

ARTICLE III ZONING DISTRICTS

Section 21. Districts Established

1. The unincorporated areas of Cecil County shall be divided into one of the eighteen (18) zoning districts:

"NAR" - Northern Agricultural-Residential;
"SAR" - Southern Agricultural-Residential;
"RR" - Rural Residential;
"SR" - Suburban Residential;
"DR" - Development Residential;
"TR" - Town Residential;
"VR" - Village Residential;
"RM" - Multifamily Residential;
"MH" - Manufactured Home;
"BL" - Business - Local;
"BG" - Business - General;
"BI" - Business - Intensive;
"MB" - Maritime - Business;
"M1" - Light - Industrial;
"M2" - Heavy - Industrial;
"MEA" - Mineral Extraction A;
"OS" - Open Space;
"BSU" - Bainbridge Special Use.

2. The districts shall be established to regulate and restrict the location of residences, trades, industries, and buildings erected or altered for specific uses; to regulate and limit the height and bulk of buildings hereafter erected or structurally altered; to regulate and limit population density and the intensity of the use of lot areas; and to regulate and determine the areas of yards, courts, and other open spaces with and surrounding such buildings.

Part I Agricultural-Residential Districts

Section 22. NAR - Northern Agricultural-Residential District

1. Purpose. The purpose of the Northern Agricultural-Residential zone is to maintain the existing rural character of the County by encouraging the continuation of agricultural and forestry uses. This zone is intended to prevent premature urbanization in areas where planned public facilities will only meet rural needs. The NAR also requires that the essential elements of rural character are included in new development. Low density residential development is permitted.

- 2.** Maximum Residential Density Provisions. Maximum permitted residential densities shall be as follows:
 - a.** One (1) dwelling unit per acre in minor subdivisions.
 - b.** One (1) dwelling unit per ten (10) acres shall be permitted in major subdivisions. Sixty (60) percent open space is required.
- 3.** General Open Space Provisions. A minimum of fifteen (15) percent common open space shall be required for all subdivisions involving ten (10) or more lots, unless a payment in lieu of open space has been made to the County's Purchase of Development Rights program. If common open space is provided, active/passive recreational amenities must be provided by the developer and be approved by the Planning Commission. The recreational amenities must be included in the Public Works agreement. Common open space shall be contiguous, accessible, a minimum of 35' wide, may include stormwater pond as an amenity, seeded and landscaped, and appropriate for recreational activities (i.e. graded, non wetlands, etc.)
- 4.** Bufferyard Requirements. Bufferyards shall be required on major subdivisions approved after the adoption of this Ordinance and shall meet the requirements of Sections 187 and 188 of this Ordinance. The following minimum bufferyards shall be required:
 - a.** Bufferyard from collector or arterial roadways shall be Bufferyard standard C in Appendix B.
 - b.** Bufferyard along internal streets - row of street trees.

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- c. Bufferyard from agricultural uses shall be Bufferyard standard A in Appendix B.
 - d. The bufferyard requirement from agricultural uses in Subsection c. above may be waived by the Planning Commission if the principal structures are setback 300 feet from the boundary line.
5. Intra-family Transfer Density Waiver. One building lot may be created for transfer to a member of the immediate family, regardless of the one unit per acre minor subdivision density requirement provided that:
- a. The parcel to be subdivided was a lot of record as of the date of adoption of this Ordinance,
 - b. The parcel to be subdivided is less than two (2) acres in size,
 - c. The proposed subdivision would be considered a minor subdivision according to the Cecil County Subdivision Regulations,
 - d. The newly created lot cannot be transferred outside of the immediate family for five (5) years,
 - e. The parcel to be subdivided is not located within the Resource Conservation Area of the Critical Area, and
 - f. All of the provisions of this Ordinance and the Cecil County Subdivision Regulations are met.
6. The following items, when included in the design of a proposed subdivision, shall provide the necessary elements to maintain rural character:
- a. Preservation of natural vegetation along streams, woodlands, steep slopes, sensitive soils and non-tidal wetlands,
 - a. Compact development retaining open space or views of open space between subdivisions and along roads that provides for vistas across farm fields, wooded areas, or areas of natural vegetation,
 - b. Screening along roads with vegetative buffers to adjacent developments.

Section 23. SAR - Southern Agricultural-Residential District

- 1. Purpose. The purpose of the Southern Agricultural-Residential zone is to encourage the retention and maintenance of agricultural land, agricultural industry and agriculturally-related uses, forestry and compatible rural uses to support the agricultural

economy of the County. This zone is intended to prevent the premature urbanization in areas where public facilities can only meet rural needs. Low density residential development is permitted.

- 2. Maximum Residential Density Provisions.** Maximum permitted residential densities shall be as follows:
 - a.** One (1) dwelling unit per acre in minor subdivisions.
 - b.** One (1) dwelling unit per twenty (20) acres shall be permitted in major subdivisions. Sixty (60) percent open space is required.
- 3. General Open Space Provisions.** A minimum of fifteen (15) percent common open space shall be required for all subdivisions involving ten (10) or more lots unless a payment has been made in lieu of open space to the County's Purchase of Development Rights program. If common open space is provided, active/passive recreational amenities must be provided by the developer and be approved by the Planning Commission. The recreational amenities must be included in the Public Works Agreement. Common open space must be contiguous, accessible, a minimum of 35' wide, may include stormwater pond as an amenity, seeded and landscaped, and appropriate for recreational activities (i.e. graded, non wetlands, etc.)
- 4. Bufferyard Requirements.** Bufferyards shall be required on major subdivisions approved after the adoption of this Ordinance and shall meet the requirements of Section 187 and 188 of this Ordinance. The following minimum bufferyards shall be required:
 - a.** Bufferyard from collector or arterial roadways shall be Bufferyard standard C in Appendix B.
 - b.** Bufferyard along internal streets - row of street trees.
 - c.** Bufferyard from agricultural uses shall be Bufferyard standard A in Appendix B.
 - d.** The bufferyard requirement from agricultural uses in Subsection c. above may be waived by the Planning Commission if the principal structures are setback 300 feet from the boundary line.

