

ARTICLE VII

Section 267-64. U. S. Route 40 Commercial Revitalization District (CRD).

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- 253 A. Definitions in current Code. Omitted.
A. Purpose and Intent. No change.
B. Application. No change.
C. Existing Zoning. No change.
D. Minimum Yard Requirements. No change other than adding the word “use” preceding “setback.”
E. Maximum Height. No change.
F. Revitalization, Redevelopment or Expansion of Shopping Centers Constructed Prior To 1982.
- 254 (1) No change. (Is un-numbered Introduction Paragraph in current Code)
(a) No change. (Is (1) in current Code)
(b) No change. (Is (2) in current Code)
[1] Signage – added “pursuant to §267-33 (Signs); and” (Is (a) in current Code)
[2] Landscaping – omitted the words “of the parking lot through the installation of parking islands must equal 10% of the gross parking lot area.” Changed to: “Landscaping shall meet the requirements of §267-29 (Landscaping).”
(c) Is (3) in current Code. Added: “Linkages for bicycle, pedestrian and transit access shall be provided if appropriate.”
(d) No change. (Is (4) in current Code)
(e) No change. (Is (5) in current Code)
(f) No change. (Is (6) in current Code)
- G. Modifications. Revitalization, Redevelopment or Expansion of ICSC’s Constructed After 1982.
(1) No change. (Is un-numbered Introduction Paragraph in current Code)
(a) No change. (Is (1) in current Code)
- 255 [1] Rewritten. (Is (a) in current Code) Current Code: All design standards of Section 267-47 can be met; changed to: “All design standards of §267-77 (Integrated Community Shopping Center (ICSC)), must be met to the fullest extent possible. . .”
[2] No change. (Is (b) in current Code)
(b) No change. (Is (2) in current Code)
[1] Signage - added , “ . . consistent with §267-33 (Signs) . . .” (Is (a) in current Code)
[2] Landscaping – omitted the words “of the parking lot through the installation of parking islands, must equal 10% of the gross parking lot area.” Changed to: “Landscaping shall meet the requirements of §267-29 (Landscaping) .”
(c) Is (3) in current Code. Added: “Linkages for bicycle, pedestrian and transit access shall be provided, if appropriate.”
(d) No change. (Is (4) in current Code.)
(e) No change. (Is (5) in current Code.)
- H. Rte. 40 CRD Shopping Center Approvals. No change.
I. Mixed Use Centers in the Rte. 40 CRD. Current Code: Mixed use centers shall be Permitted within the Rte. 40 CRD in conformance with the standards

established in Section 267-46.5. Draft Code: Mixed use centers shall be permitted in conformance with Article VII, in conformance with the standards established in §267-76 (Mixed Use Center).

- 256 J. Redevelopment of Existing Business Uses. Added the words: “. . . as permitted by §267-64 (U.S. Route 40 Commercial Revitalization District . . .”
- K. Residential Uses in Business Districts. No change.
- L. Apartments: Garden, Mid-Rise. No change. (Is M. in current Code)
N In current Code is Parking Standard Modifications. Omitted in draft Code.
O in current Code is Shared Parking Provisions. Omitted in draft Code.
P in current Code is Landscaping. Omitted in draft Code.
- M. Emergency Access. No change. (Is Q in current Code)
- 257 **Section 267-65. Edgewood Neighborhood Overlay District.**
Definitions - In current Code this was A. and was omitted.
- A. Purpose and Intent. Changed “. . . adopted by the County (Bill No. 00-6) . . .
To, “. . . adopted by Harford County.”
- B. Existing Zoning. No change.
- C. Applicability. No change.
- D. Streetscape Design Standards.
- (1) Sidewalks. No change.
 - (2) Street Trees – added the word “staggered” preceding “intervals.”
Added, “For protection of utilities, refer to §267-29 (Landscaping)
 - (3) Pedestrian Streetlights – Omitted “ (12 feet high) shall be provided at no greater than 80 feet intervals along sidewalks and parking areas.”
 - (4) Restaurants – no change.
 - (5) Extended awnings, etc. No change.
 - (6) Outdoor cafes, etc. No change.
- 258 E. Parking Standard Modifications. Changed Section 267-25D, to §267-26 (Off-street Parking and Loading).
- (1) No change.
 - (2) No change.
 - (3) No change.
 - (4) No change.
 - (5) No change.
- F. Shared Parking Provisions
- (1) No change.
 - (2) No change.
 - (3) No change.
 - (4) No change.
 - (5) No change.
 - (6) Changed “hard surface” to “pervious surface.”
 - (7) No change.
- 259 G. Development Standards
In current Code H. Landscaping and Bufferyards is omitted and relocated in draft Code.
In current Code I. Signage is omitted and relocated in draft Code.
- (1) Main Street. No change.
 - (a) Minimum standards.
 - [1] No change.
 - [2] No change.
 - [3] No change.
 - [4] No change.
 - [5] No change.
 - [6] No c hange.

