§267-65. Edgewood Neighborhood Overlay District.

A. Purpose and Intent.
The intent of this district is to implement the Edgewood Community Plan adopted by Harford County (Changed from: . adopted by the County (Bill No. 00-6)). 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 U.S. Route 40 Commercial Revitalization District, as defined in §267-64 (U.S. Route 40 Commercial Revitalization District).

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 (ADDED) staggered intervals along sidewalks. Shrubs or planters may be used when street trees are not feasible.(ADDED) For protection of utilities, refer to §267-29 (Landscaping)

(3) Pedestrian scaled streetlights shall be provided. Omitted " (12 feet high) shall be provided at no greater than 80 feet intervals along sidewalks and parking areas."

(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 wellkept appearance at all times and shall be compatible with the colors and character of the storefront from which the business operates.

(7) The Zoning Administrator 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. The Department of Planning and Zoning, with concurrence from the Department of Public Works, may authorize a modification of the parking space requirements:

(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 (CHANGED from "hard" to) 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] New and redevelopment projects must build to the sidewalk to ensure a continuous street wall.

[2] Where the provision of rear and side yard parking is not provided for the revitalization of existing structures, a continuous street wall shall be provided through a low wall/fence or hedge approved by the Zoning Administrator.

[3] Visual coherence and community character shall be enhanced by the use of consistent building scale with a 2-story building or 2- story façade.

[4] Side yard setbacks may be reduced if adjacent uses are similar in scale and function and parking is provided either on street and/or in the rear.

[5] 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.

[6] 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.

[7] 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). Changed to reflect new section.

NEW (d) Buffer yards shall comply with the requirements sets forth in §267-30 (Buffer yards).

(2) Mixed Use Centers.

Mixed use centers shall be permitted, pursuant to Article III, in conformance with standards established in §267-76 (Mixed Use Center). Changed to reflect new section.

(3) Planned Employment Centers. Planned employment centers are an option for projects located in the R4, B3, LI, CI or GI zoning districts.

(a) The following are permitted uses within a planned employment center:

[1] Corporate offices.

[2] Professional services.

[3] Laboratory research and development.

[4] Educational/Training.

[5] Retail uses are limited to 10% of the gross square footage of the overall project and located on the ground level.

(b) All planned employment center developments are subject to site plan approval and the following:

[1] A minimum parcel size of 20 acres.

[2] A common area to include a community green area with pedestrian walkways maintained with strict covenants by a property manager or landowner.

[3] The original user and any subsequent users must initially create and make reasonable efforts to maintain a minimum of 75 full-time equivalent employment opportunities.

[4] The maximum impervious surface coverage on the developed parcel shall be 75%.

[5] Trash containers/dumpsters shall be buffered on all sides exposed to street view. Construction materials for buffering shall be consistent in color and texture to the main building, pursuant to §267-30 (Buffer yards). Changed to reflect new section.

[6] No outside display or storage is permitted.

[7] Loading facilities shall be (Changed from "screened" to) buffered from public view.

[8] Access to the site shall accommodate anticipated traffic volumes. Pedestrian and bicycle circulation plans shall be submitted with preliminary plans indicating on-site amenities and linkages to adjacent sites. The Department of Planning and Zoning shall approve such access with concurrence from the Department of Public Works.

(c) Building Design. An architectural rendering of the building façade and elevations of the structures shall be submitted to the Department of Planning and Zoning as part of the site plan approval process. The rendering shall demonstrate how the project will meet the following standards and objectives:

[1] The patterns for placement of windows and doors and use of traditional design elements such as façade offsets, covered porticoes, recessed or projected entries and other appropriate architectural features and details is encouraged to provide relief to buildings over 40 feet in length or width.

[2] Architecturally harmonious materials, colors, textures and treatments should 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 with the use of architectural grade (high profile dimensional) shingles and standing seam metal roofs as a unifying element. Rear facades shall be of finished quality and shall be consistent in color with the rest of the building.

(d) In current Code addresses Community Input meetings. Omitted in this location in draft Code

(5) Traditional Neighborhood Developments.

FOH: We would like to see TNDs available throughout the Development Envelope, not just exclusive to Edgewood.

(a) Purpose. To provide for flexibility in modifying housing types, limited retail uses and site design standards. To allow innovative designs that fosters a sense of community.

(b) Objectives.

[1] To promote the concept of community through the design of a variety of housing types and the development of adequate open space.

[2] To encourage design flexibility in housing types and the architectural style of buildings within the development.

[3] To assure compatibility of the proposed land uses with internal and surrounding uses by incorporating different standards of land planning and site design than could be accomplished under conventional zoning categories.

[4] To provide for an enriched and enhanced natural environment in a community by the preservation of trees, natural topographic and geological features, wetlands, watercourses and open space.

[5] To encourage development in a phased or staged fashion to ensure the adequacy of the provision of public facilities and the concurrent implementation of community amenities.

(c) Eligibility. A traditional neighborhood development shall have a parcel size of 10, 5, 3 and 3 Changed from " 15, 10, 5 and 5 " acres in the R1, R2, R3 and R4 district, respectively.
FOH: We note and approve the reduction in TND acreage requirement.

