

FINAL

AMENDED
April 4, 2016

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2016, Legislative Day No. 4

Bill No. 20-16

Introduced by Mr. Fink, Chairman
(by request of the County Executive)

By the County Council, February 16, 2016

Introduced and first read on February 16, 2016
Public Hearing set for and held on April 4, 2016
Public Hearing on AMENDED BILL set for and held on April 18, 2016
Bill Expires May 21, 2016

By Order: Elizabeth E. Jones, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: The Odenton Growth Management Area and Plan
2 Review
3

4 FOR the purpose of repealing the 2009 Odenton Town Center Master Plan and
5 amendments; adopting the 2016 Odenton Town Center Master Plan that consists of an
6 Introduction and Chapters concerning Goals, Objectives and Planning Guidance,
7 Development Requirements, Design Standards, Process and Procedures, and Bonus
8 Program; amending provisions of the Subdivision and Development and Zoning
9 Articles relative to the Odenton Town Center Master Plan; establishing a method of
10 development within the Odenton Growth Management Area; repealing certain
11 provisions providing for functional planning controls and design standards within the
12 Odenton Growth Management Area; repealing certain provisions relating to pre-
13 existing development, modifications, and a bonus program within the Odenton
14 Growth Management Area; modifying the applicability of the Odenton Town Center
15 Master Plan in certain circumstances; prohibiting variances to provisions of the 2016
16 Odenton Town Center Master Plan; and generally relating to the 2016 Odenton Town
17 Center Master Plan.
18

19 BY repealing: §§ 17-7-802; and 17-7-808 through 17-7-812
20 Anne Arundel County Code (2005, as amended)

EXPLANATION: CAPITALS indicate new matter added to existing law.
[Brackets] indicate matter stricken from existing law.
Asterisks *** indicate existing Code provisions in a list or chart that remain unchanged.
Underlining indicates amendments to bill.
~~Strikeover~~ indicates matter stricken from bill by amendment.

1 BY repealing and reenacting, with amendments, and renumbering: §§ 17-7-803 through
2 17-7-807 to be §§ 17-7-802 through 17-7-806, respectively
3 Anne Arundel County Code (2005, as amended)
4

5 BY repealing and reenacting, with amendments: §§ 17-7-801; 18-2-103(a)(3); 18-2-105;
6 18-9-101; 18-9-102; 18-9-103; 18-9-104; and 18-16-305(g)
7 Anne Arundel County Code (2005, as amended)
8

9 SECTION 1. *Be it enacted by the County Council of Anne Arundel County,*
10 *Maryland,* That Sections 17-7-802 and 17-7-808 through 17-7-812 of the Anne Arundel
11 County Code (2005, as amended) are hereby repealed.
12

13 SECTION 2. *And be it further enacted,* That §§ 17-7-803 through 17-7-807 of the
14 Anne Arundel County Code (2005, as amended) are hereby renumbered to be §§ 17-7-
15 802 through 17-7-806, respectively.
16

17 SECTION 3. *And be it further enacted,* That Section(s) of the Anne Arundel County
18 Code (2005, as amended) read as follows:
19

20 **ARTICLE 17. SUBDIVISION AND DEVELOPMENT**

21 **TITLE 7. DEVELOPMENT REQUIREMENTS FOR PARTICULAR TYPES OF** 22 **DEVELOPMENT** 23

24 **17-7-801. Definitions.**

25 In this subtitle, the following words have the meanings indicated:
26

27 (1) [“Functional planning controls and design standards” means the regulations
28 that conform the use of land and design of improvements to a comprehensive plan.]
29

30 [(2)] “Odenton Growth Management Area” means a part of the County
31 ESTABLISHED BY THE ENACTMENT OF BILL NO. 68-03 AND designated in the [General
32 Development Plan] ODENTON TOWN CENTER MASTER PLAN for the development of
33 regional commercial and employment uses and for the development of high density
34 residential uses.
35

36 [(3)] (2) “Odenton Town Center Master Plan” means a plan [for] THAT
37 GOVERNS DEVELOPMENT IN the Odenton Growth Management Area adopted by the
38 County Council.
39

40 **[17-7-803.] 17-7-802. Establishment of the Odenton Growth Management Area.**

41 The Odenton Growth Management Area was established by the enactment of Bill No.
42 68-03 AND IS DESIGNATED IN THE ODENTON TOWN CENTER MASTER PLAN.
43

44 **[17-7-804.] 17-7-803. The Odenton Town Center Master Plan.** 45 46 47

1 (A) **Force of law.** THE DEVELOPMENT REQUIREMENTS AND DESIGN STANDARDS IN
2 THE ODENTON TOWN CENTER MASTER PLAN HAVE THE SAME FORCE AND EFFECT OF
3 LAW AS IF EXPRESSLY SET FORTH IN THIS CODE.
4

5 [(a)] (B) **Required inclusions.** The Odenton Town Center Master Plan shall include:
6

7 (1) GOALS, OBJECTIVES, AND planning guidance;
8

9 (2) designation of one or more zoning districts into which land in the Odenton
10 Growth Management Area will be classified;
11

12 (3) [functional planning controls] DEVELOPMENT REQUIREMENTS and design
13 standards with which development in [an] THE Odenton Growth Management Area
14 [Zoning District] shall comply; and
15

16 (4) recommendations for future action.
17

18 [(b)] (C) **Permissible inclusions.** The Odenton Town Center Master Plan may
19 include, BUT IS NOT LIMITED TO:
20

21 (1) [standard and optional methods of development;
22

23 (2)] provisions having the force and effect of law as land use regulations that
24 satisfy the requirements of Land Use Article, § 1-417, of the State Code;
25

26 [(3)] (2) programs for bonus densities, credits, transfers of development rights, and
27 other incentives; and
28

29 [(4)] (3) other provisions intended to permit a higher density of development and
30 economic return in exchange for enhanced environmental protections, a better quality of
31 design, and other amenities that promote the goals and objectives of the Odenton Town
32 Center Master Plan.
33

34 **[17-7-805.] 17-7-804. Development Rights and Responsibilities Agreements.**
35

36 (a) **Petition.** A person satisfying the qualifications described in Land Use Article, § 7-
37 305, of the State Code, may petition the Planning and Zoning Officer to enter into a
38 Development Rights and Responsibilities Agreement as described in Land Use Article,
39 §§ 7-301 through 7-306, of the State Code, for development [under the optional method]
40 in [an] THE Odenton Growth Management Area [Zoning District].
41

42 (b) **Authority.** The Planning and Zoning Officer shall exercise the authority of the
43 public principal under this section and as described in Land Use Article, §§ 7-301
44 through 7-306, of the State Code, including the authority to execute a Development
45 Rights and Responsibilities Agreement.
46

47 (c) **Pre-conditions to execution.** The Planning and Zoning Officer may execute a
48 Development Rights and Responsibilities Agreement only after the public hearing
49 required by Land Use Article, §§ 7-301 through 7-306, of the State Code, and a

1 recommendation by the Planning Advisory Board that the Development Rights and
2 Responsibilities Agreement is consistent with the Odenton Town Center Master Plan and,
3 as appropriate, each of the plans listed in § 18-2-103 of this Code.