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5. Intra-family Transfer Density Waiver. One building lot may be created for transfer to a member of the immediate family, regardless of the one unit per acre minor subdivision density requirement provided that:
 - a. The parcel to be subdivided was a lot of record as of the date of adoption of this Ordinance,
 - b. The parcel to be subdivided is less than two (2) acres in size,
 - c. The proposed subdivision would be considered a minor subdivision according to the Cecil County Subdivision Regulations,
 - d. The newly created lot cannot be transferred outside of the immediate family for five (5) years,
 - e. The parcel to be subdivided is not located within the Resource Conservation Area of the Critical Area, and
 - f. All of the provisions of this Ordinance and the Cecil County Subdivision Regulations are met.
6. The following items, when included in the design of a proposed subdivision, shall provide the necessary elements to maintain rural character:
 - a. Preservation of natural vegetation along streams, woodlands, steep slopes, sensitive soils and non-tidal wetlands,
 - c. Compact development retaining open space or views of open space between subdivisions and along roads that provides for vistas across farm fields, wooded areas, or areas of natural vegetation,
 - d. Screening along roads with vegetative buffers to adjacent developments.

Part II Residential Districts

Section 24. RR - Rural Residential District

1. Purpose. The purpose of the Rural Residential zone is to recognize existing developments and settlements in the rural and waterfront areas of the County. It is the intent of this Ordinance to permit uses in the RR zone that do not conflict with the residential character of these areas. Low density residential development is permitted.
2. Maximum Residential Density Provisions. Maximum permitted residential densities shall be as follows:

- a. One (1) dwelling unit per acre in minor subdivisions.
- b. One (1) dwelling unit per five (5) acres in **major subdivisions involving parcels greater than or equal to thirty (30) acres** except that the Planning Commission may permit a density of one (1) dwelling unit per three (3) acres if sixty (60) percent open space is provided. One buildable lot may be included in the sixty (60) percent open space requirement for bonus density provided that:
 - (1) A minimum of fifteen (15) percent common open space is provided,

- (2) Covenants are placed on the lot included in the open space that prohibit further subdivision, and
 - (3) The one lot included in the sixty (60) percent open space requirement shall be at least ten (10) acres.
- c. One (1) dwelling unit per five (5) acres in **major subdivisions involving parcels less than thirty (30) acres** except that the Planning Commission may permit a density of one (1) dwelling unit per three (3) acres if sixty (60) percent common open space is provided or if:
 - (1) All of the lots in the subdivision except one large lot, shall encompass no more than forty (40) percent of the original parcel, and
 - (2) The large lot shall contain the balance of the property. Said large lot shall be prohibited from further subdivision.
- 3. General Open Space Provisions. A minimum of fifteen (15) percent common open space shall be required for all subdivisions involving ten (10) or more lots.
- 4. Bufferyard Requirements. Bufferyards shall be required on major subdivisions approved after the adoption of this Ordinance and shall meet the requirements of Sections 187 through 188 of this Ordinance. The following minimum bufferyards shall be required:
 - a. Bufferyard from collector or arterial roadways shall be Bufferyard standard C in Appendix B.
 - b. Bufferyard along internal streets - row of street trees.
 - c. Bufferyard from agricultural uses shall be Bufferyard standard A in Appendix B.
 - d. The bufferyard requirement from agricultural uses in Subsection c. above may be waived by the Planning Commission if the principal structures are setback 300 feet from the boundary line.
- 5. Intra-family Transfer Density Waiver. One building lot may be created for transfer to a member of the immediate family, regardless of the one unit per acre minor subdivision density requirement provided that:
 - a. The parcel to be subdivided was a lot of record as of the date of adoption of this Ordinance,

- b. The parcel to be subdivided is less than two (2) acres in size,
- c. The proposed subdivision would be considered a minor subdivision according to the Cecil County Subdivision Regulations,
- d. The newly created lot cannot be transferred outside of the immediate family for five (5) years,
- e. The parcel to be subdivided is not located within the Resource Conservation Area of the Critical Area, and
- f. All of the provisions of this Ordinance and the Cecil County Subdivision Regulations are met.