- [7] No change.
- (b) No change.
- (c) In current Code addresses landscaping of use setbacks. In draft Code this was omitted and replaced by:
- (c) Landscaping shall comply with the requirements set forth in §267-29 (Landscaping).
- (d) New. Buffer yards shall comply with the requirements set forth in §267-30 (Buffer yards).
- 260 (2) Mixed Use Centers. This section as written in the current Code was omitted and replaced in the draft Code with, "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
- (a) [1] No change.
[2] No change.
[3] No change.
[4] No change.
[5] No change.
- (b) [1] No change.
[2] No change.
[3] No change.
[4] No change.
[5] Changed "screened" to "buffered," and added, "pursuant to §267-30 (Buffer yards)"
[6] No change.
[7] Changed "screened" to "buffered."
[8] No change.
- 261 (c) Building Design. No change in opening un-numbered paragraph.
[1] in existing Code addressed materials, massing and façade design, This paragraph was omitted entirely.
[1] in draft Code is [2] in current Code. No change.
[2] in draft Code is [3] in current Code. No change.
- (d) In current Code addresses Community Input meetings. Omitted in this location in draft Code.
- (4) Traditional Neighborhood Developments.
- (a) No change.
- (b) No change.
[1] No change.
[2] No change.
[3] No change.
[4] No change.
[5] No change.
- 262 (c) Eligibility. Changed, "A traditional neighborhood development shall have a parcel size of 15, 10, 5 and 5 acres in the R 1, R2, R3, and R4 districts, respectively, to: A traditional neighborhood development shall have a parcel size of 10, 5, 3, and 3 acres in the R1, R2, R3, and R4 districts, respectively.
- (d) Permitted Uses.
[1] Omitted "Residential uses shall be entitled to be developed under flexible design standards."
[2] No change.
[3] No change.
[a], [b], [c], [d],and [e], No change.

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- [4] No change.
- [5] No change.
 - [a] No change.
 - [b] **Changed: commercial uses permitted in a residential district provided such uses do not exceed 1,000 square feet of gross floor area for every 100 dwelling units, changed to: provided that such uses do not exceed 50 square feet of gross floor area for every dwelling unit.**

