

FOH: This is essentially unchanged from the old code with the exception of adding the ENOD into this district.

§267-76. Mixed Use Center.

A. Purpose. To provide opportunities and incentives for high quality mixed use development that creates a synergy of uses, attractive and efficient design and a reduction of vehicle miles traveled by locating a variety of uses in one location in the B2, B3, CI and R4 zoning districts within the Edgewood Neighborhood Overlay District (ENOD) and the U.S. Route 40 Commercial Revitalization District (CRD). **Omitted the word “only” after Rte. 40 CRD and added: the Edgewood Neighborhood Overlay District (ENOD).**

B. Objectives.

(1) To encourage orderly, staged development of comprehensively designed mixed use centers.

(2) To create a mixture of office, retail, recreational, hotel and residential uses within a single structure or within multiple structures, but physically and functionally integrated and related structures and open spaces, while protecting the residential character of surrounding neighborhoods.

(3) To provide for an enriched and enhanced natural environment by the preservation of trees and the incorporation of stormwater management techniques which maintain the hydrologic regime of the site.

(4) To assure compatibility of the proposed land uses with the internal and surrounding uses by incorporating innovative standards of land planning and site design.

(5) Encourage harmonious and coordinated development of sites, considering the existing natural features, **(ADDED) bicycle**, pedestrian and vehicular circulation and compatibility with surrounding uses.

(6) 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) In order for a project to utilize the mixed use center development standards, the property must be located in the B2, B3, CI or R4 zoning districts within the **(ADDED) ENOD** and CRD.

(2) Any project utilizing the mixed use center development standards must utilize public water and sewer.

D. Permitted uses. **(Changed from “Development Standards”)**

(1) All uses permitted by the underlying zoning district. **Omitted: “. . . and all permitted uses as amended by the Rte. 40 CRD.”**

(2) Mix of uses. The following percentage of floor area proposed on-site as shown on all plans shall not exceed the following:

Residential Uses 50%

Service Uses 75%

Retail Trade 50%

Institutional 50%

Industrial 50%

Motor Vehicle/Related 25%

Warehousing, Wholesaling 25%

All Other Uses 25%

Omitted: “Individual percentages may be exceeded at the discretion of the Zoning Administrator subject to proof of good cause and benefit to the community.”

E. Site Design.

(1) The project shall provide a unified arrangement of buildings, service areas, parking and landscaped areas.

(2) The project shall be designed with regard to the topography and other natural features of the parcel.

(3) Site design shall incorporate elements that foster community interaction, including outside plazas and eating areas, focal points such as a pond or fountain, public art or other amenities that generally serve the public.

(4) The mixed use center may include the subdivision of individual building sites or the creation of lease spaces for freestanding buildings. The project must function as a cohesive commercial center with pedestrian linkages between the buildings. The architecture, site design, lighting and signage shall incorporate consistent design and theme elements, such as pedestrian courtyards.

(5) Minimum yard requirements. As specified in the underlying zoning district. **Omitted: “. . . and as modified by Section 267-41.2E of the Rte. 40 CRD.”**

F. 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.

Omitted. (materials, massing and façade design)

G. Parking.

(1) Parking requirements in a mixed use center may be calculated by the use of the following chart. This chart takes into account that different uses have their peak parking generation periods at different times and sharing of parking spaces may be used.

USE	WEEKDAY		WEEKEND		
	DAY 6AM TO 6PM	EVENING 6PM TO 12MID	DAY 6AM TO 6PM	EVENING 6PM TO 12MID	NIGHTTIME 12MID TO 6AM
INDUSTRIAL	100%	10%	10%	5%	5%
RETAIL AND SERVICE	60%	90%	100%	70%	5%
HOTELS	75%	100%	75%	100%	75%
RESTAURANTS	50%	100%	100%	100%	10%
MOVIE THEATERS	40%	100%	80%	100%	10%
ALL OTHER USES	100%	100%	100%	100%	100%

(2) Using the parking requirements from the Harford County Zoning Code, the highest parking requirement for any given time period is calculated using the chart above. This requirement becomes the parking requirement for the nonresidential uses in the mixed use center. All requirements for shared parking shall be addressed in any mixed use center utilizing shared parking in accordance with the Zoning Code. Residential parking requirements shall be determined from the parking requirements in the Harford County Zoning Code.

(3) The Zoning Administrator may approve the use of landscaped pavers or other pervious material for a portion of the required parking not to exceed 25% of the total parking.

H. Pedestrian Circulation Plan. Each mixed use center shall provide a pedestrian circulation plan identifying improvements that are reviewed and approved by the Department of Public Works and accomplish the following:

- (1) Minimizes conflict between pedestrians and moving motor vehicles.
- (2) Channels pedestrian flows to crossing areas and delineates paths across major roadways through the use of (ADDED) textured surfaces, striping and signage.
- (3) Creates safe and convenient pedestrian paths from all parking areas to the buildings and between the buildings through the use of landscaped buffer areas, islands, walkways, crosswalks and traffic control devices.
- (4) Connects internal pedestrian walkways to existing walkways and/or makes provisions for connection to future site walkways.
- (5) Provides convenient and safe access to surrounding residential neighborhoods and commercial areas.

I. Vehicular Circulation Plan. Each mixed use center shall provide a vehicular circulation plan identifying improvements that accomplish the following:

- (1) At principal vehicular access points: service drives, turn-out lanes, traffic separation devices and merging lanes may be required based on the anticipated flow of traffic. Such service drives or turn-out and merging lanes may be allowed as part of the required yard adjacent to a collector or arterial street. No such service drive or lane, and no vehicular entrance or exits, shall be counted as part of any required landscaped area.
- (2) Loading and service areas. Loading and service areas shall be separated from the pedestrian and customer parking areas. Service areas shall be located away from roadways to the greatest extent possible. If exposed to view, due to unusual site conditions, service areas shall be buffered from public view to the greatest extent possible.

J. Lighting. Each mixed use center shall provide a lighting plan identifying the following:

- (1) A description of the type and location of lighting fixtures and the light intensity and shielding provisions to be used.
- (2) The lighting fixtures shall be designed to assure compatibility with the building style.
- (3) Lighting shall be designed, installed and maintained in a manner not to cause a glare or reflection on adjacent residential lots.

K. Modifications. The Zoning Administrator may approve modifications to the approved plans for the mixed use center, provided that the overall theme and intent of the project remains intact. Should modifications constitute a substantial change to the project, the Zoning Administrator may require the applicant to hold additional public meetings and/or may require the Development Advisory Committee review the amended project.