4
5 (d) **Contents.** A Development Rights and Responsibilities Agreement shall include
6 the contents required by Land Use Article, § 7-303, of the State Code, and may include
7 the contents allowed by Land Use Article, § 7-303, of the State Code.

8
9 (e) **Consolidation with another agreement.** With the approval of the Planning and
10 Zoning Officer, a Development Rights and Responsibilities Agreement may be
11 consolidated with a public works agreement or with any other plan or agreement required
12 for development in the Odenton Growth Management Area.

13
14 (f) **Council ratification.** A Development Rights and Responsibilities Agreement or
15 an amendment to an agreement shall not take effect unless ratified by resolution or
16 ordinance of the County Council after review by the Odenton Town Center [Oversight]
17 ADVISORY Committee, but the Council shall not have the power to change the individual
18 terms and conditions of the Agreement.

19
20 **[17-7-806.] 17-7-805. Odenton Growth Management Advisory Committee.**

21
22 The Odenton Growth Management Area shall have an Advisory Committee
23 appointed by the County Executive, as set forth in the Odenton Town Center Master Plan
24 [, dated December 2009. The duties of the Committee shall be to advise the Planning and
25 Zoning Officer on the implementation of the Odenton Town Center Master Plan and on
26 other matters as requested by the Planning and Zoning Officer or as designated by law].

27
28 **[17-7-807.] 17-7-806. Method of development.**

29
30 [(a)**Standard or optional.**] Development in [an] THE Odenton Growth Management
31 Area [District] shall be governed by [the standard method of development or by the
32 optional method of development as described in] THE PROVISIONS OF the Odenton Town
33 Center Master Plan, EXCEPT THAT A DEVELOPER MAY OPT FOR AN APPLICATION FOR
34 DEVELOPMENT IN THE ODENTON GROWTH MANAGEMENT AREA THAT WAS SUBMITTED
35 BEFORE THE EFFECTIVE DATE OF BILL NO. 20-16 TO BE GOVERNED BY THE ODENTON
36 TOWN CENTER MASTER PLAN AS IT EXISTED PRIOR TO THE EFFECTIVE DATE OF BILL NO.
37 20-16.

38
39 [(b)**Election required.** An owner shall make election in the form required by the
40 Office of Planning and Zoning to proceed under the standard method or optional method
41 before beginning any activity that requires a building or other construction permit in an
42 Odenton Growth Management Area District or before filing an application for a variance.

43
44 (c) **Compliance with functional planning controls and design standards for**
45 **standard method.** Development under the standard method shall comply with the
46 functional planning controls and design standards, except that single-family dwellings
47 shall be subject only to those functional planning controls and design standards specified
48 in the Odenton Town Center Master Plan.]

ARTICLE 18. ZONING

TITLE 2. GENERAL PROVISIONS

18-2-103. Planning for future development.

(a) **Guides.** The following documents shall be used as a guide in the future development of land in and the location of public services and facilities by the County:

(3) the Odenton Town Center Master Plan dated [December 2009] FEBRUARY 2016, as adopted by [Bill No. 90-09] BILL NO. 20-16;

18-2-105. Zoning districts created.

The following zoning districts are created:

Category	District

Other Zoning Districts	Odenton Growth Management Area Districts: O-COR Core [O-VIL Village] O-HIS HISTORIC O-TRA Transition O-IND Industrial O-EOD East Odenton O-NOD North Odenton [O-FTM Fort Meade Areas] OS-Open Space TC-Town Center SB-Small Business

TITLE 9. OTHER ZONING DISTRICTS

18-9-101. Scope.

The provisions of this subtitle apply to the [following] Odenton Growth Management Area [Districts: (1) O-COR Core; (2) O-VIL Village; (3) O-TRA Transition; (4) O-IND Industrial; (5) O-EOD East Odenton; (6) O-NOD North Odenton; and (7) O-FTM Fort Meade].

18-9-102. Definitions.

In this subtitle, [the following words have the meanings indicated:

(1)“Odenton Town Center Master Plan” [means the growth management area plan for the Odenton Growth Management Area required by § 17-7-803 of this Code]

1 HAS THE MEANING STATED IN § 17-7-801 OF THIS CODE.

2
3 [(2)“Optional method” means the optional method of development in which more
4 intense development is permitted in return for the development being subject to greater
5 discretionary approval over all elements of the development so as to achieve the goals
6 and objectives of the Odenton Town Center Master Plan.

7
8 (3) “Standard method” means the standard method of development allowed as a
9 matter of right under applicable zoning and other regulations.]

10
11 **18-9-103. Uses.**

12
13 The uses allowed [under the standard and optional method of development] IN THE
14 ODENTON GROWTH MANAGEMENT AREA are those uses that conform to the requirements
15 of the Odenton Town Center Master Plan.

16
17 **18-9-104. Applicability of other law.**

18
19 Except as provided otherwise in the Odenton Town Center Master Plan, the Odenton
20 Town Center Master Plan supersedes [Title 3 in its entirety,] other provisions of this
21 article [to the extent of any conflict,] and Article 17 of this Code to the extent of any
22 conflict.

23
24 **TITLE 16. ADMINISTRATIVE HEARINGS**

25
26 **18-16-305. Variances.**

27
28 (g) **Odenton Growth Management Area Districts.** [In the Odenton Growth
29 Management Area, a variance may be granted from the provisions of this article that are
30 applicable to development under the standard method of development, except that a
31 developer who obtained a modification from the Office of Planning and Zoning may not
32 subsequently apply for a variance from the same provision.] A VARIANCE MAY NOT BE
33 GRANTED TO THE PROVISIONS OF THE ODENTON TOWN CENTER MASTER PLAN.

34
35 SECTION 4. And be it further enacted, That the Odenton Town Center Master Plan
36 for Anne Arundel County, dated February 2016, is hereby amended as follows:

37
38 1. On page 12 of the Plan, in the third paragraph titled ‘Historic’, in the ninth line, after
39 the period, insert ‘Historic properties outside of the Historic sub-area that are deemed
40 contributing structures to the historic character of the community will also be preserved.’

