

**COUNCIL OF THE CITY OF ABERDEEN**  
**Ordinance No. 14-O-07**

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<b>Introduced By:</b>	<b>Mayor Michael E. Bennett</b>
<b>Date Introduced:</b>	<b>February 24, 2014</b>
<b>Public Hearing:</b>	<b>April 28, 2014</b>
<b>Deferral:</b>	<b>March 24, 2014 to May 19, 2014</b>
<b>Date Adopted:</b>	<b>May 19, 2014</b>
<b>Date Effective:</b>	<b>June 9, 2014</b>

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**ORDINANCE NO. 14-O-07**

**AN ORDINANCE concerning**

**TRANSIT ORIENTED DEVELOPMENT DISTRICT SECTIONAL MAP AMENDMENT**

1           **FOR** the purpose of adopting a Sectional Map Amendment to amend the City of  
2 Aberdeen Official Zoning Maps to rezone properties lying within the City of Aberdeen’s Transit  
3 Oriented Development District to be established by Ordinance 14-O-05; providing that this  
4 Ordinance is contingent upon the adoption and taking effect of Ordinance 14-O-05; and matters  
5 generally relating thereto.  
6

7           **EXPLANATORY STATEMENT:** The City of Aberdeen, with the assistance of the  
8 Maryland Department of Transportation, has conducted an extensive study of the downtown  
9 portion of the City with the objective of facilitating transit oriented development in the City.  
10 This study resulted in the proposal for revision of the City’s Development Code to provide for (i)  
11 the establishment of a Transit Oriented Development District, including creating a Regulating  
12 Plan to providing for land uses within the Development District, within a smaller geographic  
13 area than the TOD Area studied, and (ii) the rules and regulations that will govern the  
14 development and use of land within the Transit Oriented Development District. These revisions  
15 to the Development Code are pending before the Aberdeen City Council for adoption as  
16 Ordinance 14-O-05. These revisions, if adopted, would include the Aberdeen TOD Regulating  
17 Plan, Revised September 27, 2013, that is attached to this Ordinance. Now, therefore,  
18

19           **SECTION 1. BE IT ENACTED BY THE COUNCIL OF THE CITY OF**  
20 **ABERDEEN** that the City Council hereby approves and adopts the reclassification of all  
21 properties lying within the boundaries of the Transit Oriented Development District as depicted  
22 on the Aberdeen TOD Regulating Plan, Revised September 27, 2013, that is attached to this  
23 Ordinance and incorporated by reference. The zoning classifications of all properties lying within  
24 the boundaries of the TOD District as depicted on the Regulating Plan are changed from their

