



Figure 3-3. Development Requirements by Block

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	0
Historic Village (1)	50-100	0-50	0-50	0
Industrial Mix (1)	0-40	0-60	0-60	0-100
General Mix (1)	0-85	0-85	0-85	0-10
East Core Mix(1)	0-85	15-80	0-85	0-10
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	0

(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.

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

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

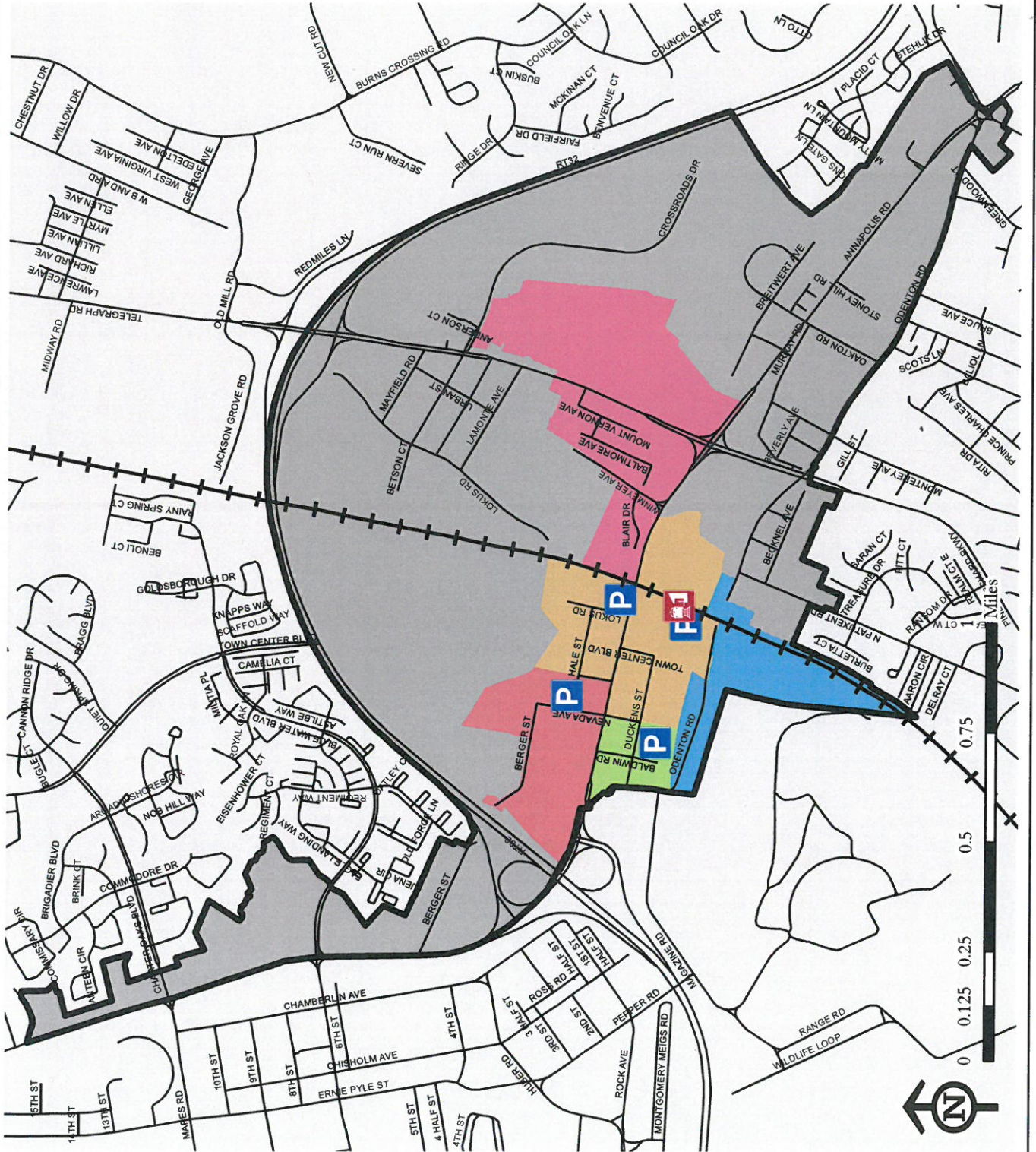


























Figure 2-1. Odenton Development

**Odenton Town Center  
 Development Projects**

**Legend**

-  1 MARC Station
-  OTC Boundary
-  Completed Development Projects
-  1 Odenton Gateway
-  2 Walgreens Store
-  3 7-11 Store
-  4 Royal Farms
-  5 Bonaventure
-  6 Fort Meade Corporate Center / Seven Oaks Shopping Center
-  7 The Village at Odenton Station
-  In-Progress Development Projects
-  8 Academy Yard
-  9 Town Center Commons
-  10 Novus at Odenton Town Center
-  11 Meade Center
-  12 Odenton Health and Technology Campus and Winmark Center
-  13 OTC at Seven Oaks / Independence Park
-  14 Berger Square
-  15 Broadstone at Odenton / 32 West
-  16 Odenton Station
-  17 Highs at Odenton
-  18 TOD Project at MARC Station
-  19 15172 LLC & 1566 LLC
-  20 Cannery Crossing
-  21 Greater Baltimore Counseling Center

