

Blue – FOH remarks

Yellow highlight = changes from old code

Brown = Changes made by the ZCU

ARTICLE VIII Design Standards for Special Developments

§267-67. Purpose.

The purposes of this Article are:

- A. To encourage innovations and design excellence in development by permitting variety in type, design and layout of buildings. **Omitted:** “. . . and opportunities for affordable housing . . .”
- B. To provide opportunities for recreation and open space.
- C. To encourage efficient use of land and public services.
- D. To provide flexibility in land development and protection of sensitive environmental and agricultural features.
- E. To preserve AG land by requiring that all Special Development projects require the purchase of TDRs.**

§267-68. Approval.

A. Administrative approval. The following special developments shall be subject to review and approval by the Zoning Administrator: **Flexible Design omitted**

- (1) Conventional with Open Space (COS).
- (2) Conservation Development Standards (CDS).
- (3) Housing for the elderly (except when in the AG District).
- (4) Mobile home subdivision (MHS) in the R3 and R4 Districts only. At the time of submission of an application for approval of a MHS, the property owner shall notify all adjacent property owners of the intent to develop an MHS. In considering the application for an MHS, the Zoning Administrator must consider the limitations, guides and standards outlined in §267-9 (Board of Appeals).
- (5) Agricultural/commercial.
- (6) Continuing care retirement community (CCRC).
- (7) Garden and mid-rise apartment dwellings in the Rte. 40 CRD only.
- (8) Nursing homes and assisted living facilities in the Rte. 40 CRD only.
- (9) Mixed use centers in the Rte. 40 CRD only. **Allowed throughout the Development Envelope PEC (planned Employment Center) and TND (traditional neighborhood development allowed throughout Development Envelope.**
- (10) Integrated Community Shopping Center (ICSC) 40,000 square feet or less in the Rte. 40 CRD only.
- NEW** (11) **Corporate office park (COP)**

B. Board approval. The following special developments shall be subject to approval of the Board pursuant to this Section and §267-9 (Board of Appeals):

- (1) Planned residential development.
- (2) Mobile home park.
- (3) The location on a parcel or a portion thereof for a proposed ICSC. The development plans for any integrated community shopping centers shall be approved by the Zoning Administrator in accordance with this Article.
- (4) The location on a parcel or portion thereof for a Rte. 40 CRD shopping center over 40,000 square feet.
- NEW** (5) **Retail/service/office/institutional** uses in the RO district.

C. Prior to approval by the Board of the special development identified in Subsection B(1) and (2), the Board shall determine that the proposed project complies with the development and design standards set forth herein and is consistent with the purpose of this Section and the limitations, guides and standards noted in §267-9 (Board of Appeals):

- (1) The Board shall consider the report of the Zoning Administrator regarding the project's compliance with this Section upon the applicant's submission of information as required in §267-12A(2)(Concept Plan).
- (2) The Zoning Administrator may approve modification or amendment of the project plan after Board approval upon a finding that the modification or amendments comply with the requirements of this Section.

D. Prior to approval of the location of an ICSC, the Zoning Administrator shall prepare a report regarding the project's compliance with the standards in §267-9 (Board of Appeals). To provide adequate information for this report, the Zoning Administrator may require the submission of a concept plan for the site, a traffic impact study, a market feasibility study and other information as needed to determine project compliance. The Board shall consider the report of the Zoning Administrator and specific recommendations contained therein in its decision regarding the location of a shopping center.

OMITTED 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.

FOH: Recommends placing this back in the code. CIMS requires only one public hearing.

§267-69. General Design Standards.

The following general requirements shall be applicable to all projects developed under this Article:

- A. The protection of trees shall be considered in determining the location of open space and development areas.
- B. The project shall be designed to minimize earthmoving, erosion and the disturbance of environmentally sensitive features.
- C. The road system shall be designed as harmonious with the topography and adjacent public roads and designed to allow for a network of roads which interconnect throughout the development. OMITTED prevented traffic from accessing one parking lot from another in adjacent projects.
- D. 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).
- E. All public roads and intersections and parking areas and areas of high pedestrian use shall be adequately lighted and arranged to direct light away from residences. Omitted F(2) providing that freestanding signs may be floor-lit or spotlighted provided such lights are not directed toward any road.
- F. All other requirements of this Part 1 shall apply. In the event of a conflict with other Sections of this Part 1, the specific provisions of this Article shall apply, except in Water Source Protection Areas, in which case, the most restrictive shall apply.
- G. Projects developed under this Article shall be consistent with the Harford County Subdivision Regulations.

§267-70. Conventional Development with Open Space (COS).

District	Conventional (du/ga)	COS (du/ga)	PRD (du/ga)	Housing for the Elderly (du/go)	CCRC (du/ga)
R1	1.8	2.0	N/A	7	25
R2	3.5	4.5	N/A	7	25
R3	5.0	7.0	10.0	14	30
R4	8.0	10.0	14.0*	14	30

FOH: This chart is from page 160 and we have placed it here so one can easily see the benefits of added density for this special development.