Section 25. SR - Suburban Residential District

1. Purpose. The purpose of the Suburban Residential Zone is to provide an appropriate development area for medium density residential development and to act as a transitional zone between rural and development areas. This zone is intended to reduce development pressure on rural areas. It is the intent of this zone to permit uses that are consistent with suburban character. Only those areas designated as Suburban, Development, Mineral Extraction or Town Districts on the Land Use Plan of the 1990 Comprehensive Plan shall be considered for this zone.
2. Maximum Residential Density Provisions. Maximum permitted residential densities shall be as follows:
 - a. Without Community Facilities - One (1) dwelling unit per acre.
 - b. With Community Facilities - Two (2) dwelling units per acre.
 - c. Planned Unit Development (PUD) - Four (4) dwelling units per acre.
 - d. With the use of Transferred Development Rights and Community Facilities – Four (4) dwelling units per acre.
3. Open Space Provisions.
 - a. A minimum of fifteen (15) percent common open space shall be required for all subdivisions involving ten (10) or more lots.
 - b. A minimum of thirty (30) percent common open space shall be required for Planned Unit Developments with densities greater than two (2) units per acre.
4. Bufferyard Requirements. Bufferyards shall be required on major subdivisions approved after the adoption of this Ordinance and shall meet the requirements of

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Section 187 and 188 of this Ordinance. The following minimum bufferyards shall be required:

- a.** Bufferyard from collector or arterial roadways shall be Bufferyard standard C in Appendix B.
 - b.** Bufferyard along internal streets - row of street trees.
 - c.** Bufferyard from agricultural uses shall be Bufferyard standard A in Appendix B.
 - d.** The bufferyard requirement from agricultural uses in Subsection c. above may be waived by the Planning Commission if the principal structures are setback 300 feet from the boundary line.
- 5.** Landscaping Requirements. Landscaping shall be required on major subdivisions approved after the adoption of this ordinance and shall meet the requirements of Article X of this Ordinance. A minimum of 20 percent of the development envelope shall be landscaped.
- 6.** Intra-Family Transfer Density Waiver. One building lot may be created for transfer to a member of the immediate family, regardless of the one unit per acre density requirement for subdivisions without community facilities provided that:
 - a.** The parcel to be subdivided was a lot of record as of the date of adoption of this Ordinance,
 - b.** The parcel to be subdivided is less than two (2) acres in size,
 - c.** The proposed subdivision would be considered a minor subdivision according to the Cecil County Subdivision Regulations,
 - d.** The newly created lot cannot be transferred outside of the immediate family for five (5) years,
 - e.** The parcel to be subdivided is not located within the Resource Conservation Area of the Critical Area, and
 - f.** All of the provisions of this Ordinance and the Cecil County Subdivision Regulations are met.

Section 26. DR - Development Residential District

- 1.** Purpose. The purpose of the Development Residential zone is to provide for and encourage residential use in areas contiguous to existing population centers. Development in this district should be concentrated and served by public water and sewer, if possible. This concentrated development is intended to reduce development pressure on rural areas of the county. Only those areas designated as Development, Mineral Extraction, or Town District on the Land Use Plan of the 1990 Comprehensive Plan shall be considered for this zone.
- 2.** Maximum Residential Density Provisions. Maximum permitted residential densities shall be as follows:
 - a.** Without Community Facilities - One (1) dwelling unit per acre.
 - b.** With Community Facilities - Four (4) dwelling units per acre.
 - c.** Planned Unit Development (PUD) - Six (6) dwelling units per acre.
 - d.** With the use of Transferred Development Rights and Community Facilities – Twelve (12) dwelling units per acre.
- 3.** Open Space Provisions. Common Open Space shall be provided as stated below for subdivisions involving ten (10) or more lots or units:
 - a.** Subdivisions involving all detached single family dwelling units, 15 percent of the gross site area.
 - b.** Subdivisions involving any other type of dwelling unit, 20 percent of the gross site area.
 - c.** Planned Unit Developments with densities greater than four (4) dwelling units per acre, 25 percent of the gross site area.
- 4.** Bufferyard Requirements. Bufferyards shall be required on major subdivisions approved after the adoption of this Ordinance and shall meet the requirements of Section 187 and 188 of this ordinance. The following minimum bufferyards shall be required:
 - a.** Bufferyard from collector or arterial roadways - row of street trees.
 - b.** Bufferyard along internal streets - row of street trees.
 - c.** Bufferyard from agricultural uses shall be Bufferyard standard A in Appendix B.

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- d. The bufferyard requirement from agricultural uses in Subsection c. above may be waived by the Planning Commission if the principal structures are setback 300 feet from the boundary line.
5. Landscaping Requirements. Landscaping shall be required on major subdivisions approved after the adoption of this ordinance and shall meet the requirements of Article X of this Ordinance. A minimum of 20 percent of the development envelope shall be landscaped.
 6. Intra-Family Transfer Density Waiver. One building lot may be created for transfer to a member of the immediate family, regardless of the one unit per acre density requirement for subdivisions without community facilities provided that:
 - a. The parcel to be subdivided was a lot of record as of the date of adoption of this Ordinance,
 - b. The parcel to be subdivided is less than two (2) acres in size,
 - c. The proposed subdivision would be considered a minor subdivision according to the Cecil County Subdivision Regulations,
 - d. The newly created lot cannot be transferred outside of the immediate family for five (5) years,
 - e. The parcel to be subdivided is not located within the Resource Conservation Area of the Critical Area, and
 - f. All of the provisions of this Ordinance and the Cecil County Subdivision Regulations are met.

