

ARTICLE 7: ZONING DISTRICTS AND MAP

7.1 Zoning Districts:

For the purpose of this Ordinance and in concurrence with the intent of the Master Plan, the incorporated territory of Brunswick is divided into the following zoning districts:

Natural Resource Districts:

- OS Open Space
- AG Agriculture

Residential Districts:

- RS Residential Suburban
- R-1 Low Density Residential
- R-2 Medium Density Residential

Commercial Districts:

- B-1 Neighborhood Business
- B-2 Central Business
- B-3 Business Transitional
- GC General Commercial
- HS Highway Service

Industrial Districts:

- I-1 Light Industrial
- I-2 Heavy Industrial
- OR Office/Research

7.2 Special Zoning Provisions Applicable to Entertainment Activities

- A. Entertainment activities sponsored and sanctioned by the City on City-owned properties shall be permitted in all zoning districts on a temporary basis with the approval of the Mayor and Council.

(Ord. 419)

7.3 Special Zoning Provisions Applicable To PUD Overlay Development Option

- A. RS, R-1 and R-2 Zoning Districts and Quasi-Public Land Use. If the PUD overlay option is approved by the Mayor and Council for use by the developer for land zoned RS, R-1 and/or R-2, and where the Mayor and Council determines that the intent of the PUD overlay option of development set forth in Section 21.5 is satisfied, certain land uses may be allowed (on a limited basis) in the PUD overlay that are not otherwise allowed in the RS, R-1, and R-2 zoning districts under the provisions of this Zoning Ordinance. In the RS, R-1 and R-2 zoning districts (where the PUD overlay option may be available to the developer as determined by the Mayor and Council during Phase I PUD review), land uses permitted under this Zoning Ordinance in the GC, OR, and I-1 zoning districts and Quasi-Public land uses may be permitted on a limited percentage basis as determined by the Mayor and

Council (during Phase I PUD review). If such land uses are permitted and approved by the Mayor and Council during Phase I review, the overall maximum density (or enclosed square footage/floor area ratio) and the acreage of such land uses in relation to the uses permitted by right in the RS, R-1 and R-2 zoning districts and the acreage within the PUD containing such permitted uses shall also be determined by the Mayor and Council as part of the Phase I PUD review. In addition to all other rights of the Mayor and Council during Phase I PUD review, it shall have also have the right to impose conditions on the Phase I approval related to the design, layout, configuration, location, intensity and/or subdivision of such land uses GC, OR, and I-1 zoning district land uses and Quasi-Public land uses.

- B. The design, layout, configuration, location, and/or subdivision of such land uses allowed in the GC, OR, and I-1 zoning districts and Quasi-Public land uses as permitted by the Mayor and Council during Phase I review shall be determined by the Planning Commission during Phase II and Phase III PUD review).
- C. After PUD Phase I (Justification Phase) approval, an Applicant may request a PUD Phase II (Plan Development Phase) plan approval to substitute age-restricted dwelling units (of any dwelling unit type, including, but not limited to, single-family, two-family, duplex, townhouse, and multi-family) for the equivalent continuing care retirement community density approved as part of the PUD Phase I plan approval by the Mayor and Council, so long as there is no increase in use, density or intensity as measured by APFO.

(Ord. 419, 585)

7.4 Special Zoning Provisions Applicable To MXD Overlay Development Option

- A. GC, OR, OS, I-1, Low Density, Medium Density and High Density Residential Zoning Districts and Quasi-Public Land Use. If the MXD overlay option is approved by the Mayor and Council for use by the developer for land zoned GC, OR, OS, I-1, Low, Medium and/or High Density Residential, and where the Mayor and Council determines that the purpose and objectives of the MXD overlay option of development set forth in Section 21.7 is satisfied, certain land uses may be allowed (on a limited basis) in the MXD overlay that are not otherwise allowed in the GC, OR, I-1, Low, Medium and/or High Density Residential zoning districts under the provisions of this Zoning Ordinance. Only when the MXD overlay option is approved by the Mayor and Council for use by the developer for land zoned GC, OR, OS, I-1, Low, Medium or High Density Residential certain or all land uses allowed in the Low, Medium and/or High Density Residential zoning districts (including townhouses, multiplexes, condominiums, apartments and elderly housing), and certain land uses permitted in the GC zoning district (except as prohibited in Section 21.7 D.2), ORI zoning district and I-1 zoning district and Quasi-Public land uses may be permitted only where the Mayor and Council determines that the purpose and objectives of the MXD overlay option of development set forth in Section 21.7 are satisfied. These certain land uses (including Quasi-Public land uses) may be allowed (on a limited basis) in the MXD overlay that may or are not otherwise allowed in the GC, OR, OS, I-1, Low, Medium, and/or High Density Residential zoning districts under the provisions of this Zoning Ordinance.