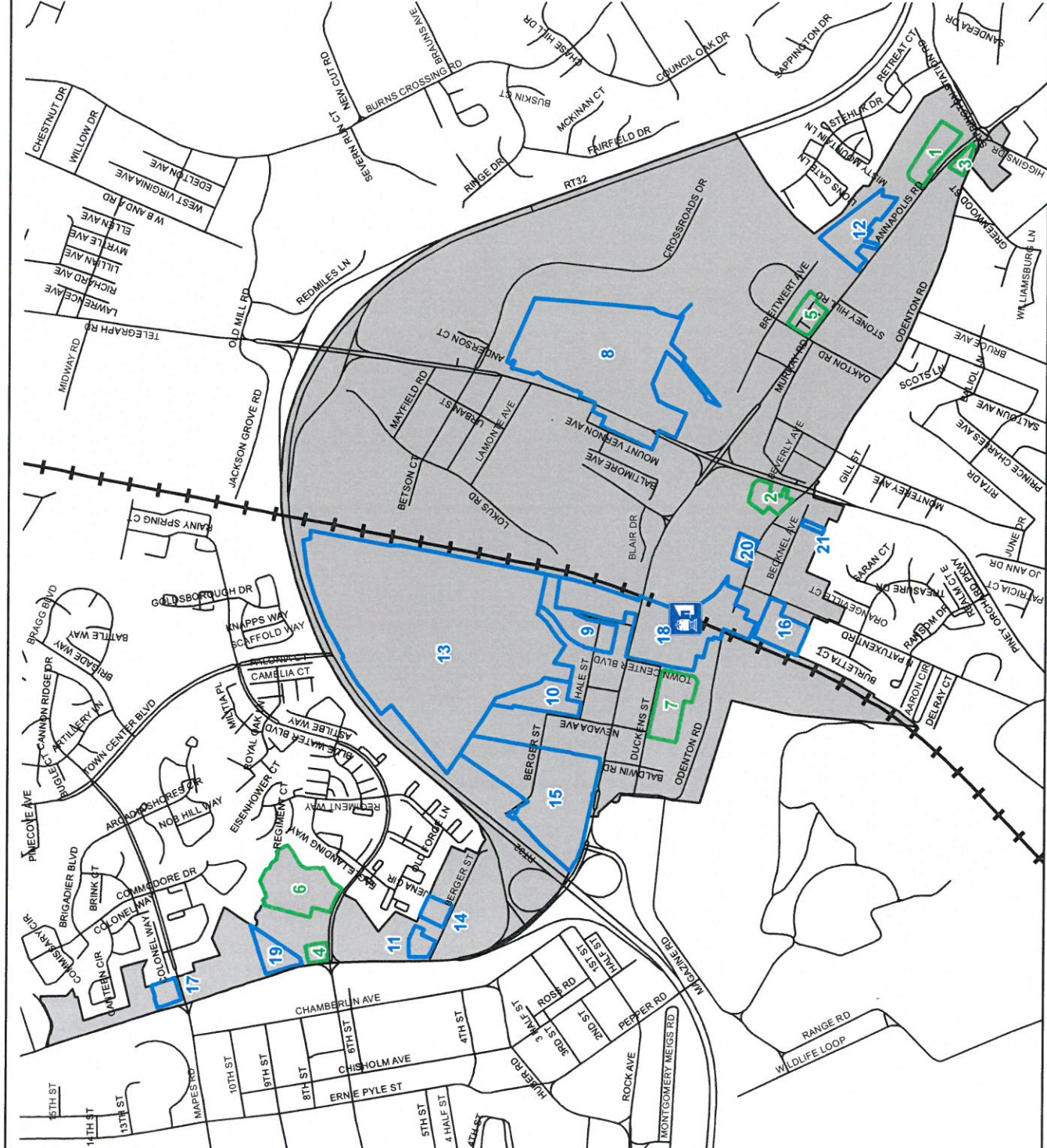



Figure 3-12. Pedestrian and Trail Amenities







**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

