

COUNTY LOCAL LAWS

Article I, General Provisions, of Part 1, Standards, of Chapter 267, Zoning; to add new Section 267-41.2, U.S. Route 40 Commercial Revitalization District, of Article VI, District Regulations, of Part 1, Standards, of Chapter 267, Zoning; to repeal and reenact, with amendments, Section 267-43, Approval, and Section 267-44, Applicability, both of Article VII, Design Standards for Special Developments, of Part 1, Standards, of Chapter 267, Zoning; to add new Section 267-46.3, Garden and mid-rise apartment dwellings (GMA), new Section 267-46.4, Nursing homes and assisted living facilities, and new Section 267-46.5, Mixed use center, all of Article VII, Design Standards for Special Developments, of Part 1, Standards, of Chapter 267, Zoning; to add new Subsection B(2)(c)[7], Projects located within the Rte. 40 CRD, of Section 267-104, Adequate public facilities, of Article XXI, Public Facilities, of Part 6, Growth Management, of Chapter 267, Zoning; to repeal and reenact, with amendments, Table I: Principal Permitted Uses for Specific Zoning Districts: Residential: Transient Housing, Table I: Principal Permitted Uses for Specific Zoning Districts: Residential: Conventional Development, Table I: Principal Permitted Uses for Specific Zoning Districts: Retail Trade, and Table I: Principal Permitted Uses for Specific Zoning Districts: Services, all of Chapter 267, Zoning; to add new definition Directory Sign to Section 219-4, Definitions, of Chapter 219, Signs; to add new Subsection C(1)(g)[3], Freestanding signs within the U.S. Route 40 Commercial Revitalization District ("Rte. 40 CRD"), of Section 219-13, Signs permitted by district, of Chapter 219, Signs; and to repeal and reenact, with amendments, Section 219-15, Billboards, of Chapter 219, Signs, all of the Harford County Code, as amended; to provide for the establishment of the Route 40 Commercial Revitalization District and the district regulations for the new District; to provide that garden and mid-rise dwellings, nursing home and assisted living facilities, mixed use centers and integrated community shopping centers under 40,000 square feet be permitted as a special development in the Route 40 Commercial Revitalization District be subject to the approval of the Board of Appeals; to establish the development and design standards for garden and mid-rise apartment dwellings in certain zoning districts in the Route 40 Commercial Revitalization District; to establish the development and design standards for nursing home and assisted living facilities in certain zoning districts in the Route 40 Commercial Revitalization District; to provide for the development and design standards for a mixed use center in certain zoning districts in the Route 40 Commercial Revitalization District; to provide that projects in the Route 40 Commercial Revitalization District which have primary accessibility on Route 40 need to prepare a Traffic Input Analysis if more than 1,500 trips per day are generated; to add a definition for directory sign; to provide for freestanding signs, to prohibit new billboards and to provide for removal or replacement of existing billboards in the Route 40 Commercial Revitalization District; to amend certain permitted use tables to correctly reflect changes to the Zoning Code; and generally relating to the establishment of the Route 40 Commercial Revitalization District.

[Effective Date July 21, 2000]

Bill No. 00-11

AN ACT to repeal Subsection I(4), Towers, communications and broadcasting, of Section 267-53, Specific standards, of Part 1, Standards, of Chapter 267, Zoning; to