

Current and Proposed Zones – October 2017 Update

Current Zones		Proposed Zones	
Base Zones			
Rural and Agricultural Base Zones			
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>	
Residential Base Zones			
<i>(moved from Rural and Agricultural)</i>		RE: Residential Estate	
R-R: Rural Residential		RR: Rural Residential	
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		RMF-48: Residential, Multifamily-48 [CONSOLIDATED]	
R-10A: Multifamily High Density Residential - Efficiency			
R-H: Multifamily High-Rise Residential			
Nonresidential Base Zones			
		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			
C-M: Commercial Miscellaneous		CS: Commercial Service [CONSOLIDATED]	
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		IH: Industrial, Heavy	
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	
		LCD: Legacy Comprehensive Design Zone [NEW]	
		LMXT: Legacy Mixed-Use Transit Oriented Zone [NEW]	
		LMUTC: Legacy Mixed-Use Town Center Zone [NEW]	
Planned Development Zones			
Planned Residential Zones			
R-L: Residential Low Development	0.5	[DELETED]	
	1		

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R-S: Residential Suburban Development	1.6	[DELETED]
	2.7	[DELETED]
R-M: Residential Medium Development	3.6	[DELETED]
	5.8	[DELETED]
R-U: Residential Urban Development	8	[DELETED]
	12	[DELETED]
		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]
V-L Village-Low		[DELETED]
V-M: Village-Medium		[DELETED]
E-I-A: Employment & Institutional Area		[DELETED]
L-A-C (N): Local Activity Center (Neighborhood)		[DELETED]
L-A-C (V): Local Activity Center (Village)		[DELETED]
L-A-C (C): Local Activity Center (Community)		[DELETED]
M-A-C (NC): Major Activity Center (New Town or Corridor City)		[DELETED]
M-A-C (NC): Major Activity Center (Major Metro Center)		[DELETED]
R-P-C: Planned Community		[DELETED]
M-X-T: Mixed Use – Transportation Oriented		[DELETED]
M-X-C: Mixed Use Community		[DELETED]
M-U-T-C: Mixed-Use Town Center		[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		CBCA: Chesapeake Bay Critical Area Overlay Zone
A-P-A: Aviation Policy Area Overlay Zone		APA: 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.