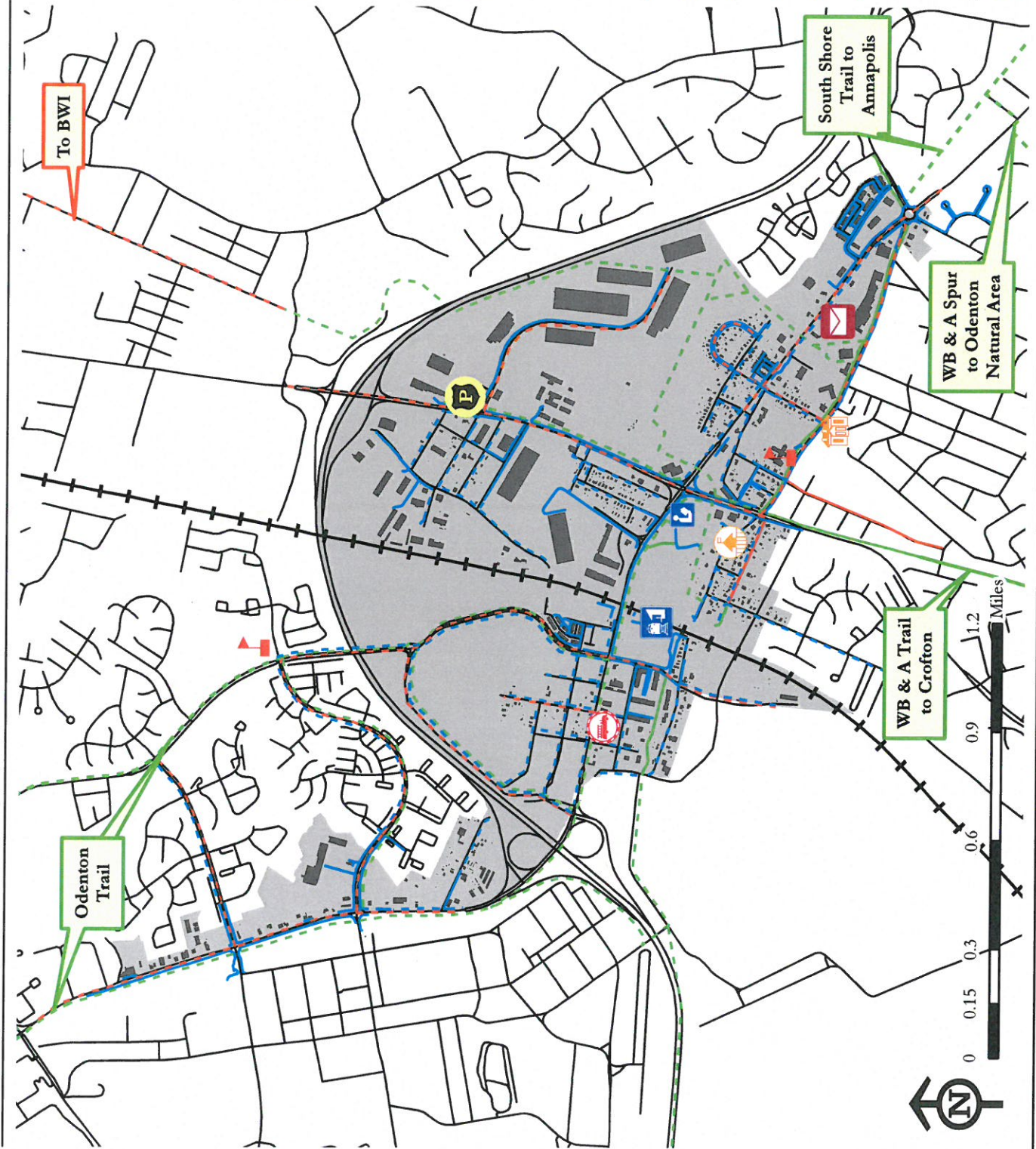











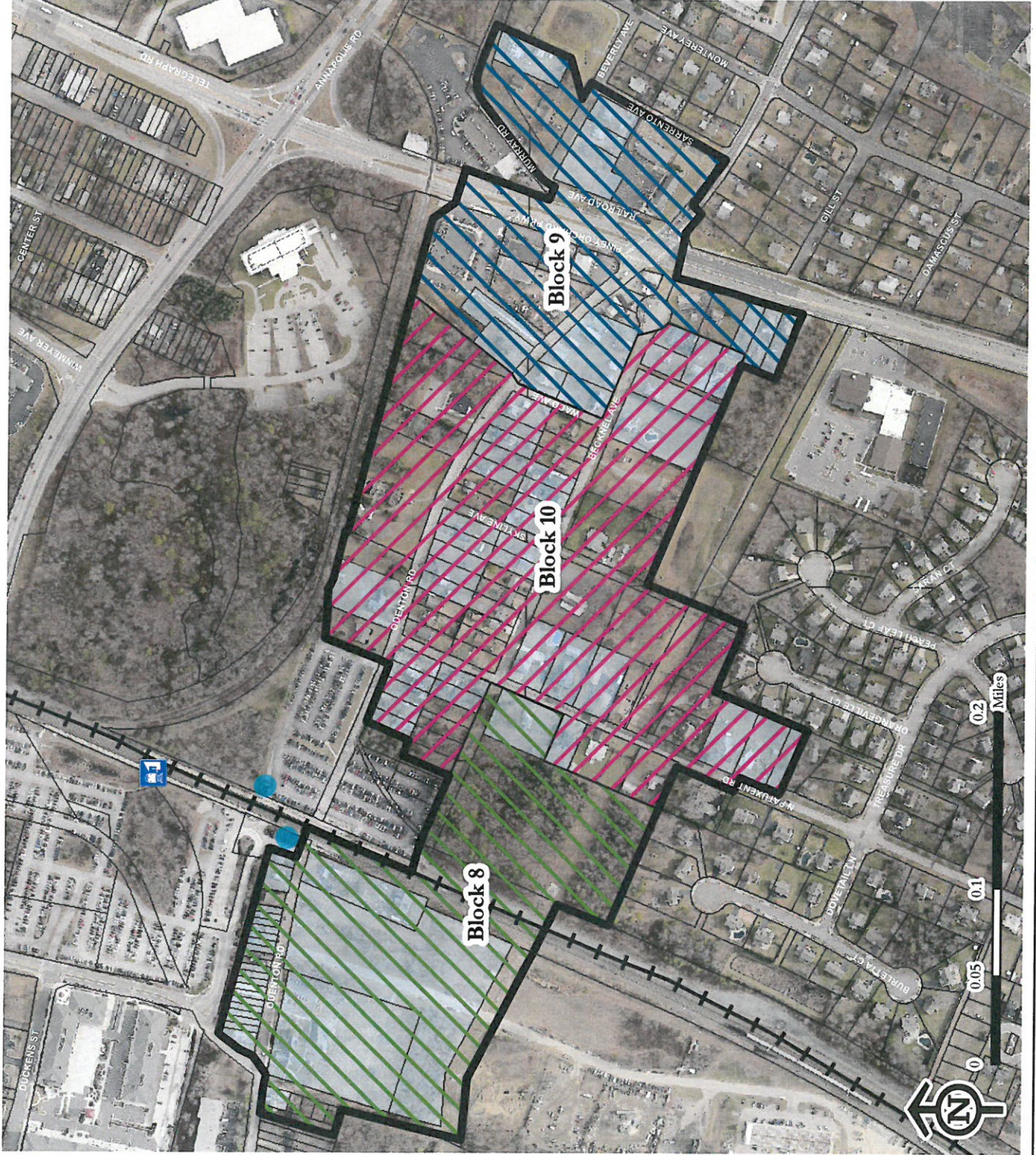
Figure 3-2. Historic Sub-Area Blocks