41 (Amendment No. 1)

42
43 2. On page 20 of the Plan, after the first paragraph, insert a new bullet point at the
44 beginning of the list as follows:

45
46 ‘● A combined community center with potential public amenities such as a swim
47 center, community space, ice rink, dog park, and theater;’

48
49 In the second bullet point, strike ‘at the western end of the green’ and in the third

1 bullet point, strike ‘at the eastern end of the green’;
2

3 In the 4th line of the last paragraph, strike ‘a community center, a farmers market, or a
4 community garden’ and substitute ‘a farmers market, a community garden, or a
5 community center which could be combined with amenities such as a swim center,
6 community space, outdoor ice rink and/or a theater’.

7 (Amendment No. 2)
8

9 3. On page 30 of the Plan, in the first paragraph, in the fifth line, strike ‘could’ and
10 substitute ‘should’; and after ‘to’ insert ‘Maryland City and’; in the sixth line strike
11 ‘connector service to’ and substitute ‘Arundel Mills Mall.’; in the second paragraph, in
12 the last line, strike ‘2016’ and substitute ‘2017’.

13 (Amendment No. 3)
14

15 4. On page 33 of the Plan, after the Chart, in the first line after ‘Code’, insert ‘, with tax
16 incentives for preservation included in Article 4 of the County Code’.

17 (Amendment No. 4)
18

19 5. On page 89 of the Plan, under ‘Parking Structure Recommendations’, in the first line
20 of subparagraph 3, after ‘routes’, insert ‘pedestrian access and bike paths.’; under ‘5.10
21 Transit Service, Facilities and Development’ after the second paragraph in subparagraph
22 1, after ‘Private’ insert ‘and public’ and after ‘trails’ insert ‘and lanes’.

23 (Amendment No. 5)
24

25 6. On page 157 of the Plan, after paragraph ‘7.’ insert the following:
26

27 ‘8. Determine the feasibility and applicability of soliciting an independent research
28 firm to conduct an analysis of development market challenges, planning, vision, and
29 potential in the Odenton Town Center.’

30 (Amendment No. 6)
31

32 7. On page 52 of the Plan, in Figure 3-4. Permitted Uses, in the header, after “LIST OF
33 LAND USES’ insert ‘(2)’.

34
35 On page 58, also in Figure 3-4, in the third row which begins with ‘Self-service
36 storage facilities’, in the first column entitled ‘Core’, insert ‘P (3)’; in the second header
37 reading ‘Civic/Institutional’, after ‘footnote’ strike ‘3’ and substitute ‘1’; and at the end
38 of the page, after item ‘(2)’ insert:

39
40 ‘(3) Permitted only in Regulatory Blocks 5, 6, and 7 in the Core sub-area.’

41 (Amendment No. 7)
42

43 8. On Page 122, under ‘10. Monument Signs:’ in subparagraph ‘a.’ after ‘to’ insert ‘or
44 no more than 6” above’, after ‘ground’ insert ‘with a base that is as wide or wider than
45 the sign face’.

46
47 On page 170, strike in its entirety the sixth paragraph entitled “Monument Sign” and
48 substitute:

1 ‘Monument Sign - A horizontal freestanding sign that sits flush to or no more than 6”
2 above the ground, with a base that is as wide or wider than the sign face.’

3 (Amendment No. 8)

4
5 9. On page 157 of the Plan, after paragraph ‘7.’ insert the following:

6
7 ‘8. Should property owners in the Odenton historic sub-area decide to apply for a
8 designation as a National Register historic district, the Office of Planning and Zoning
9 shall, upon request, provide any relevant information and research as needed to
10 complete the application.’

11 (Amendment No. 9)

12
13 10. On page 143 of the Plan, in Section ‘10.2.3. Parking Standards’, under
14 “requirements”, delete requirement number 1 in its entirety and substitute the following:

15
16 ‘1. The driveway entryway of a commercial development shall provide sufficient
17 queuing room for cars entering from the street.’

18 (Amendment No. 10)

19
20 11. On page 68 of the Plan, in the chart entitled ‘Figure 3-8. Priority Transportation
21 Projects’ in the fourth column of the third row, after the last sentence add ‘The design
22 study will include an assessment of the feasibility of a one-way circulation system.’

23 (Amendment No. 11)

24
25 12. On page 167 of the Plan, in the seventh paragraph entitled ‘Awning Sign’ strike the
26 first sentence and substitute ‘Any message painted, sewn, stained, or otherwise attached
27 to the shed, flap, or valance of an awning.’; and in the third and fourth lines, strike “,
28 unless the awning is colored and internally lit, in which case the entire area shall be
29 counted’

30 (Amendment No. 12)

31
32 13. On page 61 of the Plan, in the section entitled ‘Requirements’, delete items “1.” and
33 ‘2.’ in their entirety and substitute the following :

34
35 ‘1. A minimum of 10% of the gross site area must be provided as Green Area.

36
37 2. Minimum Activity Space required is one square foot for every 10 square feet of
38 floor area. Activity space may be apportioned between Public Activity Space and
39 Private/Semi-Private Activity Space in a manner appropriate to the site.’

40 (Amendment No. 13)

41
42 14. On page 132 of the Plan, in Section ‘9.5 Architectural Design Standards for New
43 Construction, Infill Development, and Non-Contributing Buildings’, in the last line of the
44 second paragraph, after the period insert ‘These Architectural Design Standards are not
45 intended to supersede the Development Requirements by Block (Figure 3-3) or Permitted
46 Uses (Figure 3-4) of Chapter 3.’

47 (Amendment No. 14)

48
49 15. On page 74 of the Plan, in the table entitled ‘Figure 3-11. Roadway Typical Sections

1 and Streetscape Requirements’ under ‘OTC Arterial’, in the 4th row entitled ‘Odenton
2 Avenue’, in the 5th column entitled ‘Min ROW Width’, strike ‘100’ and substitute
3 ‘92’.”

4 (Amendment No. 15)

5
6 16. On page 152 of the Plan, in subsection ‘3. Plan Benchmarking and Tracking’, in item
7 ‘a.’ in the second line, after ‘modifications’ insert ‘development proffers and bonus
8 rewards.’.

9 (Amendment No. 16)

10
11 17. On page 49 of the Plan, delete ‘Figure 3-1. Regulatory Blocks’ in its entirety and
12 substitute new Figure 3-1, attached as Exhibit 1.

13
14 On page 51 of the Plan, delete ‘Figure 3-3. Development Requirements by Block’ in
15 its entirety and substitute new Figure 3-3, attached as Exhibit 2.

16 (Amendment No. 17)

17
18 18. On page 90 of the Plan, delete ‘Figure 3-13. Public Parking District Plan’ in its
19 entirety and substitute new Figure 3-13, attached as Exhibit 3.

20 (Amendment No. 18)

21
22 19. On page 26 of the Plan, delete ‘Figure 2-1. Odenton Development’ in its entirety and
23 substitute new Figure 2-1, attached as Exhibit 4.