Section 27. TR - Town Residential District

1. Purpose. The purpose of the Town Residential zone is to recognize and protect the land use and character of the towns. This district encourages development compatible with existing town development, incorporating efficient and orderly development at the periphery of incorporated towns. This consistency is to provide for extension of services and possible future annexation by the towns. It is the intent of this Ordinance that the boundaries of the Town Districts be consistent with those areas that the Towns may annex within the life of this Ordinance and are served or will be provided municipal sewer and water service.
2. Town Review. It is recognized that residential subdivisions could have a negative impact on the essential land-use characteristics of the Towns and could have a negative

5. Bufferyard Requirements. Bufferyards shall be required on major subdivisions approved after the adoption of this Ordinance and shall meet the requirements of Section 187 and 188 of this ordinance. The following minimum bufferyards shall be required:

- a.** Bufferyard from collector or arterial roadways - row of street trees.
- b.** Bufferyard along internal streets - row of street trees.
- c.** Bufferyard from agricultural uses shall be Bufferyard standard A in Appendix B.
- d.** The bufferyard requirement from agricultural uses in Subsection c. above may be waived by the Planning Commission if the principal structures are setback 300 feet from the boundary line.

6. Landscaping Requirements. Landscaping shall be required on major subdivisions approved after the adoption of this ordinance and shall meet the requirements of Article X of this Ordinance. A minimum of 20 percent of the development envelope shall be landscaped.

7. Intra-Family Transfer Density Waiver. One building lot may be created for transfer to a member of the immediate family, regardless of the one unit per acre density requirement for subdivisions without community facilities provided that:

- a.** The parcel to be subdivided was a lot of record as of the date of adoption of this Ordinance,
- b.** The parcel to be subdivided is less than two (2) acres in size,
- c.** The proposed subdivision would be considered a minor subdivision according to the Cecil County Subdivision Regulations,
- d.** The newly created lot cannot be transferred outside of the immediate family for five (5) years,
- e.** The parcel to be subdivided is not located within the Resource Conservation Area of the Critical Area, and
- f.** All of the provisions of this Ordinance and the Cecil County Subdivision Regulations are met.

Section 28. VR - Village Residential District

- 1.** The purpose of the Village Residential zone is to provide for the protection of existing villages by allowing limited development consistent with the character of these villages. The essential historic and aesthetic character of villages should be reflected in the development within this district. This classification is meant to be applied in the immediate environs of the existing village and the extent of Village Residential district is to be limited to an appropriate area adjacent to existing village centers.
- 2.** It is recognized that residential subdivisions could have a negative impact on the essential land-use characteristics of the existing villages in the County therefore:
 - a.** All proposed subdivisions in the VR zone will be reviewed by the Technical Advisory Committee and the Planning Commission.
 - b.** Proposed subdivisions in the VR zone must demonstrate that the proposed development is consistent with the existing land-use character of the village.
 - c.** The landscape plans for the proposed development shall provide a visually harmonious and compatible setting for structures on the same lot and on adjoining or nearby lots and shall blend with the surrounding landscape. Natural appearing landscape forms are strongly encouraged; formal plans and the appearance of straight hedges are discouraged. The scale of the proposed landscaping shall be in proportion to the building. If is deemed appropriate the Planning Commission may require additional landscaping than is proposed.
 - d.** Afforestation or reforestation required under the terms of the Cecil County Forest Conservation Regulations for proposed regulated activities within or adjacent to the VR Zone shall give priority to the establishment of a greenbelt around the perimeter of the VR Zone.
- 3.** Lot Size, Lot Dimensions, Lot Coverage, Height, Open Space and Yard Requirements. It is the intent of these regulations to permit flexibility in lot, yard, open space and setback requirements and to encourage innovative and creative design in order to meet the objectives of this District. The setback, lot size, lot dimensions, lot coverage, height, open space and yard requirements in the Village District may be varied for each individual project by the Planning Commission. In establishing these requirements the Planning Commission shall consider such factors as the proposed intensity of the project, the existing character of the village, and all other County, State and federal requirements.

4. Maximum Residential Density Provisions. Maximum permitted residential densities shall be as follows:
 - a. Without Community Facilities - One (1) dwelling unit per acre.
 - b. With Community Facilities - Four (4) dwelling units per acre.
5. Landscaping Requirements. Landscaping shall be required on all subdivisions approved after the adoption of this Ordinance and shall meet the minimum requirements of Article X of this Ordinance. A minimum of twenty (20) percent of the development envelope shall be landscaped.
6. Intra-Family Transfer Density Waiver. One building lot may be created for transfer to a member of the immediate family, regardless of the one unit per acre density requirement for subdivisions without community facilities provided that:
 - a. The parcel to be subdivided was a lot of record as of the date of adoption of this Ordinance,
 - b. The parcel to be subdivided is less than two (2) acres in size,
 - c. The proposed subdivision would be considered a minor subdivision according to the Cecil County Subdivision Regulations,
 - d. The newly created lot cannot be transferred outside of the immediate family for five (5) years,
 - e. The parcel to be subdivided is not located within the Resource Conservation Area of the Critical Area, and
 - f. All of the provisions of this Ordinance and the Cecil County Subdivision Regulations are met.

Section 29. RM - Multifamily Residential District

1. Purpose. The purpose of the Multifamily Residential zone is to provide areas for relatively high density residential development with opportunity for a compatible variety of housing types, limited commercial and service-oriented uses and suitable open spaces. A variety of housing types is encouraged throughout the entire zone and within a particular development. It is further intended to permit flexibility in lot and yard regulations to encourage innovative and creative design to the extent that a superior and harmonious living environment and an efficient overall use of land is achieved.

2. Maximum Residential Density Provisions. Maximum permitted residential densities shall be as follows:

a. Without Community Facilities - Two (2) dwelling units per acre.

b. With Community Facilities:

(1) Detached Single Family Units- Six (6) dwelling units per acre.