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- [6] No change.
- (e) Density. Changed Section 267-36C(2)(E), to §267-55 (R1, R2, R3, R4 Urban Residential Districts).
- (f) Site Design.
 - [1] No change.
 - [2] No change.
 - [3] Added: “. . . pursuant to §267-30 (Buffer yards).
 - [4] No change.
 - [5] No change.
 - [6] No change.
 - [7] Changed “screening” to “buffering.”
 - [8] No change.
 - [9] Changed: The Chairperson of the Development Advisory Committee shall establish standards and specifications for the paved surface or load-bearing way.” Changed to: accessibility of emergency vehicles by means of a paved surface or load-bearing way acceptable to the Director of the Department of Public Works. The Department of Planning and Zoning in consultation with the Department of Public Works shall establish standards and specifications for the paved surface or load-bearing way. The project shall be designed so that when the on-street and off-street parking areas are in use, the access of emergency vehicles is not impeded. A security vault, approved by the fire chief of the volunteer fire and ambulance company located closest to the site, shall be installed on each multi-family and non-residential structure.”
- (g) Vehicular Circulation and Access
 - [1] No change.
 - [2] No change.
 - [3] No change.
- (h) Open Space
 - [1] No change.
 - [2] No change.
 - [3] No change.
 - [4] In current Code this paragraph requires all open space to be provided pursuant to Section 267-29A and B of Part I. The provisions of Section 267-29C shall not be applicable to a traditional neighborhood development. This paragraph was omitted in draft Code.
- (i) No change.
- (j) No change.
- (k) **In current Code this paragraph addresses Community Input meetings. Omitted in this location in draft Code.**

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267 **Section 267-66. Water Source Protection Districts**

to

276 **New.** Not addressed in the current Zoning Code.

277 **ARTICLE VIII. Design Standards for Special Developments**

Section 267-67.

Purpose.

- A. Omitted: “. . . and opportunities for affordable housing . . .”
- B. No change.
- C. No change.
- D. No change.

Section 267-68. Approval.

- A. No change.
 - (1) No change.
 - (2) No change.
 - (3) No change.
 - (4) No change.
 - (5) In existing Code addresses Flexible Design Development. Omitted in draft Code.
 - (5) New. In draft Code is Agricultural/Commercial.
 - (6) In existing Code addresses Continuing care retirement community in the AG/MO District only. Omitted in draft Code.
 - (6) New. In draft Code is Continuing care retirement community (CCRC).
 - (7) No change.
 - (8) No change.
 - (9) No change.
 - (10) No change.
 - (11) New. Corporate Office Park (COP).
- 278 B. Board Approval. No change.
 - (1) No change.
 - (2) No change.
 - (3) No change.
 - (4) No change.
 - (5) New. Retail/service/office/institutional uses in the R0 District.
- C. No change.
 - (1) No change.
 - (2) No change.
- D. No change.
- E. **In existing Code addresses housing for the elderly and continuing care retirement communities located in the R1, R2, R3, R4 shall be subject to at least two public informational meetings. Omitted in the draft Code.**
- F. In existing Code addresses Agricultural/Commercial. Omitted in draft Code. Moved to Section 267-76 (Pg. 283 of draft Code)

Section 267-44. Applicability – In existing Code – Omitted in draft Code.

Section 267-69. General Design Standards

- A. No change.
- B. No change.

- C. Changed, to omit reference to flexible design developments.
- D. In existing Code addresses parking area arrangement. Omitted in draft Code.
- D. In draft Code: The project shall be served by public water supply and public sewerage disposal unless developing under guidelines in §267-73 (AG Commercial) and 267-72 (Conservation Development Standards). This is addressed as E. in existing Code.
- E. In draft Code: Addresses lighting all public roads, intersections, parking areas, and areas of high pedestrian use. This is addressed as F(1) in existing Code. Omitted F(2) providing that freestanding signs may be floor-lit or spotlighted provided such lights are not directed toward any road.
- F. Added: “. . . except in Water Source Protection Areas, in which case, the most restrictive shall apply.” This is same as G. in the existing Code.
- G. No change. This is same as H. in the existing Code.

Section 267-70. Conventional Development with Open Space (COS). Omitted Planned Residential Development (PRD).