24 (Amendment No. 19)

25
26 20. On page 80 of the Plan, delete ‘Figure 3-12. Pedestrian and Trail Amenities’ in its
27 entirety and substitute new Figure 3-12, attached as Exhibit 5.

28 (Amendment No. 20)

29
30 21. On page 50 of the Plan, delete ‘Figure 3-2. Historic Sub-Area Blocks’ in its entirety
31 and substitute new Figure 3-2, attached as Exhibit 6.

32
33 On page 13 of the Plan, delete ‘Figure 1-3. OTC Sub-Areas’ in its entirety and
34 substitute new Figure 1-3, attached as Exhibit 7.

35
36 On page 35 of the Plan, delete ‘Figure 2-3. Historic Sub-Area and Contributing
37 Resources’ in its entirety and substitute new Figure 2-3, attached as Exhibit 8.

38 (Amendment No. 21)

39
40 22. On page 70 of the Plan, delete ‘Figure 3-9. Planned Road Network’ in its entirety
41 and substitute new Figure 3-9, attached as Exhibit 9.

42
43 On page 71 of the Plan, after the first partial paragraph, add a new paragraph to read
44 as follows:

45
46 ‘In Figure 3-9, a planned road (P4) is indicated connecting MD 170 to Winmeyer
47 Avenue. The purpose of the planned road is to offer an alternative route through this area
48 that avoids the MD 170/MD 175 intersection and that will support and enhance
49 redevelopment of these Core blocks. While the specific alignment of P4 has not been

1 determined, the short term goal will be to align the eastern end of P4 with the new access
2 point into the Academy Yard development at a signalized intersection on MD 170, obtain
3 the right-of-way needed for the easternmost segment, and to use the existing Mt. Vernon
4 Avenue and Pine Street right-of-way to complete the connection to Winmeyer Avenue.
5 As a longer term goal, it may be feasible to obtain future right-of-way needed to extend
6 the easternmost segment of P4 straight over to Winmeyer Avenue.'

7 (Amendment No. 22)

8
9 23. On page 43 of the Plan, in section 1.2, paragraph 2(e), after the period insert,
10 'Commercially-developed properties within the Historic sub-area that have access from a
11 State-owned road are exempt from the Historic Preservation requirements and design
12 standards.'

13 (Amendment No. 23)

14
15 SECTION 4. 5. And be it further enacted, That all references in this Ordinance to “the
16 effective date of Bill No. 20-16”, or words to that effect, shall, upon codification, be
17 replaced with the actual date on which this Ordinance takes effect under Section 307 of
18 the County Charter as certified by the Administrative Officer to the Country Council.

19
20 SECTION 5. 6. And be it further enacted, That the Odenton Town Center Master
21 Plan for Anne Arundel County, dated February 2016, as amended by this Ordinance, is
22 hereby adopted and incorporated herein by reference as if fully set forth.

23
24 SECTION ~~6~~7. And be it further enacted, That a certified copy of the Odenton Town
25 Center Master Plan for Anne Arundel County, dated February 2016, as amended by this
26 Ordinance, and prepared by the Office of Planning and Zoning, shall be permanently kept
27 on file in the office of the Administrative Officer to the County Council, and a certified
28 copy of same shall be permanently kept on file in the Office of Planning and Zoning.

29
30 SECTION 7. 8. And be it further enacted, That this Ordinance shall take effect 45
31 days from the date it becomes law.

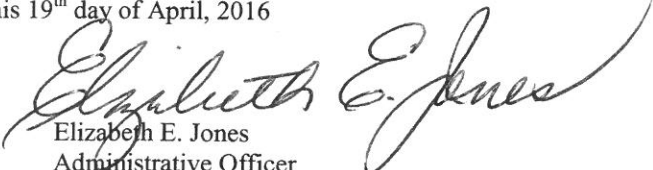
AMENDMENTS ADOPTED: April 4, 2016

READ AND PASSED this 18th day of April, 2016

By Order:


Elizabeth E. Jones
Administrative Officer

PRESENTED to the County Executive for his approval this 19th day of April, 2016


Elizabeth E. Jones
Administrative Officer

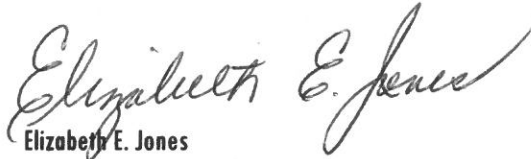
APPROVED AND ENACTED this 21 day of April, 2016



Steven R. Schuh
County Executive

EFFECTIVE DATE: June 5, 2016.

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF BILL NO.
20-16. THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.