(2) Duplex Units - Six (6) dwelling units per acre.

(3) Semi-detached Units - Six (6) dwelling units per acre.

(4) Townhouse Units - Twelve (12) dwelling units per acre.

(5) Apartment Units - Sixteen (16) dwelling units per acre.

3. All development in the RM zone shall comply with the following:

a. Adequate pedestrian access shall be provided throughout all developments.

b. The development shall be designed in such a way to allow for adequate access throughout the site for emergency vehicles and apparatuses.

c. Parking areas should be separated from the main vehicular circulation system.

d. All areas not occupied by buildings, roads, parking areas, service areas, or other required or permitted uses, including open spaces and usable recreation areas shall be landscaped by lawns, trees, shrubs, gardens, or other suitable ground cover.

4. Townhouse and Apartments

a. Townhouse and apartment developments shall be served by public water and sewer facilities.

b. In townhouse and apartment developments, provided that all buildings are located to provide access for servicing, fire protection and off-street parking, lots may front on open space, courts or group parking areas.

- c.** No building shall be constructed closer to any other building on the same lot than a distance equal to the height of the higher of the two buildings. The space between two buildings can be reduced to a distance equal to half of the taller of the two buildings provided that:

 - (1)** The spacing is approved by the Emergency Services representative to the Technical Advisory Committee; and
 - (2)** The buildings are oriented side to side, or corner to corner; and
 - (3)** The reduction in the building spacing requirement will allow for additional usable open space to be provided on the site; and
 - (4)** The buildings are designed in clusters rather than strips.
- d.** No apartment building in this zone shall be constructed closer to any property line of the development tract than a distance equal to the height of the building.
- e.** No more than eight (8) dwelling units shall be contained in a townhouse structure without a setback between structures as specified below.
- f.** The minimum distance between townhouse structures shall be sixty (60) feet if townhouse structures are face to face. The point of measurement shall be the exterior walls of the structures and does not include balconies or other architectural features.
- g.** No townhouse structure shall be closer than twenty (20) feet to any interior roadway or closer than fifteen (15) feet to any off-street parking area excluding garages built into an individual townhouse unit.
- h.** Apartment buildings shall be set back at least twenty (20) feet from all parking areas and internal roads.
- i.** Apartment buildings shall be set back 50 feet from any right-of-way or road widening easement of collector or arterial roadways as defined on the Official Cecil County Roadway Classification Map.
- j.** The maximum length of an apartment building shall be 300 feet.
- k.** The minimum lot size for townhouse and/or apartment development shall be one acre.

- 5. Landscaping and Bufferyards.** Landscaping and bufferyards shall be required on all development over five (5) units and shall meet the requirements of Article X of this Ordinance.
- a.** The following landscaping and bufferyards shall be required:
 - (1)** A minimum of 25 percent of the development envelope shall be landscaped.
 - (2)** A minimum 25 foot bufferyard meeting the C standard in Appendix B shall be provided around the perimeter of the development tract. No parking areas, roadways, or accessory structures shall be permitted in the 25 foot planted bufferyard.
- 6. Open Space Provisions.** Common open space shall be provided as stated below and shall not include roads, parking areas or accessory structures unless permitted by the Planning Commission and shall be improved by the developer with recreational amenities as required by the Planning Commission:
- a.** Subdivisions involving all detached single family dwellings units, 15 percent of the gross site area.
 - b.** Development involving any other type of dwelling unit, 20 percent of the gross site area.
- 7. Business Establishments.** Certain business uses shall be permitted in the RM zone provided:
- a.** The gross floor area of such establishments does not exceed ten (10) square feet for every dwelling unit approved in the development.
 - b.** Business uses shall only be approved under these provisions for developments approved after the adoption of this ordinance.
 - c.** The BL zone portion of the Table of Permissible Uses shall apply to business portions in a development in the RM zone,
 - d.** The requirements of the BL zone shall apply to business uses in a development in the RM zone.
 - e.** No business establishment approved under these provisions shall have direct access onto a collector roadway or arterial roadway as defined on the Official Cecil County Roadway Classification Map, and

- d. Manufactured homes on lots not part of a manufactured home park or a manufactured home subdivision shall be limited to one manufactured home per lot, unless a special exception is granted by the Board of Appeals and shall meet the setbacks as specified for detached dwellings in the DR zone.
 - e. Detached dwellings on lots of record or in detached dwelling subdivisions shall meet the requirements of the Table of Lot, Yard and Height for detached dwellings in the DR zone.
4. Special Requirements for Manufactured Homes. All manufactured homes not on permanent foundations shall be provided with skirting which effectively encloses from view the space between the ground and the floor of the manufactured home. Existing manufactured homes not in conformance with this requirement shall effect such conformance within six (6) months of the date of adoption of this ordinance.