- A. Eligibility. No change.
- B. Permitted Uses. Omitted references to PRD projects.
- C. Density. No change.
 - (1) Site Design.
 - (a) No change.
 - (b) No change.
 - (c) No change.
 - (d) In existing Code, “. . . shall provide a buffer yard as required in Section 267-28C Buffer yard requirements.” Changed to: “. . . A buffer yard may be required to facilitate the transition between the existing neighborhood and the proposed COS development. The Department shall determine the appropriate buffer yard.”
 - (e) No change.
 - (f) In existing Code refers to business uses in planned residential developments. New in draft Code: Pedestrian/bicycle amenities and linkages shall be provided.
 - (2) Vehicular Circulation and Access.
 - (a) No change.
 - (b) No change.
 - (3) Open Space. Omitted the words: “In order to qualify for the density increase provided in the conventional development with open space and planned residential development, . . .”
 - (a) No change.
 - (b) In existing Code refers to planned residential development, Omitted.
 - (4) Recreational Facilities. No change. In existing Code Paragraph C. was omitted in draft Code. Referred to increases in the number of apartments allowed.

Section 267-71. Planned Residential Development (PRD). PRD is a new section in the draft Code. In the existing Code PRD is included in the COS Section.

Section 267-72. Conservation Development Standards (CDS)

- A. Changed. In existing Code: The provisions of these development standards may be applied to single family detached subdivisions located within the County’s agricultural zoned (AG) areas or areas zoned for rural residential (RR) development. In draft Code: The provisions of these development standards may be applied to single family detached subdivisions located within the agricultural district. **Note: RR was omitted.**

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- (1) No change.
- (2) Changed. In existing Code: Allowable densities under conservation development standards shall be that set forth in Section 267-34 for properties zoned AG and Section 267-35 for properties zoned RR. In draft Code: Allowable densities under conservation development standards shall be that set forth in this §267-53 (AG Agricultural District). **Note: RR was omitted.**
- (3) **New. The developable area shall not exceed 25% of the total parcel, including all land necessary to accommodate utilities and infrastructure, including roads, water, wastewater and electric lines. The preservation area shall not be less than 75% of the total parcel.**
- (4) No change. Is (3) in existing Code.

B. New. The following uses are permitted in the preservation area, pursuant to the lot and setback requirements of this Section:

- (1) **Agriculture.**
- (2) **Agricultural public events.**
- (3) **Agricultural retail sales.**
- (4) **Agricultural commercial.**
- (5) **Forestry.**
- (6) **Public Service Use.**
- (7) **Greenhouses and Nurseries, Commercial.**
- (8) **Park.**
- (9) **Wildlife Refuge.**

C. New. The uses allowed in the developable area shall be limited to single-family residential dwellings.

D. Design Standards.

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- (1) No change.
- (2) Changed. In existing Code: The existing forested and/or agricultural area to be retained should be determined with reference to the location of forested and agricultural land on adjacent properties so as to maintain contiguity where feasible. In draft Code: The preservation area should be determined with reference to the location of forested and agricultural land or preservation areas on adjacent properties so as to maintain contiguity where feasible.
- (3) Changed, "All land remaining outside the development . . ." to: "All land in the preservation area . . ." Omitted: This includes land used for continued agriculture open space or required for additional septic reserve easement areas. The easement shall not provide for public access to any privately-owned land. If future public necessity warrants, the property owner and the County may agree to amend the terms of the agreement subject to the following requirements:
- (4) If future public necessity warrants . . . set out separately as Paragraph (4)
- (5) No change.
- (6) **New. The easement shall not provide for public access to any privately-owned land. (In existing Code this is part of (3))**
- (7) **New. Landscaping and buffering – shall comply with 267-29 and 267-30. Note: In existing Code Paragraph (5) Setbacks was omitted in draft Code) Note: In existing Code Section 267-42.2 – Flexible Design Development – was omitted.**

Section 267-73. Agricultural/Commercial. Is 267-43F in existing Code.

- (1) No change.
- (2) No change.