Elizabeth E. Jones
Administrative Officer

Figure 3-1. Regulatory Blocks

Bill No. 20-16
 Amendment No. 17
 Exhibit No. 1

**Odenton Town Center
 Master Plan
 2016**

Legend

Regulatory Blocks

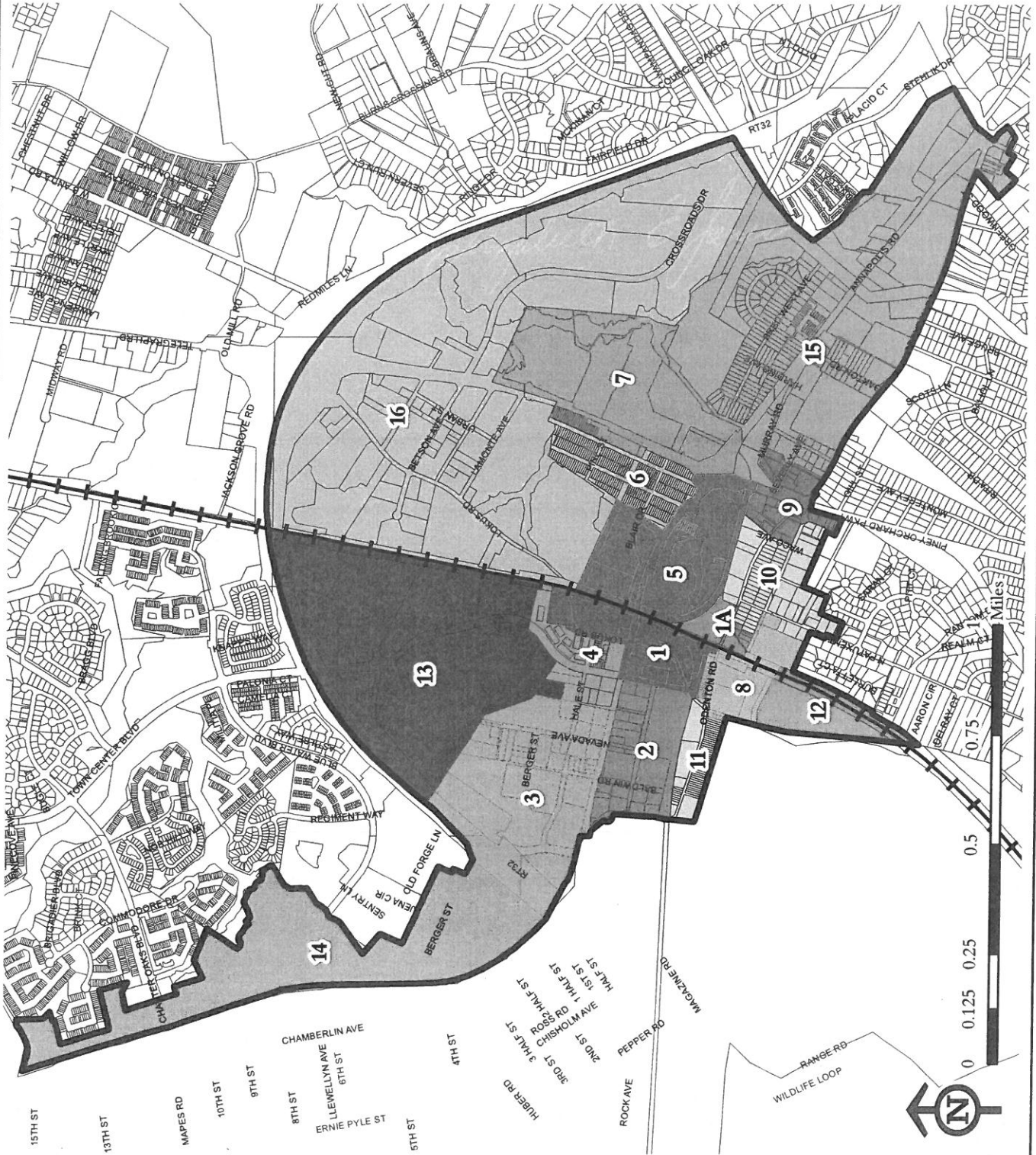
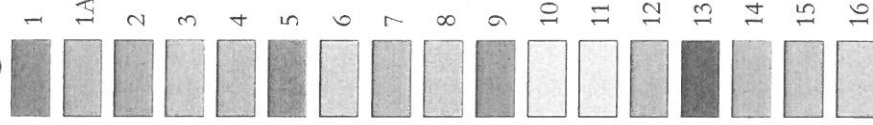


Figure 3-3. Development Requirements by Block

Block 10 Bulk Regulations	
Minimum Lot Size (SF)	14,000
Maximum Lot Coverage by Structures	20%
Minimum Lot Width	70'
Minimum Front Setback	30'
Maximum Front Setback	45'
Minimum Rear Setback	-
Minimum Side Setback	7'
Minimum Corner Side Setback	15'
Minimum Front Acc. Setback	50'
Minimum Side/Rear Acc. Setback	7'
Maximum Height Principal Structure	35'
Maximum Height Acc. Structure	25'***
Maximum Density	3 du/ac

***or the height of the principal structure, whichever is less

Block	Sub-Area	Mixed Use Category	Maximum Stories	Maximum FAR
1	Core	West Core Mix	8*	4
1A	Core	West Core Mix	4*	2
2	Core	West Core Mix	4*	4
3	Core	West Core Mix	8*	2
4	Core	West Core Mix	8*	4
5	Core	East Core Mix	8*	2
6	Core	East Core Mix	4*	1
7	Core	East Core Mix	8*	2
8	Historic	Historic Village Mix	3	1
9	Historic	Historic Village Mix	3	1
10	Historic	Residential	-	-
11	Transition	General Mix	3	1
12	Transition	General Mix	3	1
13	Transition	General Mix	8*	2
14	North Odenton	General Mix	4	1
15	East Odenton	General Mix	4	1
16	Industrial	Industrial Mix	4	1

*Minimum height 2 apparent stories required.

Mixed Use Category	Percentage of Land Use Type Required (by Floor Area)		
	Residential	Retail	Office Industrial
Residential	0-100	0	0
Historic Village (1)	50-100	0-50	0-50
Industrial Mix (1)	0-40	0-60	0-60
General Mix (1)	0-85	0-85	0-85
East Core Mix(1)	0-85	15-80	0-85
West Core Mix	0-20 on street level; 0-100 on upper levels	50-100 on street level; 0-100 on upper levels	0-50 on street level; 0-100 on upper levels






(1) Development projects on sites of less than five acres in these categories will be exempt from the Mixed Use Requirements.

(2) Institutional uses are permitted in all Mixed Use Categories and may occupy 100% of the floor area on any site. See Permitted Uses table.






Figure 3-13. Public Parking District Plan

**Odenton Town Center
 Master Plan
 2016**

Legend

-  OTC Boundary
-  MARC Station
-  Railroad
-  Potential Parking Garage
-  Existing Roads