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

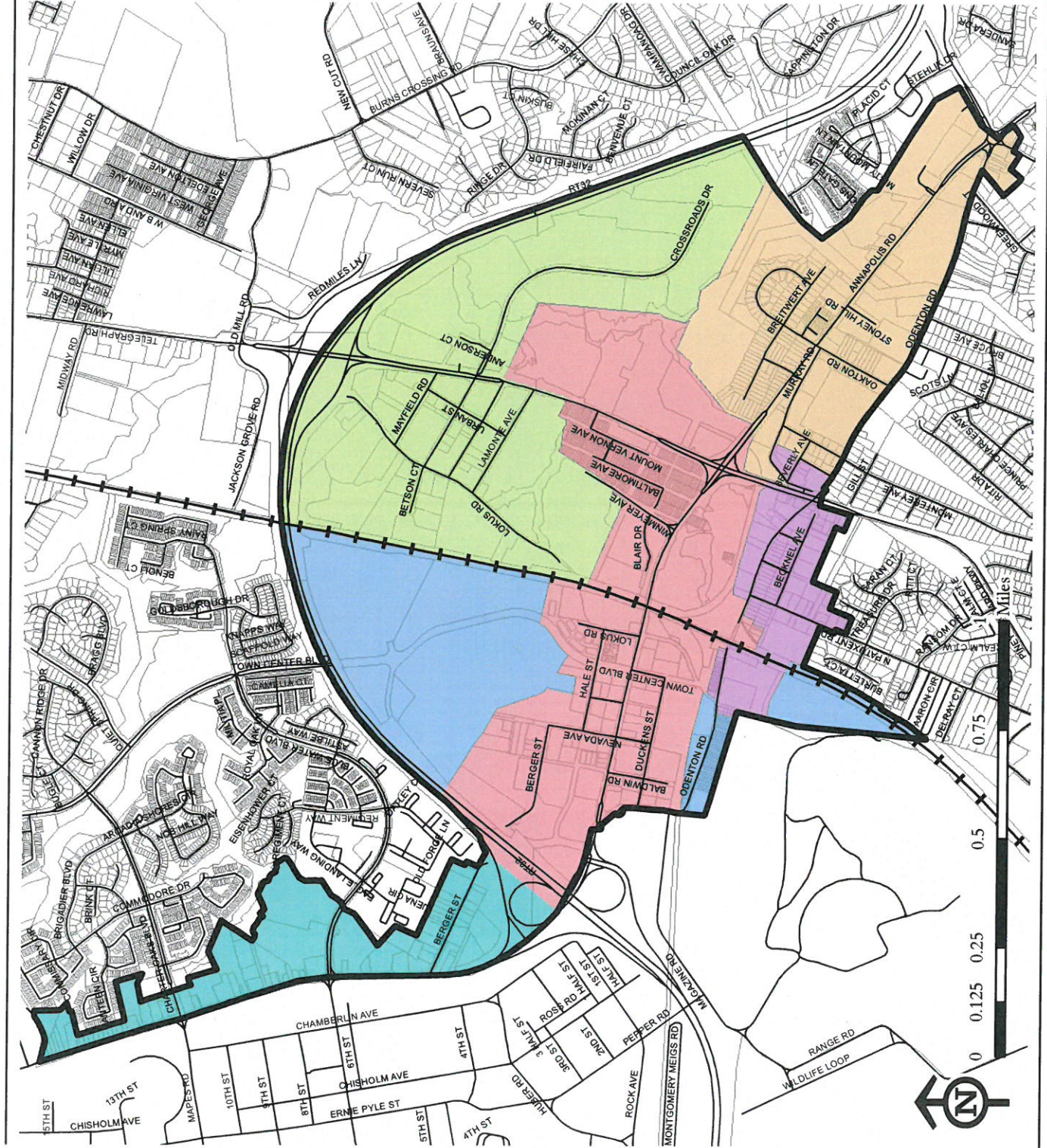


**Odenton Town Center  
 Master Plan  