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- (3) No change.
 - (4) Omitted: Employees may include only family members living on the site and not more than the total of 160 equivalent employment hours by outside employees per week.
 - (5) Omitted: Must be approved to participate in the U.S. Department of Agriculture Commodity Credit Corporation Payment Limitation Program.
 - (6) No change.
 - (7) No change.
 - (8) No change.
 - (9) No change.
 - (10) No change.
 - (11) No change.
- B. Amusements
- (1) Commercial Riding Stables.
 - (a) No change.
 - (b) New. Pursuant to 267-30 Buffer yards, the property on which the commercial stable is located shall be buffered with a Type C buffer. The buffer yard may be included in the setback area defined in Sub-Section [2].
 - (2) Private Parties and Receptions.
 - (a) No change.
 - (b) No change.
 - (c) Changed the word “dawn” to “6:00 a.m.”
- C. Industrial Uses.
- (a) No change.
 - (b) Changed “pursuant to 267-28D” to “pursuant to 267-30 Buffer yards.”
- D. Motor Vehicle.
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- (1) Commercial/construction vehicles, Changed “pursuant to 267-28D(2)” to “pursuant to 267-30 Buffer yards.”
 - (a) No change.
 - (b) Changed “pursuant to 267-28D” to “pursuant to 267-30 Buffer yards.”
 - (2) School Buses, Changed - Existing Code: “School buses may be located on the property . . .” Draft Code: “A maximum of 25 school buses may be located on the property . . .” Changed 267-28D to 267-30 Buffer yards.
 - (3) No change.
- E. Retail.
- (1) Feed and Grain Storage and Sales.
 - (a) No change.
 - (b) No change.
- F. Services.
- (1) Veterinary Practice, Large Animals.
 - (a) No change.
 - (b) No change.
- G. Restaurants.
- (1) No change.
 - (2) No change.
 - (3) No change.
 - (4) No change.

Section 267-74. Garden and Mid-Rise Apartment Dwellings (GMA).

- A. Purpose. No change.
 - B. Objectives.
 - (1) No change.
 - (2) No change.
 - (3) No change.
 - C. No change.
 - D. Development Standards.
 - (1) No change.
 - (a) No change.
 - (b) No change.
 - (2) No change.
 - (3) No change.
 - (4) No change.
 - (5) Design. Added: “. . . pursuant to §267-30 (Buffer yards).”
 - (6) Open Space. Omitted: “The open space requirements shall have public access and at the discretion of the Director of Parks and Recreation, be dedicated to Harford County Parks and Recreation when appropriate.” Also changed “screened” to “buffered.”
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- (7) Landscaping. Added: “. . . pursuant to §267-29 (Landscaping).”
 - (8) **Community Input. Omitted.**

Section 267-75. Nursing Homes and Assisted Living Facilities.

- A. No change.
- B. No change.
- C. No change.
- D. No change.
 - (1) Changed “screened” to “buffered.”
 - (2) No change.
 - (3) No change.
- E. **Community Input. Omitted.**

Section 276-76. Mixed Use Center.