Part III Commercial/Business Districts

Section 31. BL - Business - Local District

- 1. The purpose of the Business-Local (BL) zone is to provide for a limited variety of small commercial retail, personal and professional uses and other appropriate related commercial uses, activities and combinations thereof serving the day-to-day needs of the adjacent local community without intruding on the general character of the surrounding area. Standards are established compatible with low-density residential districts, resulting in similar building bulk and low concentration of vehicular traffic.
- 2. General Requirements:
 - a. Any building or additions to buildings occupying more than 1,000 square feet of floor space, or any use or expansions of use occupying more than 1,000 square feet of land shall only be approved according to a major site plan approved in accordance with Section 291.
 - b. Any building or additions to buildings occupying less than 1,000 square feet of floor space, or any use or expansions of use occupying less than 1,000 square feet of land shall only be approved according to a minor site plan approved in accordance with Section 290.
 - c. The square footage of existing structures and uses shall be considered in determining the need for a site plan.
 - d. No more than three (3) permitted activities, uses or combinations thereof may occur on any record parcel as of the date of this Ordinance. Further, all permitted commercial activities and uses shall not exceed three thousand (3000)

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square feet in gross floor area, except that where two (2) or less permitted commercial activities, or combinations thereof exist on any single parcel, the maximum gross floor area for such activities and/or uses may increase up to five thousand (5,000) square feet for each use.

- e. Outdoor storage. Outdoor storage or display of goods and/or services or ancillary items shall not be permitted in this zone. Express exemptions occur for "nurseries" and "farmers markets", and those determined by the Zoning Administrator by written consent or policy determination.
3. Bufferyards and screening requirements. Bufferyards shall be required on all new development requiring a major site plan after the adoption of this Ordinance and shall meet all requirements of Article X of this Ordinance. The following shall be considered minimum bufferyard standards for all development:
- a. Bufferyard from collector or arterial roadways shall be Bufferyard standard B in Appendix B.
 - b. Bufferyard along internal streets and roadways - row of street trees.
4. Landscaping. Landscaping of at least twenty (20) percent of the development envelope shall be required for new development requiring a major site plan and shall meet the requirements of Article X of this Ordinance.

Section 32. BG - Business - General District

1. The purpose of the Business-General (BG) zone is to provide for commercial uses, activities and combinations thereof of a general nature including retail, wholesale, and business intended to service an area of several local communities. Further, the intent is not to create new "strip" patterns along the roadways, but to encourage integrated plans with concordant site design to reduce trip lengths.
2. General Requirements:
- a. Any building or additions to buildings occupying more than 1,000 square feet of floor space, or any use or expansions of use occupying more than 1,000 square feet of land shall only be approved according to a major site plan approved in accordance with Section 291.
 - b. Any building or additions to buildings occupying less than 1,000 square feet of floor space, or any use or expansions of use occupying less than 1,000 square feet of land shall only be approved according to a minor site plan approved in accordance with Section 290.

- c. The square footage of existing structures and uses shall be considered in determining the need for a site plan.
 - d. Outdoor storage. Outdoor storage or display of goods and/or services or ancillary items shall be permitted in this zone. No storage or parking may occur in required bufferyards.
3. Bufferyards and screening requirements. Bufferyards shall be required on all new development requiring a major site plan after the adoption of this ordinance and shall meet all requirements of Article X of this ordinance. The following shall be considered minimum bufferyard standards for all development:
- a. Bufferyard from collector or arterial roadways shall be Bufferyard standard C in Appendix B.
 - b. Bufferyard along internal streets and roadways - row of street trees.
4. Landscaping. Landscaping of at least twenty-five (25) percent of the development envelope shall be required for new development requiring a major site plan and shall meet the requirements of Article X of this Ordinance.

Section 33. BI - Business - Intensive District

1. The purpose of the Business-Intensive (BI) zone is to provide for placement of high intensity commercial areas and associated activities, uses and establishments where impacts may be ameliorated. Further, these zones will provide a wide range of business opportunity intended to serve county-wide or regional areas. Such activities, uses and establishments shall be located within the "Development District" as described in the Comprehensive Plan and have points of access from principal or major arterial roads.
2. General Requirements:
- a. A Major Site Plan must be submitted for any new development proposed in this zone in accordance with Section 291, and approved by the Cecil County Office of Planning and Zoning.
 - b. In determining whether to approve or disapprove a major site plan in the BI Zone, the Office of Planning and Zoning shall consider the following:
 - (1) The impact of the proposed development on existing or planned public facilities;
 - (2) The impact of the operation of the proposal on the surrounding area;

- (3) The effect and/or influence the proposal might have on the health, safety, and welfare of the residents and employees of the neighborhood.
3. Bufferyards and screening requirements. Bufferyards shall be required on all new development approved after the adoption of this ordinance and shall meet all requirements of Article X of this Ordinance. The following shall be considered minimum bufferyard standards for all development:
 - a. Bufferyard from collector or arterial roadways shall be Bufferyard standard D in Appendix B.
 - b. Bufferyard along internal streets and roadways - row of street trees.
4. Landscaping. Landscaping of at least twenty-five (25) percent of the development envelope shall be required for new development requiring a major site plan and shall meet the requirements of Article X of this Ordinance.

Section 34. MB - Maritime - Business District

1. The purpose of the Maritime-Business (MB) zone is to provide for water-dependent and water-oriented commercial uses, activities and combinations thereof of a general nature including retail, wholesale, and business permitted in certain areas within the Chesapeake Bay Critical Area. Further, the intent is not to create new "strip" patterns along the waterways and local roadways, but to encourage integrated plans with concordant site design to reduce trip lengths and ameliorate environmental impacts.
2. General Requirements:
 - a. All new uses must meet all applicable Local, State and Federal requirements, specifically the requirements of this Ordinance, particularly Article XI, the Cecil County Chesapeake Bay Critical Area Program, and be approved by the Cecil County Office of Planning and Zoning.
 - b. Any building or additions to buildings occupying more than 1,000 square feet of floor space, or any use or expansions of use occupying more than 1,000 square feet of land shall only be approved according to a major site plan approved in accordance with Section 291.
 - c. Any building or additions to buildings occupying less than 1,000 square feet of floor space, or any use or expansions of use occupying less than 1,000 square feet of land shall only be approved according to a minor site plan approved in accordance with Section 290.