Parking Districts

-  District 1
-  District 2
-  District 3
-  District 4
-  District 5

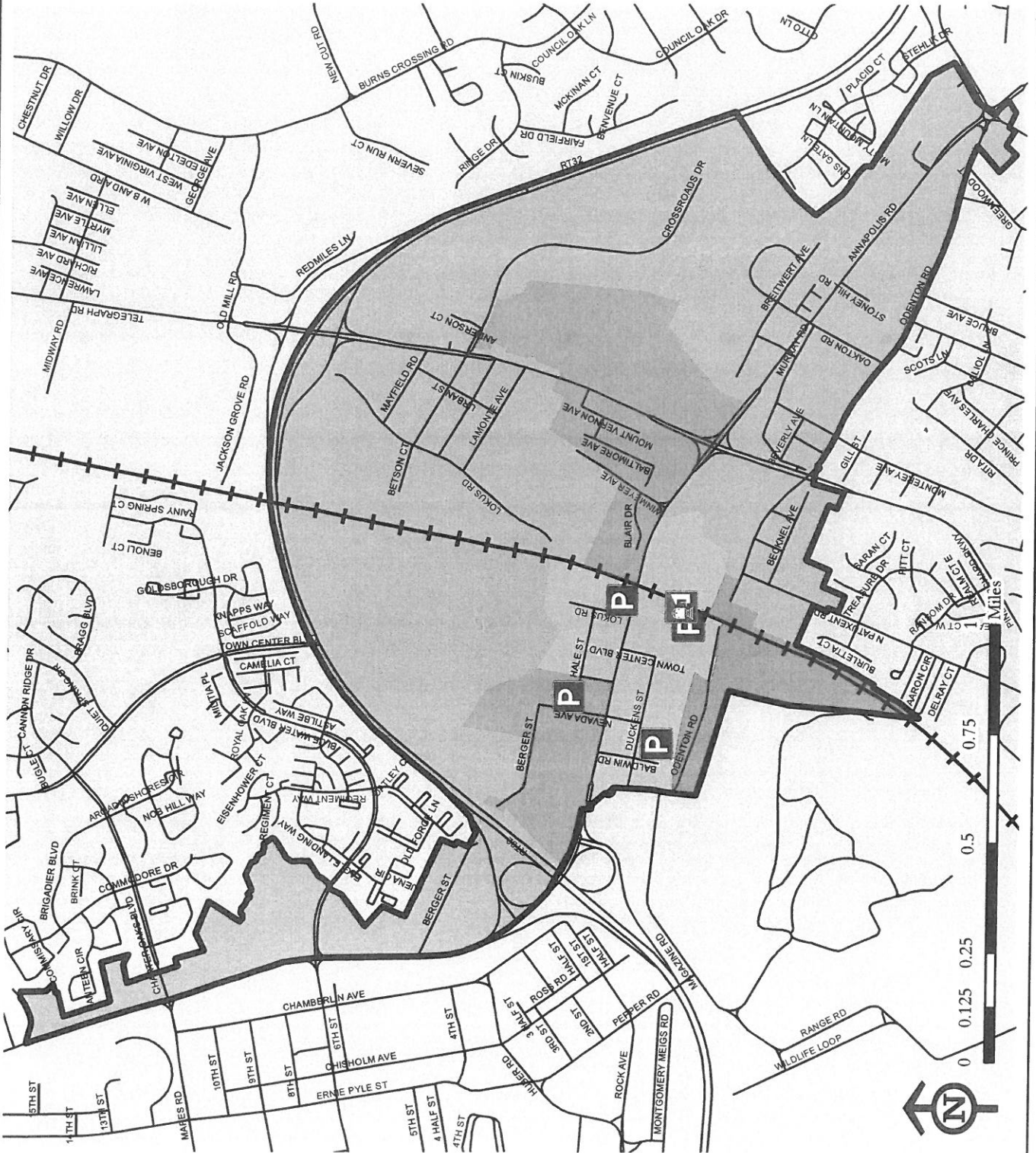


Figure 2-1. Odenton Development

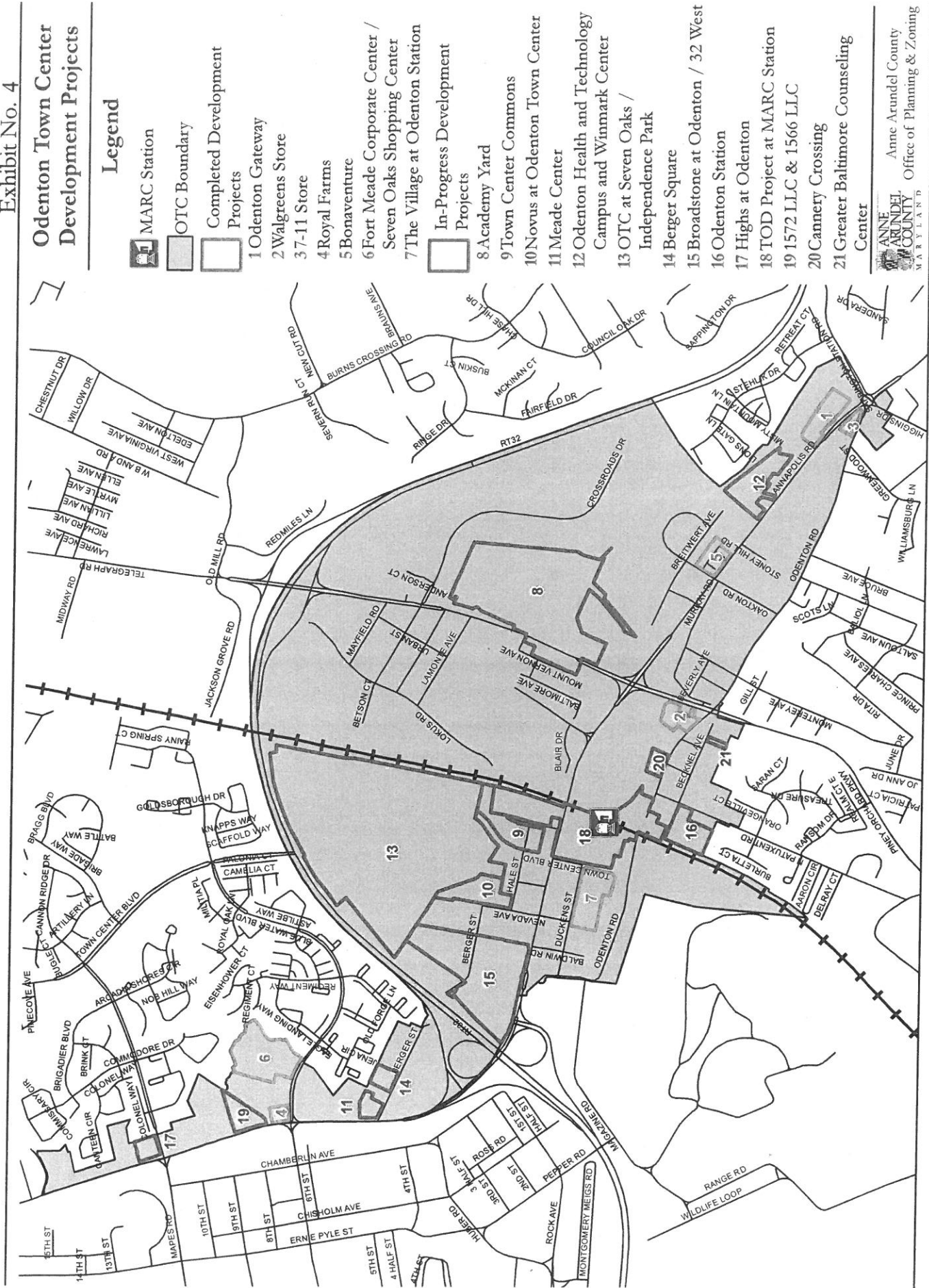



Figure 3-12. Pedestrian and Trail Amenities

Bill No. 20-16
 Amendment No. 20
 Exhibit No. 5









**Odenton Town Center
 Master Plan
 2016**

Legend

Community Facilities

-  Fire Co. 28
-  Western District Police Station
-  Elementary School
-  Odenton Regional Library
-  O'Malley Senior Center
-  Odenton Post Office
-  Odenton Heritage Society
-  MARC Station