- A. Purpose. Omitted the word “only” after Rte. 40 CRD and added: the Edgewood Neighborhood Overlay District (ENOD).
 - B.
 - (1) No change.
 - (2) No change.
 - (3) No change.
 - (4) No change.
 - (5) Added the word “bicycle.”
 - (6) Omitted. “Encourage development that is of excellent design and architecture with a mix of uses that will create a synergy of uses, efficiency of design and a reduction of vehicle miles traveled.”
 - C. Eligibility.
 - (1) Added the ENOD.
 - (2) No change.
 - D. Changed “Development Standards” to “Permitted Uses.”
 - (1) is (a) in current Code. Omitted: “. . . and all permitted uses as amended by the Rte. 40 CRD.”
 - (2) is (b) in current Code. Mixed Uses. Omitted: “Individual percentages may be exceeded at the discretion of the Zoning Administrator subject to proof of good
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- cause and benefit to the community.”
- 288 E. Site Design. Is (2) in current Code.
 (1) Is (a) in current Code. No change.
 (2) is (b) in current Code. No change.
- 289 (3) is (c) in current Code. No change.
 (4) is (d) in current Code. No change.
 (5) is (e) in current Code. Omitted: “. . . and as modified by Section 267-41.2E of the Rte. 40 CRD.”
- F. Building Design. Is (3) in current Code. No change.
 (a) in current Code. Omitted. (materials, massing and façade design)
 (1) Is (b) in current Code. No change.
 (2) Is (c) in current Code. No change.
 (4) in current Code, Signage, omitted.
 (5) in current Code, Vehicular and Pedestrian Access, Parking and Circulation, Rewritten under G. Parking.
- G. Parking.
 (1) Is (5)(b) in current Code. No change.
 290 (2) Is an un-numbered paragraph following the Parking Requirements Chart under (5)(b) in current Code, pg. 233-G. In draft Code, the following words are omitted: “. . . per Section 267-41.20 of the Rte. 40 CRD . . .” Added the words: “. . .in accordance with the Zoning Code.”
 (3) Is (5)(c) in current Code. No change.
- H. Pedestrian Circulation Plan. Is ((5)(d) in current Code. No change
 (1) No change.
 (2) Added the words: “. . .textured surfaces, . . .”
 (3) No changes.
 (4) No change.
 (5) No change.
- 291 I. Vehicular Circulation Plan. Is (5)(e) in current Code. No change.
 (1) No change.
 (2) Changed “screened” to “buffered.”
- J. Lighting. Is (6) in current Code.
 (1) Is (a) in current Code. No change.
 (2) is (b) in current Code. No change.
 (3) Is (c) in current Code. No change.
- .
 (7) in current Code was omitted – Landscaping and Bufferyards.
 E. in current Code was omitted – Community Input.
- K. Modification. Is F. in current Code. No change.

Section 267-77. Integrated Community Shopping Center (ICSC).

- A. Development Standards.
 (1) Permitted Uses. No change.
 (2) Site Design. No change.
 (a) No change.
 (b) No change.
 (c) No change.
 (d) No change.
- 292 (3) Vehicular Circulation and Access.
 (a) No change.
 (b) No change.
- (4) Loading and Service Areas.
 (a) No change.

- (b) Changed “screened” to “buffered.”
- (c) No change.
- (5) in existing Code addresses Landscaping. Omitted.
- (6) in existing Code addresses Signage. Omitted.
- B. Specific Design Requirements. Omitted “as defined in 267-4”
 - (1) No change.
 - (2) No change.
 - (3) No change.
 - (4) No change.
 - (5) No change.

Section 267-78. Mobile Home Park (MHP).

- A. Eligibility. No change.
- 293 B. Development Standards.
 - (1) Permitted Uses. No change.
 - (a) No change.
 - (b) No change.
 - (2) Density. No change.
 - (3) Site Design.
 - (a) No change.
 - (b) No change.
 - (c) Changed the words, “and a buffer yard 20 feet in width” to “a Type C buffer” and added at the end of the paragraph, “pursuant to §267-30 Buffer yards).”
 - (d) in current Code addressed a landscaping plan and was omitted in draft code.
 - (4) Vehicular Circulation
 - (a) Changed, “Any dedicated public right-of-way shall be at least 50 feet wide. The right-of-way for private roads may be reduced to 40 feet.” To: “The right-of-way for private roads shall be 40 feet.”
 - (b) No change.
 - (5) Parking
 - (a) No change.
 - (b) Changed “screened” to “buffered.”
 - (6) Open Space and Recreation
 - (a) No change.
 - (b) No change.
- 294 C. Specific Design Requirements.
 - (1) Area Requirements:
 - (a) No change.
 - (b) No change.
 - (c) No change.
 - (d) No change.
 - (e) No change.
 - (2) Setback Requirements:
 - (a) No change.
 - (b) No change.
 - (c) No change.
 - (d) in existing Code omitted in draft Code: Minimum spacing between any two units is 20 feet.

Section 267-79. Mobile Home Subdivision (MHS).