- c. In determining whether to approve or disapprove a major site plan in the M1 Zone, the Office of Planning and Zoning shall consider the following:
 - (1) The impact of the proposed development on existing or planned public facilities;
 - (2) The impact of the operation of the proposal on the surrounding area;
 - (3) The effect and/or influence the proposal might have on the health, safety, and welfare of the residents and employees of the neighborhood
3. Bufferyards and screening requirements. Bufferyards shall be required on all new development approved after the adoption of this ordinance and shall meet all requirements of Article X of this ordinance. The following shall be considered minimum bufferyard standards for all development:
- a. Bufferyard from collector or arterial roadways shall be Bufferyard standard D in Appendix B.
 - b. Bufferyard along internal streets and roadways of industrial parks - row of street trees.
 - c. Bufferyards between the industrial use and any residential zone shall be Bufferyard standard D in Appendix B.

Section 36. M2 - Heavy - Industrial District

- 1. The Heavy-Industrial (M2) zone is established to provide for industrial uses of a larger scale and more intensive usage, with areas of uncovered storage. The purpose of the Heavy-Industrial (M2) zone is to provide for a wide range of business/professional, research and development, manufacturing and processing, and industrial uses, activities and establishments which are compatible with adjacent uses to the extent that any adverse effects on health, safety, welfare, or the environment are avoided.
- 2. General Requirements
 - a. A Major Site Plan must be submitted for any new development proposed in this zone in accordance with Section 291, and approved by the Cecil County Office of Planning and Zoning.

- b. In determining whether to approve or disapprove a major site plan in the M2 Zone, the Office of Planning and Zoning shall consider the following:
 - (1) The impact of the proposed development on existing or planned public facilities;
 - (2) The impact of the operation of the proposal on the surrounding area;
 - (3) The effect and/or influence the proposal might have on the health, safety, and welfare of the residents and employees of the neighborhood

- 3. Bufferyards and screening requirements. Bufferyards shall be required on all new development approved after the adoption of this ordinance and shall meet all requirements of Article X of this Ordinance. The following shall be considered minimum bufferyard standards for all development:
 - a. Bufferyard from collector or arterial roadways shall be Bufferyard standard E in Appendix B.
 - b. Bufferyard along internal streets and roadways of industrial parks - row of street trees.
 - c. Bufferyards between the industrial use and any residential zone shall be Bufferyard standard E in Appendix B.

Part V Resource Protection and Resource Utilization Districts

Section 37. OS - Open Space District

The purpose of the Open Space District is to: (1) preserve open areas of the County as areas for development of active or passive outdoor recreation use; (2) protect existing natural resources and areas of scenic, historic, or cultural value; and, (3) provide locations for public utilities and other public uses including governmentally operated uses.

Section 38. MEA - Mineral Extraction A District

- 1. The purpose of the MEA zone is to protect economically important mineral resources of the County for current and future use; to prevent incompatible development that may directly or indirectly preclude access to the mineral resources until such time that the resource can be removed; and to protect existing land uses adjacent to potential mineral lands from undue harm that may result from mineral extraction activity. This zoning classification shall only apply certain areas found within the Mineral Extraction District on the Land Use Plan of the 1990 Cecil County Comprehensive Plan. Further, it is intended that this zoning classification only apply to those portions of the Mineral

Extraction District where the potential for conflict between adjacent current and future land uses and the mineral extraction activities are minimal.

2. Maximum Residential Density Provisions. Maximum permitted residential densities for minor and major Subdivisions shall be one (1) dwelling unit per fifty (50) acres.
3. Lot, yard and height requirements for residential development in the MEA zone shall be those specified for detached dwellings in the NAR zone.
4. Industrial uses in MEA:
 - a. Permissible uses. The industrial uses that shall be permissible in the MEA zone shall be the same as those permitted (P) and permitted with conditions (PC), in the M1 and M2 zones. Any conditions that apply to a use in the M1 and M2 zones shall apply. If a use is permitted in both zones, the more restrictive conditions shall apply.
 - b. Each proposed industrial activity in the MEA shall adhere to Section 291 – Major Site Plans.
 - c. Property owner of the MEA zoned property affected by this subsection shall demonstrate and certify that the mineral is economically unrecoverable or that this mineral resource is recovered.
 - d. These provisions shall only apply in MEA zoned areas affected by this subsection that are contiguous to existing BG, BI, M1, or M2 zoned areas.
 - e. No more than fifteen percent (15%) of MEA contiguous lands may be utilized under these provisions without adhering to Section 38.5.a-c.
5. Amendments to the MEA Zone.
 - a. The MEA zoning designation of a parcel is an interim designation and shall be amended once the mineral resource is recovered or is found to be economically unrecoverable. Before the zoning classification of a parcel can be changed from an MEA zone, the Comprehensive Plan shall first be amended to change the land use classification of the parcel from the Mineral Extraction District to another land use district. The ultimate land use district of a parcel once the mineral is recovered or is found to be economically unrecoverable shall be determined in the context of the goals and objectives of the Comprehensive Plan in effect at the time. Amendments shall be forwarded by the property owner through the amendment process described in this Ordinance.
 - b. Once the land use district of the parcel has been changed, the property owner may propose a rezoning of the parcel to a zoning classification that implements

the goals and objectives of the land use classification. Cecil County may propose a change in the zoning classification during a Comprehensive rezoning.