**Appendix A  
 Table of Use Regulations**

**Key to Table:**

P Permitted use

SE Use subject to special exception from the Board of Appeals

— Not permitted

MU Mixed use

*2<sup>nd</sup> Floor – Permitted on 2<sup>nd</sup> Floor and above*

*T-5 - Only permitted in TOD-C*

Use	Zoning District											TOD
	R-1	R-2	R-3	B-1	B-2	B-3	M-1	M-2	OR E	A G	IBD	
<b>Residential</b>												
Age-restricted housing	SE	SE	P	P	P	—	—	—	—	SE	P/MU	<i>P</i>
Apartment accessory to commercial use	—	—	—	P	P	P	—	—	—	—	—	<i>P</i>
Apartment accessory to primary residence	SE	P	P	—	—	—	—	—	—	—	—	<i>P</i>
Apartment, multifamily	—	—	P	P	P	—	—	—	—	—	P/MU	<i>P</i>
Assisted living facility	—	SE	P	P	P	—	—	—	—	—	P/MU	<i>P</i>
Continuing care facility	—	—	P	P	P	—	—	—	—	P	P/MU	<i>SE</i>
Day care (family)	P	P	P	P	P	—	—	—	—	P	—	<i>P</i>
Dwelling, accessory apartment	—	P	P	P	P	—	—	—	—	—	—	<i>P</i>
Dwelling, detached, single family	P	P	P	P	P	—	—	—	—	P	P/MU	—
Dwelling, garden apartment	—	—	P	P	P	—	—	—	—	—	P/MU	<i>P</i>
Dwelling, mid-rise apartment	—	—	P	P	P	—	—	—	—	—	P/MU	<i>P</i>
Dwelling, modular	P	P	P	P	P	—	—	—	—	P	P/MU	—
Dwelling, conversion of SFH to 2-family	—	P	P	SE	SE	—	—	—	—	SE	—	—
Dwelling, multifamily, conversion SFH to multifamily	—	—	P	—	—	—	—	—	—	—	—	—
Dwelling, quad	—	—	P	P	P	—	—	—	—	—	—	—
Dwelling, semidetached	—	P	P	P	P	—	—	—	—	—	—	—
Dwelling, temporary emergency	P	P	P	P	P	—	—	—	—	P	—	—
Dwelling, townhouse	—	—	P	—	—	—	—	—	—	—	—	<i>P</i>
Dwelling, two-family	—	P	P	—	—	—	—	—	—	—	—	—
Halfway house	—	—	SE	SE	SE	—	—	—	—	—	—	—
Life care facility	—	—	SE	SE	SE	—	—	—	—	SE	P/MU	—

Use	Zoning District											TOD
	R-1	R-2	R-3	B-1	B-2	B-3	M-1	M-2	OR E	A G	IBD	
Mobile home park	—	—	SE	—	—	—	—	—	—	—	—	—
Personal care home	—	—	P	P	P	—	—	—	—	SE	—	—
<b>Commercial</b>												
Adult bookstore or adult entertainment center	—	—	—	—	—	—	—	—	—	—	—	—
Agricultural machinery, sales and service	—	—	—	—	—	P	P	—	—	P	—	—
Agriculture	—	—	—	—	—	—	—	—	—	P	—	—
Athletic facilities or clubs (indoor)	—	—	—	P	P	P	P	SE	SE	SE	P	<b>P</b>
Auction house	—	—	—	—	—	SE	P	—	—	—	—	—
Automobile or boat sales/rental	—	—	—	—	—	P	—	—	—	—	—	<b>P</b>
Automobile car wash	—	—	—	—	—	P	—	—	—	—	—	—
Automobile filling station or repair shop with or without convenience store	—	—	—	—	P	P	P	SE	—	—	—	—
Banks with or without drive through facilities	—	—	—	P	P	P	P	P	SE	—	P	<b>P</b>
Banquet facility	—	—	—	—	—	P	—	—	P	—	P	<b>P</b>
Body piercing service	—	—	—	—	—	—	—	—	—	—	—	—
Business service	—	—	—	P	P	P	P	P	P	SE	—	<b>P</b>
Bus station, train station, taxi depot, transit center	—	—	—	P	P	P	P	P	—	SE	—	<b>P</b>
Cemetery	—	—	—	SE	SE	SE	—	—	—	SE	—	—
Coliseums, stadiums and sports camps	—	—	—	—	—	P	P	—	P	SE	P	—
Commercial, amusement, entertainment and recreation facilities	—	—	—	—	SE	P	P	—	P	P	P/MU	<b>P</b>
Communication tower or monopole	—	—	—	—	—	SE	SE	SE	SE	SE	—	<b>SE</b>
Conference center	—	—	—	—	—	P	—	—	P	—	P	<b>P</b>
Construction services and supplies	—	—	—	—	—	P	P	P	—	—	—	—
Convenience retail establishment with accessory fuel pumps	—	—	—	—	P	P	P	SE	—	—	—	<b>P</b>
Day-care center (group)	—	—	—	P	P	P	P	P	P	P	P	<b>P</b>
Dormitory	—	—	—	—	—	—	—	—	—	—	P	—
Fortune-telling	—	—	—	—	—	SE	—	—	—	—	—	—