Pedestrian & Trail Amenities

-  Existing Sidewalk
-  Proposed Sidewalk
-  Existing Trail
-  Proposed Trail
-  Existing Dedicated Bike Lane
-  Proposed Dedicated Bike Lane
-  Buildings
-  OTC Boundary

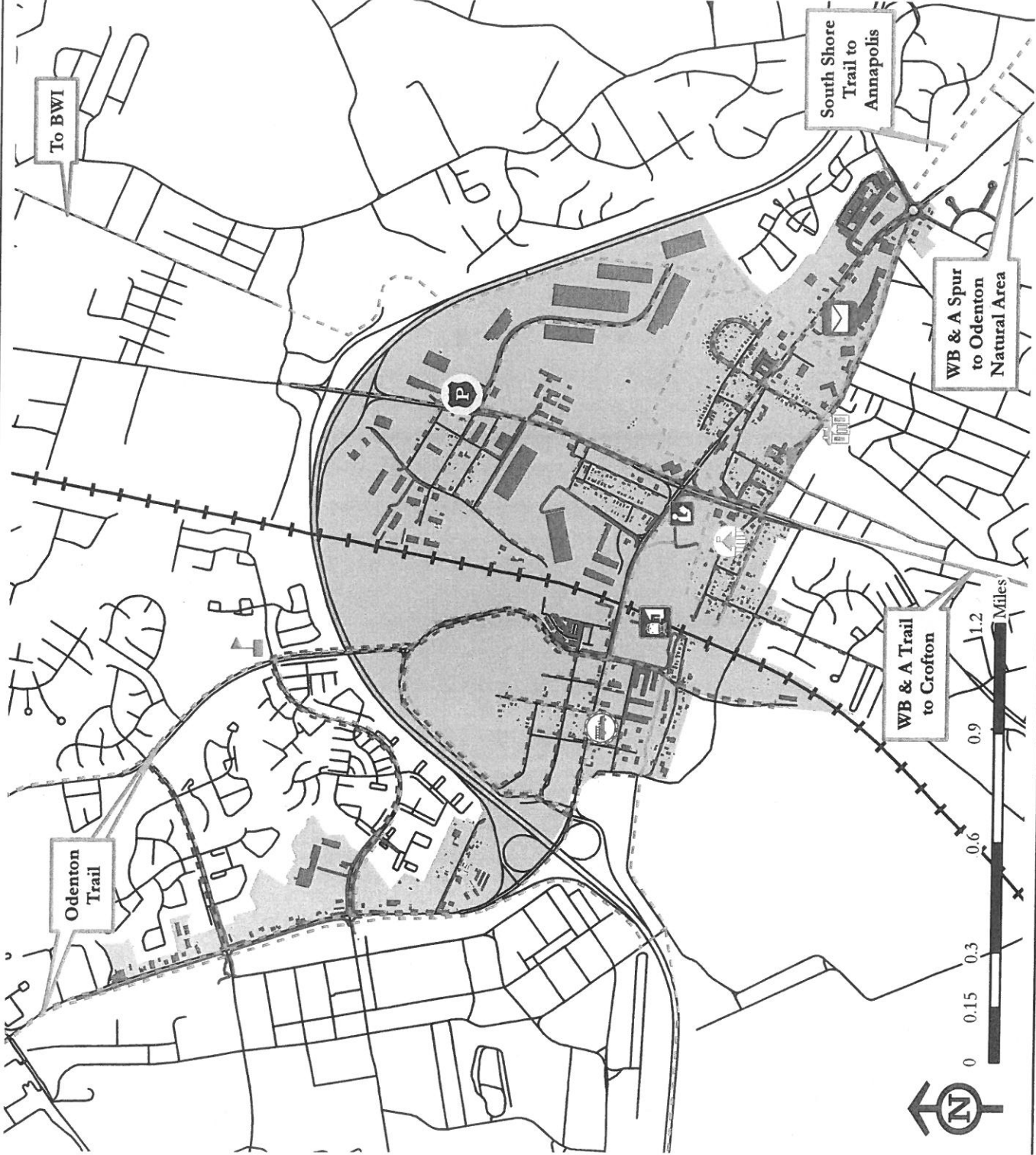











Figure 3-2. Historic Sub-Area Blocks

Bill No. 20-16
Amendment No. 21
Exhibit No. 6

**Odenton Town Center
Master Plan
2016**

Legend

-  MARC Station
 -  Railroad
 -  Historic Sub-Area
 -  Contributing Properties
 -  Other Contributing Structures
 -  Parcels
- Block No.**
-  Block 8
 -  Block 9
 -  Block 10