- A. Eligibility. A COS shall have a minimum parcel size of 15, 10, 5 and 5 acres in the R1, R2, R3 and R4 Districts, respectively. This special development requires the purchase of TDRs.
- B. Permitted uses. The uses permitted in a conventional development with open space shall be those uses permitted in the appropriate district.
- C. Density. Allowable densities are set forth in §267-55 (R1, R2, R3 and R4 Urban Residential Districts).
 - (1) Site design.
 - (a) The project shall be designed with regard to the soils, topography and natural features of the parcel.

(b) All residential structures shall be sited so as to promote privacy and ensure natural light for all living areas.

(c) Permitted variations in yard setbacks are set forth in §267-23 (Yards).

(d) Buildings near the periphery of the project shall be harmonious with neighboring areas and shall provide adequate transition in density and type. 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 building shall be located within 10 feet of the road right-of-way, parking areas and project open space.

NEW (f) Pedestrian/bicycle amenities and linkages shall be provided. TO THE REQUIRED OPEN SPACE AREAS. FOH: It only makes sense that if one requires open space to increase density, that the open space be accessible as stated below in (3) "easily and safely" - by hiking or biking.

(2) Vehicular circulation and access.

(a) The project roads shall be designed to provide a logical road network adequate for internal movement.

(b) The project must be directly accessible from 1 or more existing or planned arterial or collector roads.

(3) Open space. Omitted, "In order to qualify for the density increase provided in the conventional development with open space and planned residential development, . . ."

FOH: Note that conventional development does not have but SHOULD have a minimum open space requirement. That open space could be proportional to the population and the space allotted for Parks and Recreation areas for that neighborhood.

The open space shall be easily and safely accessible to the residents and protective of natural features. The following open space requirements shall be met:

(a) In a conventional development with open space, open space shall be provided as follows:

District	Minimum Open Space (percent of parcel area)
R1	10%
R2	10%
R3 (single-family attached and detached)	15%
R3 (all other dwelling types)	20%
R4	20%

(b) All open space shall be provided pursuant to §267-31 (Open Space).

(4) Recreational facilities. Adequate recreational facilities shall be provided in each phase of development to meet the needs of the residents.

§267-71. Planned Residential Development (PRD)

This was part of COS in the old code.

District	Conventional (du/ga)	COS (du/ga)	PRD (du/ga)	Housing for the Elderly (du/go)	CCRC (du/ga)
R1	1.8	2.0	N/A	7	25
R2	3.5	4.5	N/A	7	25
R3	5.0	7.0	10.0	14	30
R4	8.0	10.0	14.0*	14	30

FOH: This chart is from page 160 and we have placed here so one can easily see the benefits of added density for this special development.

A. Eligibility. A PRD shall have a minimum parcel size of 15 acres in the R3 and R4 Districts. [This special development requires the purchase of TDRs.](#)

B. Permitted uses. The uses permitted in a PRD shall be those uses permitted in the appropriate district. Business uses in a planned residential development project developed in the R4 District are permitted provided that such uses do not exceed 1,000 square feet of gross floor area for every 100 dwelling units.

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

(1) Site design.

(a) The project shall be designed with regard to the soils, topography and natural features of the parcel.

(b) All residential structures shall be sited so as to promote privacy and ensure natural light for all living areas.

(c) Permitted variations in yard setbacks are set forth in §267-23 (Yards).

(d) Buildings near the periphery of the project shall be harmonious with neighboring areas and shall provide adequate transition in density and type. A buffer yard may be required to facilitate the transition between the existing neighborhood and the proposed PRD development. The Department shall determine the appropriate buffer yard.

(e) No building shall be located within 10 feet of the road right-of-way, parking areas and project open space.

NEW (f) Pedestrian/bicycle amenities and linkages shall be provided. [TO THE REQUIRED OPEN SPACE AREAS.](#) FOH: It only makes sense that if one requires open space to increase density, that the open space be accessible as stated below in (3) "easily and safely" - by hiking or biking.

(2) Vehicular circulation and access.

(a) The project roads shall be designed to provide a logical road network adequate for internal movement.

(b) The project must be directly accessible from 1 or more existing or planned arterial or collector roads.

(3) Open space. The open space shall be easily and safely accessible to the residents and protective of natural features. The following open space requirements shall be met:

(a) In a PRD, open space shall be provided as follows:

District	Minimum Open Space (percent of parcel area)
R3	20%
R4 (except high rise)	25%
R4 (high-rise)	30%

(b) All open space shall be provided pursuant to §267-31 (Open Space).

(4) Recreational facilities. Adequate recreational facilities shall be provided in each phase of development to meet the needs of the residents.

(5) The Board may approve modifications to the Design Requirements listed on Tables 55-3.1 55-3.2, 55-4.1, 55-4.2 and 55-4.3 in Section §267-55 (R1, R2, R3 and R4 Urban Residential Districts).

§267-72 Conservation Development Standards (CDS) [Session 8](#)

§267-73 Agricultural/Commercial. [Session 8](#)

§267-74. Garden and Mid-Rise Apartment Dwellings (GMA). [Session 11](#)

§267-75. Nursing Homes and Assisting Living Facilities. [Session 11](#)

§267-76. Mixed Use Center. [Session 11](#)

§267-80. Housing for the Elderly.

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

§267-82. Corporate Office Parks (COP)