Use	Zoning District											TOD
	R-1	R-2	R-3	B-1	B-2	B-3	M-1	M-2	OR E	A G	IBD	
Fuel storage facility	—	—	—	—	—	—	—	SE	—	—	—	—
Funeral home	—	—	—	—	P	P	—	—	—	—	—	T-5
Gourmet food establishment	—	—	—	P	P	P	—	—	—	—	P/MU	P
Greenhouse/nursery	—	—	—	—	P	P	P	—	—	P	—	—
Heliport	—	—	—	—	—	—	P	P	P	P	—	—
Helistop	—	—	—	—	—	—	P	P	P	P	P/MU	—
Hotel	—	—	—	—	—	P	—	—	—	—	P/MU	P
Hotel, full service	—	—	—	—	—	P	—	—	—	—	P/MU	P
Junkyard	—	—	—	—	—	—	—	—	—	—	—	—
Liquor store	—	—	—	P	P	P	—	—	—	—	—	P
Kennel	—	—	—	—	—	P	—	—	—	SE	—	—
Main Street retail center	—	—	—	—	P	P	SE	—	—	—	P/MU	P
Massage service	—	—	—	—	—	—	—	—	—	—	—	—
Medical services	—	—	—	P	P	P	—	—	—	—	P	P
Mobile home sales	—	—	—	—	—	P	—	—	—	—	—	—
Motel	—	—	—	—	—	P	—	—	—	—	—	P
Motor vehicle painting and bodywork	—	—	—	—	—	P	P	—	—	—	—	—
Movie theater	—	—	—	—	—	P	—	—	—	—	P/MU	P
Nightclub	—	—	—	—	—	P	—	—	—	—	—	P
Office building	—	—	—	P	P	P	P	P	P	SE	P	P
Open air market (farm and craft markets; produce market)	—	—	—	—	SE	SE	—	—	—	P	—	P
Personal services	—	—	—	P	P	P	SE	SE	—	SE	—	P
Pet store	—	—	—	—	P	P	—	—	—	—	—	P
Pharmacy with drive-through	—	—	—	—	—	P	—	—	—	—	P	P
Radio and television station	—	—	—	—	—	P	P	P	—	—	—	SE
Restaurant	—	—	—	P	P	P	SE	—	P	—	P	P
Restaurant with drive-through	—	—	—	—	P	P	SE	—	—	—	P/MU*	—
Sand and gravel pits	—	—	—	—	—	—	—	—	—	—	—	—
Shoppers' merchandise	—	—	—	P	P	P	—	—	—	—	—	P
Shopping center	—	—	—	—	—	P	—	—	—	—	—	—
Supermarket	—	—	—	—	P	P	SE	SE	—	—	—	P
Tattoo parlor	—	—	—	—	—	—	—	—	—	—	—	—
Truck repair or truck service station	—	—	—	—	—	SE	P	P	—	—	—	—
Veterinary clinics without kennel	—	—	—	—	P	P	—	—	—	SE	—	—