- B. In the GC, OR, OS, I-1, and Low, Medium and High Density Residential zoning districts (where the MXD overlay option may be available to the developer as determined by the Mayor and Council during Phase I MXD review), land uses permitted under this Zoning Ordinance in the GC, OR, OS, I-1, Low, Medium and/or High Density Residential zoning districts and Quasi-Public land uses may be permitted on a limited percentage basis as determined by the Mayor and Council (during Phase I MXD review). If such land uses are permitted and approved by the Mayor and Council during Phase I MXD review, the overall maximum density (or enclosed square footage/floor area ratio) and the acreage of such land uses in relation to the uses permitted by right in the GC, OR, OS, I-1, Low, Medium and High Density Residential zoning districts and the acreage within the MXD containing such permitted uses shall also be determined by the Mayor and Council as part of the Phase I MXD review. In addition to all other rights of the Mayor and Council during Phase I MXD review, it shall have also have the right to impose conditions on the Phase I approval related to the design, layout, configuration, location, intensity and/or subdivision of such GC, OR, OS, I-1 Low, Medium and High Density Residential zoning district land uses and Quasi-Public land uses.

The design, layout, configuration, location and/or subdivision of such land uses allowed in the GC, OR, and I-1 zoning districts and Quasi-Public land uses as permitted by the Mayor and Council during Phase I review shall be determined by the Planning Commission during Phase II MXD review) may be permitted on a limited basis as determined by the Mayor and Council and the Planning Commission only when the MXD overlay option is used by the developer and only where the purpose and intent of the MXD overlay option of development is fulfilled by allowing such uses not otherwise allowed in the RS, R-1 and R-2 zoning districts under this Zoning Ordinance.

(Ord. 419)

7.5 Special Zoning Provisions Applicable to TOD Overlay Option Development

- A. B-1 Neighborhood Business, B-2 Central Business, B-3 Business Transitional, and GC General Commercial Zoning Districts and Quasi-Public Land Use. Where the TOD overlay option is approved by the Mayor and Council for land zoned B-1, B-2, B-3, or GC, upon its determination that the purpose and objectives of the TOD overlay option set forth in Section 21.11 are satisfied, certain land uses may be allowed (on a limited basis) in the TOD overlay option that are not otherwise allowed in the B-1, B-2, B-3, or GC zoning districts under the provisions of this Zoning Ordinance. Additionally, when the TOD overlay option is approved by the Mayor and Council for land zoned B-1, B-2, B-3, or GC, certain or all land uses allowed in the low, medium, and/or high density residential zoning districts (including townhouses, multiplexes, condominiums, apartments, and elderly housing), certain land uses permitted in the B-1, B-2, B-3 and GC zoning districts (except as prohibited in Section 21.11.D.2), and quasi-public land uses may be permitted only where the Mayor and Council determines that the purpose and objectives of the TOD overlay option set forth in Section 21.11 are satisfied. These certain land uses (including quasi-public land uses) may be allowed (on a limited basis) in the TOD overlay that may or are not otherwise allowed in the B-1, B-2, B-3, and GC zoning districts under the provisions of this Zoning Ordinance.

B. In the B-1, B-2, B-3, and GC zoning districts (where the TOD overlay option may be available to the developer as determined by the Mayor and Council during Phase I TOD review), land uses permitted under this Zoning Ordinance in the B-1, B-2, B-3, and GC zoning districts and quasi-public land uses may be permitted on a limited percentage basis as determined by the Mayor and Council (during Phase I TOD review). If such land uses are permitted and approved by the Mayor and Council during Phase I TOD review, the overall maximum density (or enclosed square footage/floor area ratio) and the acreage of such land uses in relation to the uses permitted by right in the B-1, B-2, B-3, and GC zoning districts and the acreage within the TOD containing such permitted uses shall also be determined by the Mayor and Council as part of the Phase I TOD review. In addition to all other rights of the Mayor and Council during Phase I TOD review, it shall have also have the right to impose conditions on the Phase I approval related to the design, layout, configuration, location, intensity, phasing, and/or subdivision of such B-1, B-2, B-3, or GC zoning district land uses and quasi-public land uses.

The design, layout, configuration, location and/or subdivision of such land uses allowed in the B-1, B-2, B-3, and GC zoning districts and quasi-public land uses as permitted by the Mayor and Council during Phase I review shall be determined by the Planning Commission during Phase II TOD review, and may be permitted on a limited basis as determined by the Mayor and Council and the Planning Commission only when the TOD overlay option is used by the developer, and only where the purpose and intent of the TOD overlay option of development is fulfilled by allowing such uses not otherwise allowed in the B-1, B-2, B-3, or GC zoning district land uses and quasi-public land uses under this Zoning Ordinance.

(Ord. 456)

7.6 Zoning Map:



Also available in PDF format at <http://www.brunswickmd.gov/files/Planning/P&ZLegalDocuments.htm> (Ord. 419, 450, 456)