area of 1,000 feet shall be maintained between the fill area and the banks of the Deer Creek.
- F. The Department of Public Works shall cause, prior to submission of the Site Plan to the County Council, a notice to be published once a week for 2 consecutive weeks in 2 newspapers of general circulation in the County. The notice shall identify the location of the site, the acreage and physical description of the site.

§ 267-90. Rubble Landfills.

This use is permitted in the AG, RR, R1, R2, R3, R4, RO, VR, VB, B1, B2, B3, CI, LI and GI districts, provided that:

- A. The site is at least 100 acres in size and must be included in the most recently adopted Harford County Solid Waste Management Plan.
- B. The Department of Public Works shall cause, prior to submission of the Site Plan to the County Council, a notice to be published once a week for 2 consecutive weeks in 2 newspapers of general circulation in the County. The notice shall identify the location of the site, the acreage and physical description of the site.
- C. An undisturbed buffer area, designed to adequately buffer the landfill activities from view of adjoining properties, shall be maintained between the fill area and adjoining property lines. The distance shall be determined by the County Council after the Site Plan is developed and shall be a minimum of 1,000 feet from adjoining property lines. A type "E" buffer, pursuant to §267-30 (Buffer Yards), shall be provided next to any adjacent residential lot and along any public road. Prior to commencement of landfilling activities, a minimum 20 foot recreational buffer shall be established within the required buffer yard.

- D. All areas in which solid waste is deposited are at least 500 feet from the Floodplain District established by Chapter 131 of the Harford County Code, as amended.
- E. All areas in which solid waste is deposited are at least 1,000 feet from any lawfully permitted off-site residential or institutional building.
- F. The rubble landfill is contoured to substantially conform to the original grade of the site and, in any case, the height of the landfill does not exceed the height of the tallest structure, excluding towers, or natural feature within 2,500 feet of the parcel.

§ 267-91. Solid Waste Transfer Stations. [Amended by Bill 11-62, as amended]

This use may be granted in the AG, B3, CI and GI districts, provided that:

- A. The site must be included in the most recently adopted Harford County Solid Waste Management Plan. The site must be at least 3 acres in the AG district and at least 1 acre in the B3, CI or GI district.
- B. A 150 foot buffer shall be provided next to any adjacent residential lot and along any public road. Ancillary uses may be allowed within the buffer including access roads; stormwater management; utilities; wetland mitigation and reforestation; site security measures; and landscaping.
- C. Lighting shall be designed and controlled so that any light shall be shaded, shielded or directed so that the light intensity or brightness does not adversely affect the operation of vehicles or reflect into residential lots or buildings.
- D. Outside storage of materials or equipment shall be completely buffered from view of adjoining residential properties and public roads.
- E. To the extent possible, all buildings on the site shall be located and configured in a manner to maximize the distance between the buildings and adjacent residential lots.
- F. Fencing shall be erected and maintained around the facility.

§ 267-92. Other County Solid Waste Processing Facilities. [Amended by Bill 11-62, as amended]

These uses only include County operations associated with the collection of yard waste and recyclable materials. These uses may be granted in the AG, RR, R1, R2, R3, R4, RO, VR, VB, B1, B2, B3, CI, LI and GI districts, provided that:

- A. The facility must be located on County-owned property and operated by the Harford County Department of Public Works.
- B. The facility is for the sole purpose of collecting yard waste, as defined by the solid waste management plan, and other recyclable materials.
- C. A 150 foot buffer shall be provided next to any adjacent residential lot and along any public road. Ancillary uses may be allowed within the buffer including access roads; stormwater management; utilities; wetland mitigation and reforestation; site security measures; and landscaping.
- D. Lighting shall be designed and controlled so that any light shall be shaded, shielded or directed so that the light intensity or brightness does not adversely affect the operation of vehicles or reflect into residential lots or buildings.
- E. Outside storage of materials or equipment shall be completely buffered from view of adjoining residential properties and public roads.