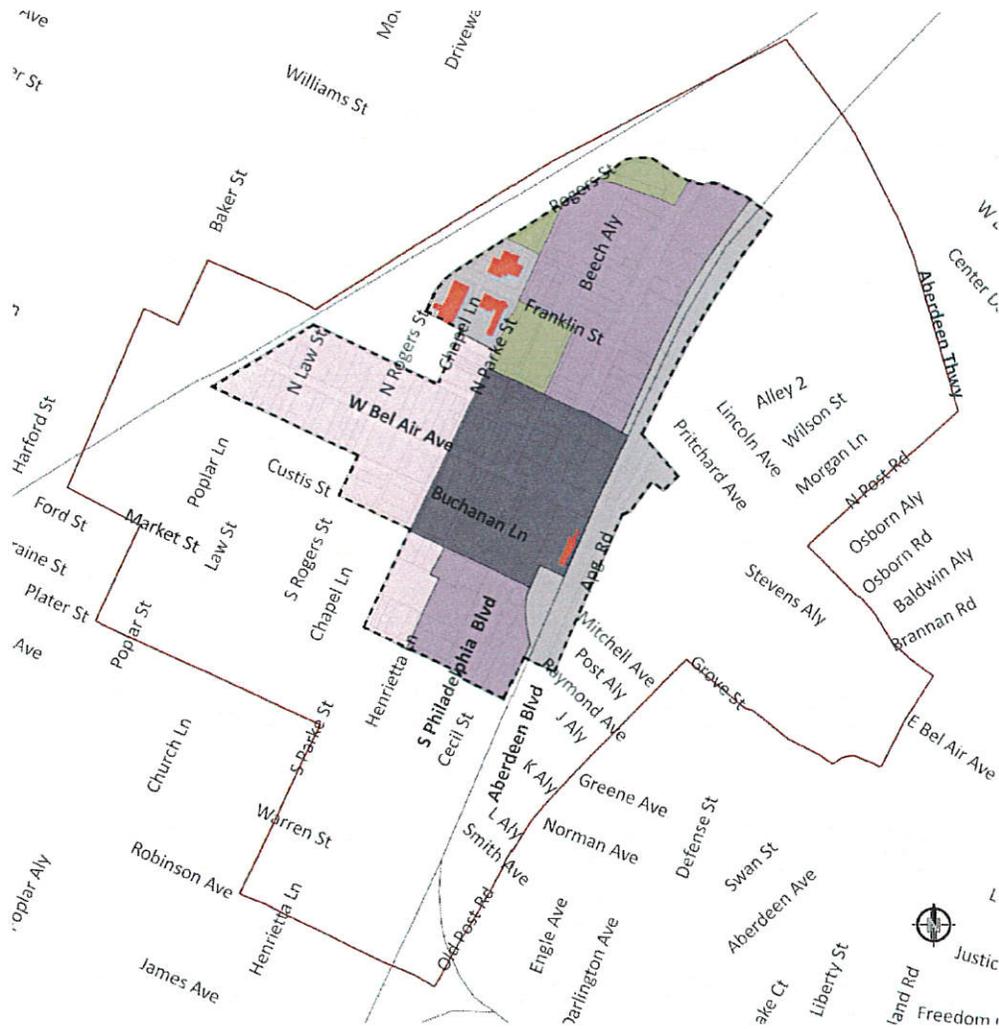
Use	Zoning District											TOD
	R-1	R-2	R-3	B-1	B-2	B-3	M-1	M-2	OR E	A G	IBD	
Warehouse establishments	—	—	—	—	—	—	P	P	—	—	—	—
Wholesale establishments	—	—	—	—	—	—	P	P	—	—	—	—
<b>Industrial</b>												
Apparel and other textile products manufacturing	—	—	—	—	—	—	—	P	—	—	—	—
Asphalt and concrete batching plant	—	—	—	—	—	—	—	—	—	—	—	—
Biological products manufacturing	—	—	—	—	—	—	—	P	SE	—	—	—
Compost facility	—	—	—	—	—	—	SE	—	—	—	—	—
Electrical and electronic equipment	—	—	—	—	—	—	P	P	P	—	—	—
Food products manufacturing	—	—	—	—	—	—	P	P	P	—	—	—
Furniture and fixtures manufacturing	—	—	—	—	—	—	P	P	—	—	—	—
Instruments and related products manufacturing	—	—	—	—	—	—	P	P	P	—	—	—
Leather and leather products manufacturing	—	—	—	—	—	—	—	—	—	—	—	—
Lumber, wood and paper products manufacturing and sawmill	—	—	—	—	—	—	—	—	—	—	—	—
Machinery manufacturing	—	—	—	—	—	—	—	P	—	—	—	—
Medicinal, chemicals and botanicals manufacturing	—	—	—	—	—	—	SE	SE	P	—	—	—
Office machine manufacturing	—	—	—	—	—	—	P	P	P	—	—	—
Petroleum and coal products manufacturing	—	—	—	—	—	—	—	—	—	—	—	—
Pharmaceutical preparation manufacturing	—	—	—	—	—	—	P	P	P	—	—	—
Printing and publishing	—	—	—	—	—	P	P	P	P	—	—	—
Recycling facility	—	—	—	—	—	—	SE	SE	—	—	—	—
Sanitary landfill	—	—	—	—	—	—	—	—	—	—	—	—
Stone, clay and glass products manufacturing	—	—	—	—	—	—	—	—	—	—	—	—
Textile mill	—	—	—	—	—	—	—	—	—	—	—	—
Transportation equipment manufacturing	—	—	—	—	—	—	—	SE	—	—	—	—