- c. All Comprehensive Plan amendments and zoning classification amendments shall adhere to the procedural requirements as amended in Article 66B.

Section 39. BSU - Bainbridge Special Use

1. The purpose of the BSU zone is to provide an opportunity for a large mixed use center containing residential, commercial, recreation, open space, retail, warehouse and light industrial uses on the former Bainbridge Naval Training Center property. This zoning classification shall only apply to the parcel currently known as the former Bainbridge Naval Training Center. The property is currently owned by the U.S. Navy, which has agreed to transfer title to the Maryland Economic Development Corporation (MEDCO). Due to its size and the desire of the County to maximize the potential economic benefits to the County from the development of this site, it is not practical to assign standard zoning district classifications to the site. The BSU zone provides a framework for the development to occur over the long term while allowing maximum flexibility to accommodate economic changes in the marketplace. The BSU zone is consistent with the Cecil County Comprehensive Plan.
2. **Permissible Uses.** The uses that shall be permissible in the BSU zone shall be the same as those permitted (P) and permitted with conditions (PC), permitted as special exception (SE), and permitted as special exception with conditions (SC) in the RM and BI zones, and uses permitted (P) in the M1 and M2 zones. Any condition(s) that applies to a use on the RM, BI, M1, or M2 zones shall also apply to that use in the BSU zone. If a use is permitted in more than one zone (i.e., BI and M1), the more restrictive conditions shall apply.
3. **Review Process.** Each proposed activity in the BMU zone shall be submitted to the Cecil County Planning Commission for a recommendation and the County Commissioners for a final decision. The application shall be in the form of a Sketch Plat in accordance with Appendix A of this Ordinance. If the Sketch Plat is approved by the County Commissioners, the applicant shall submit a Major Site Plan in accordance with Section 291 of this Ordinance for employment or open space uses, or preliminary and final plans in accordance with the Subdivision Regulations for residential uses.
4. **Review Criteria.** Each proposed activity in the BMU zone shall be reviewed by the Planning Commission and the County Commissioners for consideration of the following:
 - a. The impact of the proposed activity on existing or planned public facilities.

- b. The effect of the proposed activity on the surrounding area.
 - c. The effect and/or influence the proposal may have on the health, safety, and welfare of the residents and employees of the neighborhood.
 - d. Relationship of the proposed activity to the Cecil County Comprehensive Plan.
5. Flexibility in Design. The BSU zone permits flexibility in lot and yard requirements, to encourage a creative design without endangering the health, safety and welfare of residents and employees in and near the BSU zone.
6. Open Space. Open space shall be provided during the different phases of development of the BSU zone in a manner consistent with the type, scale, density, and intensity of the proposed uses. Said open space shall provide for the following:
- a. Connections, wherever possible, to existing and planned open space within and adjoining the BSU zone.
 - b. Protection of environmentally sensitive areas.
 - c. Adequate usable land in appropriate locations for parks, recreation facilities and greenways.
 - d. A transition, wherever possible, between different uses within and adjacent to the BSU zone.
7. Landscaping. A minimum of twenty-five (25) percent of the development envelope used for residential or employment uses within the BSU zone shall be landscaped in accordance with Article X. Landscaping plans may be approved in sections but should follow an overall harmonious theme throughout the BSU zone. Landscaping berms shall be used as a buffer between incompatible uses within and adjacent to the BMU zone.

Part VI Other Zoning Districts

Section 40. Floating Zones

1. Purpose. Floating zones are zones that have areas designated for them in the Cecil County Comprehensive Plan but are not mapped out in detail at the time of adoption of the most recent comprehensive revision to the Cecil County Zoning Ordinance. The purpose of the designated floating zones is to permit the mapping of areas for land uses that require land area over the next 20 years. The designated floating zone provides a mechanism for the establishment of the district in appropriate areas, limiting the areas to be zoned and setting conditions that must be met by any development proposal

seeking such a designation. Further, the procedure is two-stage so that the initial costs are not prohibitive.

2. Designation of Floating Zones. The following Special Zoning Districts are designated as floating zones:
 - a. Growth Allocation District - GA
 - b. Special Growth Allocation District - SGA

The County Commissioners and Planning Commission find that it is not able to locate these areas with precision in advance and that it is desirable to leave specific locations and conditions for future determination as the County grows and specific needs develop.

Section 41. Special Overlay Districts

1. The purpose of a special overlay district is to achieve the preservation or enhancement of a designated geographic area of special and substantial public interest. The overlay district regulations are intended to supplement the regulations of the underlying zoning districts and serve to extend, modify, or alter the regulations imposed by the established zoning classification(s) in said area to accomplish the special public purpose for which the district is established. Such districts established herein may be modified or expanded or new districts may be created, by amendment to this Ordinance.
2. The following are Special Overlay Districts:
 - a. Critical Area District (See Article XI, Part I)
 - b. MEB Mineral Extraction District B (See Article XI, Part II)
 - c. Floodplain Management District (Article XI Part III)

Section 42. Reserved

Section 43. Reserved

Section 44. Reserved

(Amended 8/1/95)