

## Current and Proposed Zones – May 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		<i>(moved to Residential)</i>	
<b>Residential Base Zones</b>			
<i>(moved from Rural and Agricultural)</i>		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			
R-20: One-Family Triple-Attached Residential		RSF-A: Residential, Single-Family – Attached Zone [CONSOLIDATED]	
R-T: Townhouse			
R-30: Multifamily Low Density Residential		RMF-12: Residential, Multifamily-12 [CONSOLIDATED]	
R-30C: Multifamily Low Density Residential – Condominium			
R-18: Multifamily Medium Density Residential		RMF-20: Residential, Multifamily-20 [CONSOLIDATED]	
R-18C: Multifamily Medium Density Residential - Condominium			
R-10: Multifamily High Density Residential			
R-10A: Multifamily High Density Residential - Efficiency		RMF-48: Residential, Multifamily-48 [CONSOLIDATED]	
R-H: Multifamily High-Rise Residential			
<b>Nonresidential Base Zones</b>			
		CN: Commercial Neighborhood [NEW]	
C-O: Commercial Office			
C-A: Commercial Ancillary			
C-S-C: Commercial Shopping Center			
C-1: Existing Local Commercial		CGO: Commercial General and Office [CONSOLIDATED]	
C-2: Existing General Commercial			
C-G: Existing General Commercial			
C-C: Existing Community Commercial			
C-W: Commercial Waterfront			
C-M: Commercial Miscellaneous		CS: Commercial Service [CONSOLIDATED]	
C-H: Existing Highway Commercial			
C-R-C: Commercial Regional Center		[DELETED]	
I-1: Light Industrial			
I-3: Planned Industrial/ Employment		IE: Industrial/Employment [CONSOLIDATED]	
I-4: Limited Intensity Industrial			
U-L-I: Urban Light Industrial			
I-2: Heavy Industrial		IH: Industrial, Heavy	
<b>Transit-Oriented/Activity Center Base Zones</b>			
		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
<b>Other Base Zones</b>			
R-M-H: Planned Mobile Home Community		RMH: Residential Mobile Home	
R-L: Residential Low Development	0.5		
	1		
R-S: Residential Suburban Development	1.6		
	2.7		
	3.6		
R-M: Residential Medium Development	5.8	LCD: Legacy Comprehensive Design Zone [NEW]	

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R-U: Residential Urban Development	8	LCD: Legacy Comprehensive Design Zone [NEW]
	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		
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		[DELETED]
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]
Overlay Zones		
Policy Area Overlay Zones		
C-B-C-A: Chesapeake Bay Critical Area Overlay Zone		CBCAO: Chesapeake Bay Critical Area Overlay Zone
A-P-A: Aviation Policy Area Overlay Zone		APAO: Aviation Policy Area Overlay Zone
M-I-O: Military Installation Overlay		MIO: Military Installation Overlay
Other Overlay Zones		
R-O-D: Revitalization Overlay District		[DELETED]
A-C-O Architectural Conservation Overlay		NCO: Neighborhood Conservation Overlay
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.