 2016**

**Legend**






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

**Figure 1-3. OTC Sub-Areas**



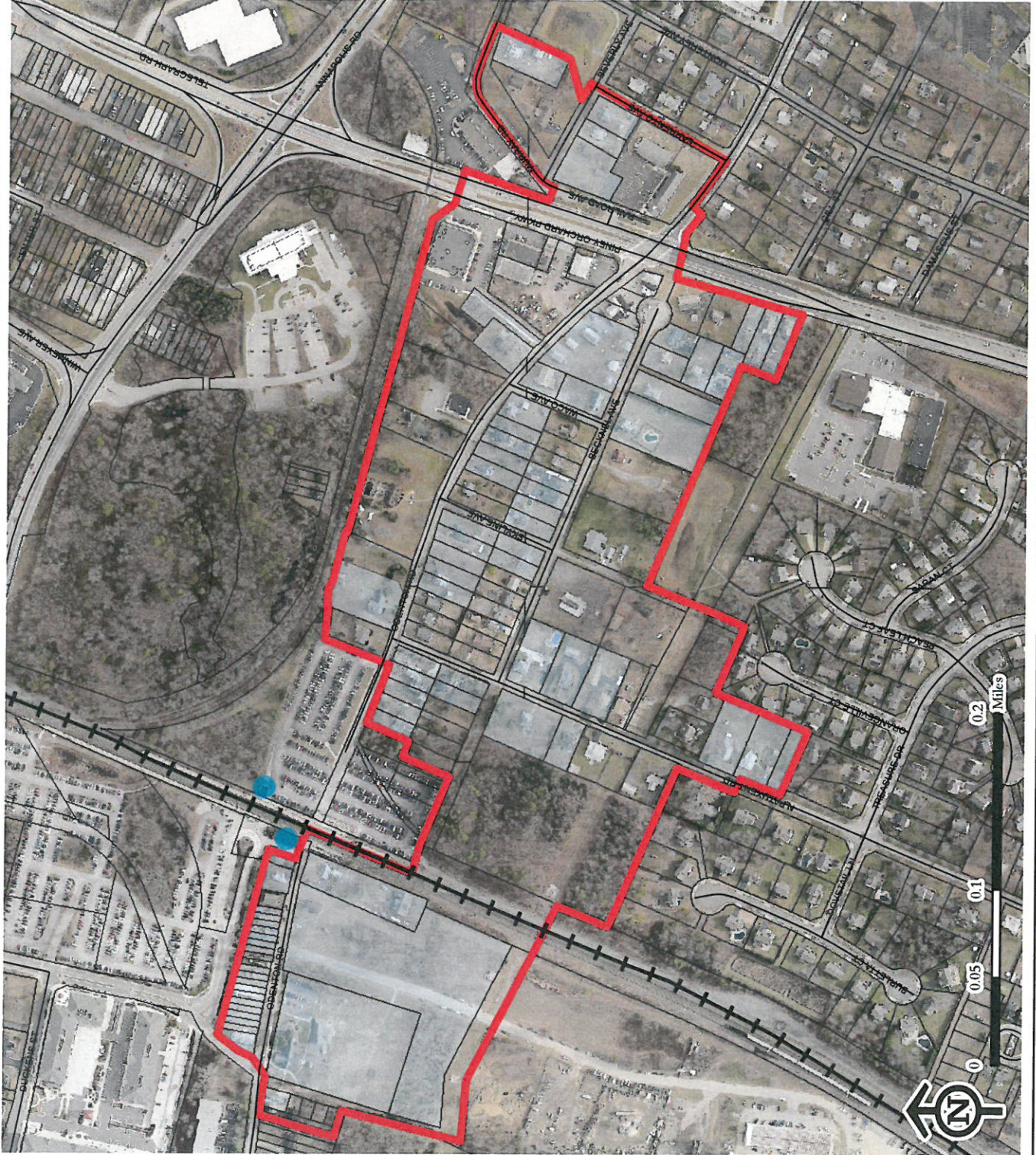
**Odenton Town Center  
 Master Plan  
 2016**

**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**

