

Current and Proposed Zones – Proposed Conversion Guide  
Legislative Draft, October 2018

**\*\*PLEASE NOTE:** The information contained within this document is for informational purposes only and was created in furtherance of greater public understanding as to potential impacts of the Proposed New Zoning Ordinance may have on County properties. It is necessarily subject to change based on potential proposed amendments considered by the County Council through its legislative process.

Current and Proposed Zones – October 2018 Update	
Current Zones	Proposed Zones
<b>Base Zones</b>	
<b>Rural and Agricultural Base Zones</b>	
R-O-S: Reserved Open Space	ROS: Reserved Open Space
O-S: Open Space	AG: Agriculture and Preservation
R-A: Residential-Agricultural	AR: Agricultural-Residential
R-E: Residential Estate	(moved to Residential)
<b>Residential Base Zones</b>	
(moved from Rural and Agricultural)	RE: Residential Estate
R-R: Rural Residential	RR: Residential Rural
R-80: One-Family Detached Residential	RSF-95: Residential, Single-Family – 95
R-55: One-Family Detached Residential	RSF-65: Residential, Single-Family – 65
R-35: One-Family Semidetached & Two-Family Detached	RSF-A: Residential, Single-Family – Attached Zone [CONSOLIDATED]
R-20: One-Family Triple-Attached Residential	
R-T: Townhouse	
R-30: Multifamily Low Density Residential	RMF-12: Residential, Multifamily-12 [CONSOLIDATED]
R-30C: Multifamily Low Density Residential – Condominium	RMF-20: Residential, Multifamily-20 [CONSOLIDATED]
R-18: Multifamily Medium Density Residential	
R-18C: Multifamily Medium Density Residential - Condominium	
R-10: Multifamily High Density Residential	RMF-48: Residential, Multifamily-48 [CONSOLIDATED]
R-10A: Multifamily High Density Residential - Efficiency	
R-H: Multifamily High-Rise Residential	
<b>Nonresidential Base Zones</b>	
	CN: Commercial Neighborhood [NEW]
C-O: Commercial Office	CGO: Commercial General and Office [CONSOLIDATED]
C-A: Commercial Ancillary	
C-S-C: Commercial Shopping Center	
C-1: Existing Local Commercial	
C-2: Existing General Commercial	
C-G: Existing General Commercial	
C-C: Existing Community Commercial	
C-W: Commercial Waterfront	CS: Commercial Service [CONSOLIDATED]
C-M: Commercial Miscellaneous	
C-H: Existing Highway Commercial	
C-R-C: Commercial Regional Center	[DELETED]
I-1: Light Industrial	IE: Industrial/Employment [CONSOLIDATED]
I-3: Planned Industrial/ Employment	
I-4: Limited Intensity Industrial	
U-L-I: Urban Light Industrial	
I-2: Heavy Industrial	

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Transit-Oriented/Activity Center Base Zones				
		NAC: Neighborhood Activity Center [NEW]		
		TAC: Town Activity Center [NEW]	Core	
			Edge	
		LTO: Local Transit-Oriented [NEW]	Core	
			Edge	
		RTO-L: Regional Transit-Oriented -- Low-Intensity [NEW]	Core	
			Edge	
		RTO-H: Regional Transit-Oriented-- High Intensity [NEW]	Core	
			Edge	
Other Base Zones				
R-M-H: Planned Mobile Home Community	RMH: Residential Mobile Home			
R-L: Residential Low Development	0.5	LCD: Legacy Comprehensive Design Zone [NEW]		
	1			
R-S: Residential Suburban Development	1.6			
	2.7			
R-M: Residential Medium Development	3.6			
	5.8			
R-U: Residential Urban Development	8			
	12			
V-L Village-Low				
V-M: Village-Medium				
E-I-A: Employment & Institutional Area				
L-A-C (N): Local Activity Center (Neighborhood)				
L-A-C (V): Local Activity Center (Village)				
L-A-C (C): Local Activity Center (Community)				
M-A-C (NC): Major Activity Center (New Town or Corridor City)				
M-A-C (NC): Major Activity Center (Major Metro Center)				
M-X-T: Mixed Use – Transportation Oriented		[DELETED]		
M-U-T-C: Mixed-Use Town Center	LMUTC: Legacy Mixed-Use Town Center Zone [NEW]			
Planned Development Zones				
Planned Residential Zones				
		R-PD: Residential Planned Development [NEW]		
Transit-Oriented/Activity Center Planned Development Zones				
		NAC-PD: Neighborhood Activity Center Planned Development [NEW]		
		TAC-PD: Town Activity Center Planned Development [NEW]		
		LTO-PD: Local Transit-Oriented Planned Development [NEW]		
		RTO-PD: Regional Transit-Oriented Planned Development [NEW]		
R-P-C: Planned Community	[DELETED]			
M-X-C: Mixed Use Community	LMXC: Legacy Mixed Use Community Zone [NEW]			
M-U-I: Mixed-Use Infill	[DELETED]			
UC-4: Corridor Node	[DELETED]			
UC-3: Community Urban Center	[DELETED]			
UC-2: Regional Urban Center	[DELETED]			
UC-1: Metropolitan Urban Center	[DELETED]			
Other Planned Development Zones				
		MU-PD: Mixed-Use Planned Development [NEW]		
		IE-PD: Industrial/Employment Planned Development [NEW]		

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Current Zones	Proposed Zones
<b>Overlay Zones</b>	
<b>Policy Area Overlay Zones</b>	
C-B-C-A: Chesapeake Bay Critical Area Overlay Zone	<b>CBCAO: Chesapeake Bay Critical Area Overlay Zone</b>
A-P-A: Aviation Policy Area Overlay Zone	<b>APAO: Aviation Policy Area Overlay Zone</b>
M-I-O: Military Installation Overlay	<b>MIO: Military Installation Overlay</b>
<b>Other Overlay Zones</b>	
R-O-D: Revitalization Overlay District	[DELETED]
A-C-O Architectural Conservation Overlay	<b>NCO: Neighborhood Conservation Overlay</b>
T-D-O: Transit District Overlay	[DELETED]
D-D-O: Development District Overlay	[DELETED]

**Revised by M-NCPPC Staff – March 16, 2017:** Nomenclature revisions and consolidation of the sub-zones with the CBCA and APA overlay zones. Deletion of CAC-PD Zone. Addition of MIO Zone.

**Revised by M-NCPPC Staff – April 5, 2017:** Further revisions pursuant to Council direction. Addition of grandfathered CDZ Zone.

**Revised by M-NCPPC Staff – July 11, 2017:** Clarification of LCD, RMH, RSF-95 nomenclature.

**Revised by M-NCPPC Staff – September 20, 2017:** Clarification of AR nomenclature. Addition of grandfathered MUTC and MXT zones.

**Revised by M-NCPPC Staff – October 23, 2017:** Revision to E-I-A Zone and IE-PD Zone to clarify distinction.

**Revised by M-NCPPC Staff – April 8, 2018:** Revised RR, CBCAO, and APAO nomenclature.

**Revised by M-NCPPC Staff – May 15, 2018:** Clarified relationship of legacy zones to current zones.

**Revised by M-NCPPC Staff – October 30, 2018:** Removed LMXT Zone and added LMXC Zone.