(d) Permitted Uses. The following uses shall be permitted:

[1] Permitted uses include single-family detached dwellings, singlefamily attached dwellings and multiple-family dwellings. Omitted flexible design which has been eliminated.

[2] The following open space uses shall be permitted in conjunction with the residential development: community parks; recreational facilities and playgrounds; bicycle paths; greens and squares; or linkages to regional recreation and open space systems.

[3] Institutional uses that are permitted within the R1, R2, R3 and R4 district may be incorporated within a traditional neighborhood development. Developments for the following uses will be permitted provided that such uses do not exceed 25% of the gross land area up to a maximum of 10 acres.

[a] Fire station with assembly hall.
[b] Day care centers.
[c] Community centers.
[d] Civic service clubs.
[e] Private schools.

[4] If the Zoning Administrator approves the lot standards, building types, yard and building setbacks, parking, street requirements and any other design requirements necessary for development of the project, the approved standards and requirements shall be enforceable as any other standard or requirement of this Part 1.

[5] A traditional neighborhood development shall not apply to the Main Street area as defined by the ENOD and may include the following additional permitted uses:

[a] Residential.

[i] Country inns and resorts.
[ii] Nursing homes and assisted living.

[b] Commercial. Any commercial use proposed in a residential district shall be part of an overall redevelopment or development plan. Development for these uses will be permitted provided that such uses do not exceed 50 square feet of gross floor area for every dwelling unit. (CHANGED from: "do not exceed 1,000 square feet of gross floor area for every 100 dwelling units.) The inclusion of the following business uses shall not affect the overall residential density calculations.

[i] Neighborhood market.
[ii] Specialty shops.
[iii] Antique shops, art galleries and museums.
[iv] Health services and medical clinics.
[v] Personal services.
[vi] Professional services.
[vii] Restaurants.

[6] Live/work units are permitted provided no more than 50% of the gross square footage of the FIRST FLOOR OF THE structure is utilized for professional or retail services.

FOH: We would like to see these live/work units planned for availability of one or two at most to a Neighborhood corner. 50% of a three story house is too much so we would like to limit it to half of the ground floor. This is to be just an enriched "home occupation" type of operation. Live there and work there. Best of both worlds. We do have a caution that specialty shops currently include business categories not harmonious with residences, e.g. tattoo parlors. Care should be given to the types of shops allowed in houses.

(e) Density.

Allowable densities are set forth in §267-55 (R1, R2, R3 and R4 Urban Residential Districts).

(f) Site Design.

[1] The project shall be designed with regard to establishing distinctive residential neighborhoods that are defined by special places and buildings rather than homogeneous housing types.

[2] The project shall be designed to provide a variety of housing types and open space uses to achieve a balanced and integrated community. A variety of housing types are not required in the R1 district.

[3] The project shall be designed with adequate buffers to minimize the visual impact of the proposed project to adjoining properties, pursuant to §267-30 Buffer yards). Changed to reflect new section.

[4] The project design and arrangement of buildings, streets, open space, landscaping and other elements should emphasize, enhance and incorporate scenic views, existing slopes, forests, geological features, wetlands, streams and other natural features of the site.

[5] The project should be designed so that active recreational areas are suitably located and accessible to the residential dwellings and adequately buffered to ensure privacy and quiet for adjoining residential uses.

[6] The design of the development should be compatible with and sensitive to the immediate environment of the site and neighborhood relative to architectural design, scale, bulk, building height and setbacks.

[7] The site design shall provide for buffering (Changed from "screening") , sight breaks and buffers between the buildings on the site and adjacent buildings of different architectural styles.

[8] The project shall be designed so that the traffic generated by the development does not have a significant adverse impact on the surrounding development.

[9] Omitted :The Chairperson of the Development Advisory Committee shall establish standards and specifications for the paved surface or load-bearing way." Replaced with:

To protect the public safety, the design of the project shall provide that all units be accessible to 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 nonresidential structure.

(g) Vehicular Circulation and Access.

[1] The project should be designed so that off-street parking and garages are visually unobtrusive.

[2] The project shall provide for a through network of roads that allows for circulation and community integration.

[3] The project shall be designed so that when the on-street and offstreet parking areas are in use, the access of emergency vehicles is not impeded.

(h) Open Space.

[1] In a traditional neighborhood development, open space shall be provided as follows:

MINIMUM OPEN SPACE
DISTRICT PERCENT OF PARCEL

AREA
R1 10%
R2 10%
R3 (for single family attached or detached)
15%
R3 (for all other dwelling types) 20%
R4 20%

[2] Recreational facilities shall be provided in each phase of development to meet the needs of the residents.

[3] Open space areas shall be designed to accommodate a variety of activities and provide for the needs of different groups of individuals.

Current Code 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) Specific Requirements. Prior to or at the time of recordation of a plat for a traditional neighborhood development subdivision in the Land Records of the County, the owner shall also record all use and development restrictions that the subdivision is subject to under the approved preliminary plan. The subdivision restrictions shall be reviewed and accepted by the Department of Law prior to recordation to ensure that all lots created on the property will be subject to all the restrictions.

(j) A pedestrian and bicycle circulation plan shall be provided indicating onsite amenities and linkages to adjacent sites.

OMITTED (k) In current Code this paragraph addresses Community Input meetings. Omitted in this location in draft Code.