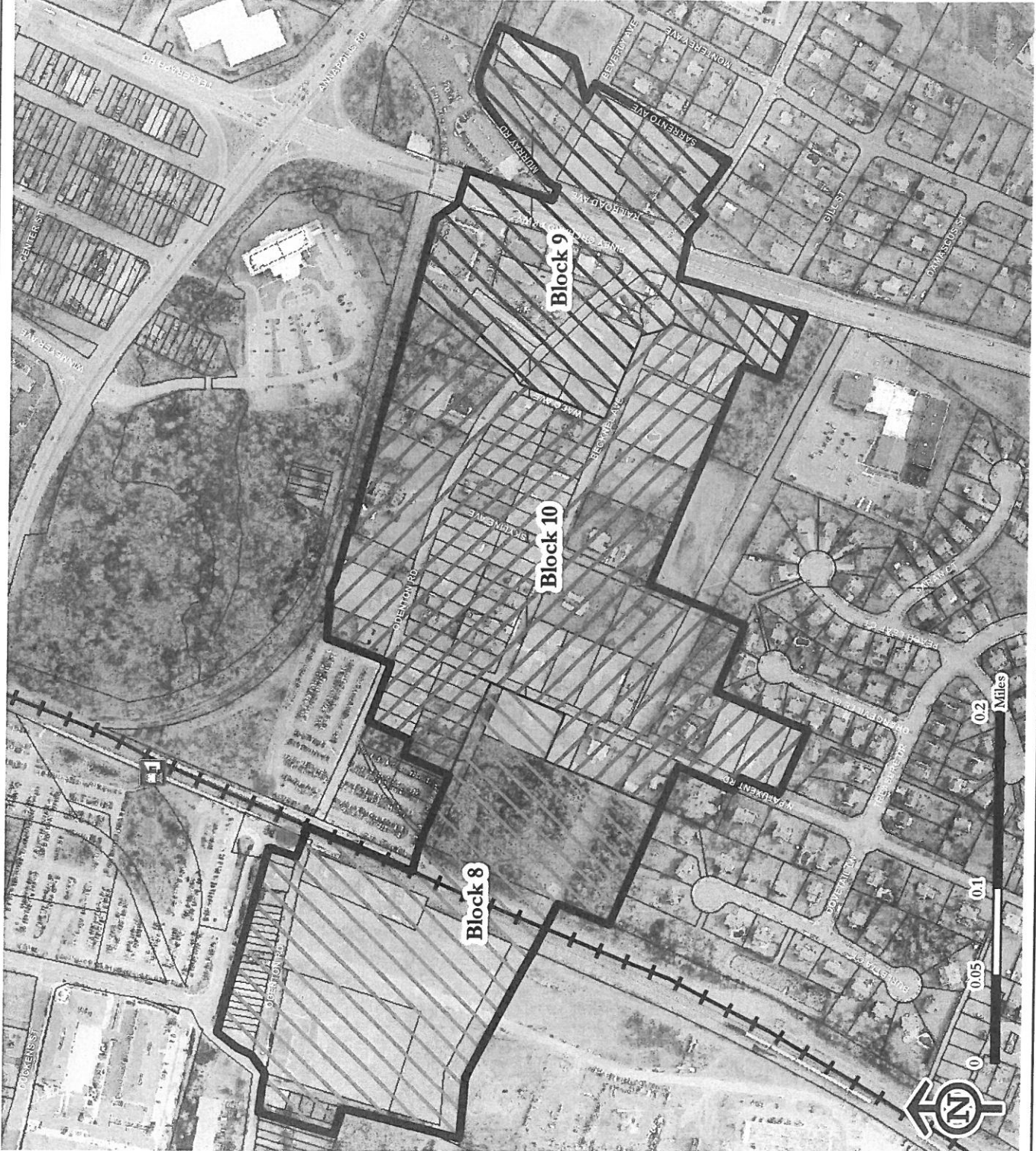










Figure 1-3. OTC Sub-Areas

**Odenton Town Center
 Master Plan
 2016**

Legend

-  OTC Boundary
-  Railroad
- OTC Sub-Area**
-  Core
-  Historic
-  Transition
-  East Odenton
-  North Odenton
-  Industrial

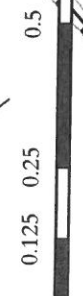
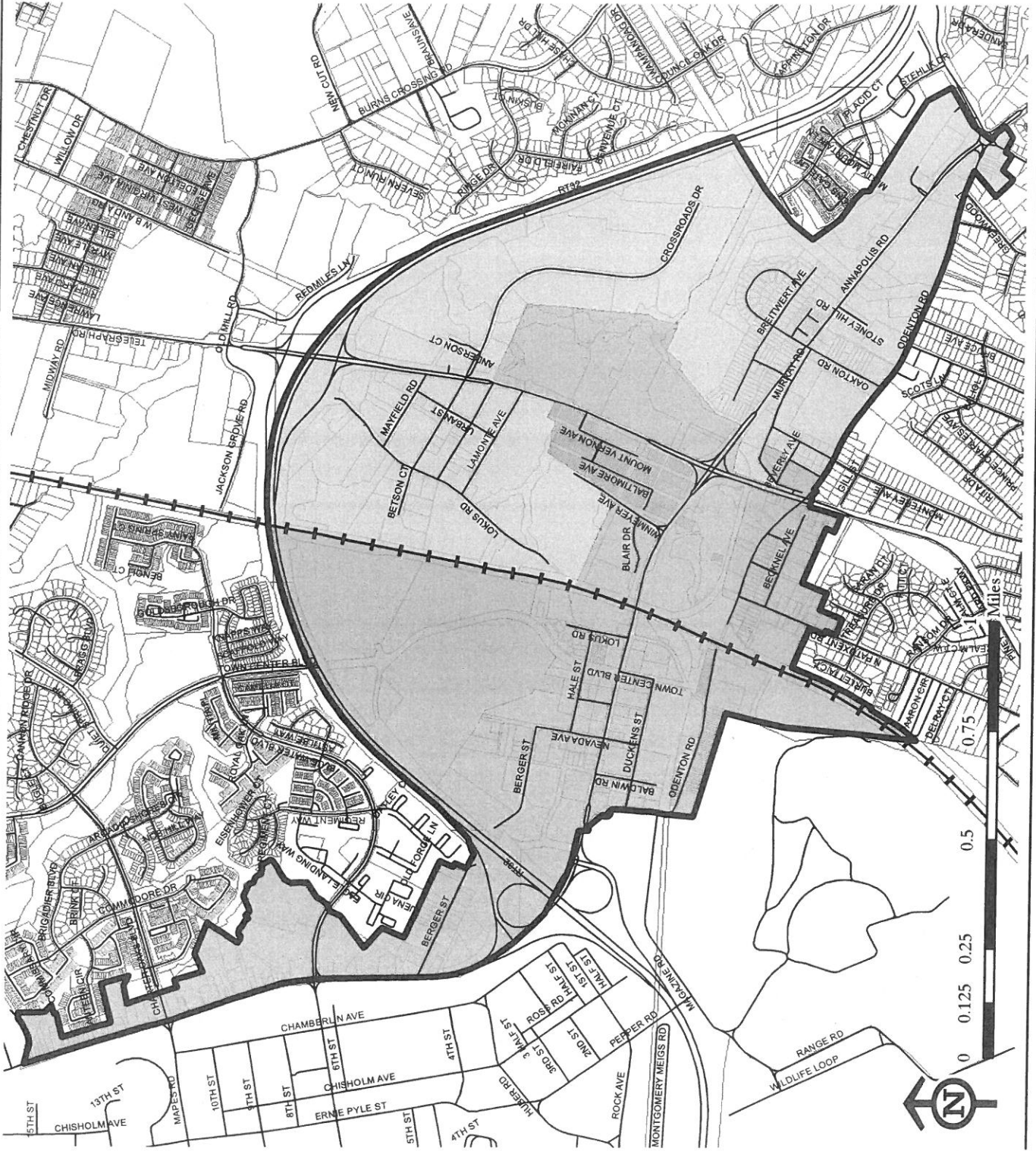







Figure 2-3. Historic Sub-Area and Contributing Resources

Bill No. 20-16
 Amendment No. 21
 Exhibit No. 8

**Odenton Town Center
 Master Plan
 2016**

Legend

-  Railroad
-  Historic Sub-Area
-  Contributing Properties
-  Other Contributing Structures
-  Parcels

**Contributing Structures
 Outside the Historic
 Sub-Area**

- Switch Tower Building (MARC parking lot)
- Odenton Station Building
- Disney House (327 Nevada Ave.)

Determination of Contributing Structures is performed by the Cultural Resources Division of the County's Office of Planning and Zoning and may be updated as needed.



**Odenton Town Center
 Master Plan
 2016**

Legend

Planned Roads



- ROW Reserved
- - - ROW Not Reserved
-  MARC Station
-  OTC Boundary

Figure 3-9. Planned Road Network