- A. Eligibility. No change.
- B. Development Standards:
 - (1) Permitted Uses.

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- (a) No change.
 - [1] No change.
 - [2] No change.
 - (2) Site Design.
 - (a) No change.
 - (b) No change.
 - (c) Changed “and a buffer yard 20 feet in width” to “A Type C buffer shall be” and added, “pursuant to §267-30 Buffer yards) at the end of the paragraph.
 - (d) Changed “which shall enhance the privacy and the visual quality of individual units and the project,” to, “in accordance with §267-29 (Landscaping).
 - (3) Vehicular Circulation. No change.
 - (4) Parking.
 - (a) No change.
 - (b) No change.
 - (5) Open Space. No change.
 - (a) No change.
 - (b) No change.
 - (6) Recreational Facilities. No change.
- 296 C. Density and Lot Characteristics.
- (1) No change.
- Note: (2) in current Code omitted in draft Code. Addresses mobile home subdivisions in COS and PRD projects.

Section 267-80. Housing for the Elderly.

- A. Eligibility. No change.
- (1) **Added B2** to the B3 and CI Districts for a minimum lot size of 10 acres.
 - (2) **No change, still allows Housing for the Elderly in areas without public water and sewer systems.**
- B. Development Standards.
- (1) Permitted Uses: No changes.
 - (2) Density: AG/MO omitted in draft Code.
 - (3) Site Design.
 - (a) No change.
 - (b) No change.
 - (c) Changed, “as required in 267-28C” to: “as required in §267-30 (Buffer yards). Changed, “In the CI and B3 Districts a buffer yard 20 feet shall be provided,” to add **the B2 District**.
 - (d) No change.
 - (e) No change.
- 297 (4) Vehicular Circulation and Access
- (a) No change.
 - (b) No change.
 - (c) No change.
 - (d) No change.
 - (e) No change.
- (5) Open Space. No change.
- (a) No change.
 - (b) No change.
- (6) **Minimum Conditions and Covenants Regarding Age Restrictions.**
Note: This is an entirely new section – not addressed in the current Code.
- 299 C. **This is an entirely new paragraph.** Modifications to the conditions and covenants in (6) above require approval of Harford County.
- D. Specific Design Requirements This is Paragraph C. in current Code.

- (1) No change.
- (2) No change.
- (3) In existing Code this is Distance between Building Blocks. Omitted in draft Code.
- (3) In draft Code Maximum Building Coverage is (4) in current Code. No change.
- (4) In draft Code Impervious Surface Ratio is (5) in current Code. No change.
- (5) In draft Code Height of Each Structure is (6) in current Code. Omitted AG/MO.
- (7) in current Code is Signs. Omitted.

Section 267-81. Continuing Care Retirement Community. (CCRC).

- 300 A. Eligibility.
 - (1) No change.
 - (2) No change.
 - (3) No change.
 - (4) Omitted "Amended by Bill No. 98-43."
- B. Development Standards.
 - (1) No change.
 - (2) No change.
 - (a) No change.
 - (b) No change.
 - (c) No change.
 - (3) Density. Omitted the AG/MO zoning district.
Added a chart to show zoning districts and units per gross acre.
 - 301 (4) General Site Design
 - (a) No change.
 - (b) No change.
 - (c) Added "pursuant to §267-30 (Buffer yards.)"
 - (5) Vehicular Circulation and Access.
 - (a) No change.
 - (b) No change.
 - (c) No change.
 - (d) No change.
 - (6) Open Space.
 - (a) No change.
 - (b) No change.
- 302 C. Specific Design Requirements.
 - (1) No change.
 - (2) No change.
 - (3) Omitted AG/MO zoning district.
 - (4) No change.
 - (5) No change.
 - (6) No change.
 - (7) No change.

302 Section 267-82. Corporate Office Parks (COP)
to

306 This is a new Section in the draft Code to establish standards for park-like employment centers.