<b>Institutional</b>												
Art galleries	—	—	—	P	P	P	—	—	P	—	P	<i>P</i>
Auditorium/lecture halls/convention centers	—	—	—	—	—	P	P	P	P	—	—	<i>P</i>
Churches, synagogues, temples and affiliated house of worship, including associated nursery schools	P	P	P	P	—	P	—	—	—	P	—	<i>2<sup>nd</sup> Floor</i>
Community center	—	—	P	P	P	P	—	—	—	—	—	<i>P</i>
Fraternal clubs	—	—	—	SE	P	P	P	P	—	—	—	<i>P</i>
Generating or treatment plants, pumping or regulator stations, substations, and transmission lines utilizing multi-legged structures	—	—	—	—	—	—	P	P	P	P	—	—
Hospital	—	—	—	—	—	P	P	—	—	—	—	<i>P</i>
Library	—	—	—	P	P	P	—	—	P	P	P	<i>P</i>
Museum	—	—	—	P	P	P	—	—	P	P	P	<i>P</i>
Public or governmental buildings	SE	SE	SE	SE	P	P	P	P	P	—	—	<i>P</i>
Public utilities or buildings	P	P	P	P	P	P	P	P	P	P	P	<i>P</i>
Schools, colleges and universities	P	P	P	P	—	P	—	—	P	P	—	<i>P</i>
Social clubs	—	—	—	—	P	P	P	—	—	—	—	<i>P</i>
Trade and vocational schools	—	—	—	—	—	P	SE	SE	P	P	—	<i>P</i>

NOTE:

\*Restaurants with drive-through in the IBD/MU are permitted at a density of one use per 10 acres. (Example: 12 to 20 acres: one restaurant with drive-through; 20+ to 30 acres: two restaurants with drive-through; 30+ to 40 acres: three restaurants with drive-through.)

# Aberdeen TOD Regulating Plan



**Legend**

- Special Buildings
- TOD Area
- TOD District
- TOD Neighborhood (T4)
- TOD Corridor (T5)
- TOD Downtown (T6)
- Special District (SD)
- Park

**COUNCIL OF THE CITY OF ABERDEEN**



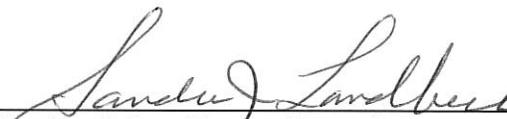
**Michael E. Bennett, Mayor**



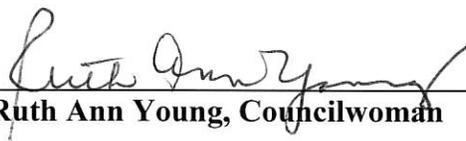
**Ruth E. Elliott, Councilwoman**



**Bruce E. Garner, Councilman**



**Sandra J. Landbeck, Councilwoman**



**Ruth Ann Young, Councilwoman**

**ATTEST:**

**SEAL:**



**Monica A. Correll, City Clerk**

Date May 19, 2014