

## **ARTICLE XII PLANNED UNIT DEVELOPMENT (PUD)**

### **Section 248. Planned Unit Development in General**

1. It is the intent of these regulations to control the placement, design, use and density of well-planned, residential developments which will offer a variety of building types and a more efficient use of land and within these limits permit the optimum amount of freedom and variety in design and management of such varying types of residential structures including, detached single-family dwellings, duplexes, semi-detached dwellings, townhouses, and apartments.
2. It is also the intent of these regulations to provide a more attractive living environment than would be possible through the strict application of SR, TR, and DR requirements, to encourage a more efficient and aesthetic use of open space, and to encourage developers to use a more creative approach in the development of land. It is further the intent of these regulations to permit certain commercial uses in a PUD that serve the day to day needs of the residents of the PUD.

### **Section 249. Residential Density Provisions**

1. The maximum density of a PUD in the SR zone that may be permitted by the Planning Commission shall be four (4) dwelling units per acre. The maximum density of a PUD in the DR zone that may be permitted by the Planning Commission shall be six (6) dwelling units per acre.
2. The maximum density of a PUD that may be permitted by the Planning Commission in the TR zone shall be as established by the adjacent Town approving the Sketch Plat, but in no case shall the density be more than is permitted in the DR zone.

### **Section 250. Permitted Dwelling Types in PUDs**

1. Subject to 2 below, the following dwelling types may be permitted in a PUD:
  - a. Detached
  - b. Semi-Detached
  - c. Duplex
  - d. Townhouse provided that:
    - (1) No more than four (4) townhouses shall be permitted in one building block in a PUD in the SR zones.

(2) No more than six (6) townhouses shall be permitted in one building block in a PUD in the DR zone.

e. Apartments provided:

(1) Maximum building length is no more than one hundred (100) feet in length in all zones.

(2) No apartment building shall be constructed closer to any property line than a distance equal to the height of the building.

(3) No apartment building shall be constructed closer to any other building on the same lot than a distance equal to the height of the higher of the two buildings. The space between two apartment buildings may be reduced to a distance equal to half of the taller of the two buildings provided:

(a) The spacing is approved by the Emergency Services Representative to the Technical Advisory Committee; and

(b) The apartment buildings are oriented side to side or corner to corner; and

(c) The reduction in the building spacing requirement will allow for additional useable open space to be provided on the site; and

(d) The apartment buildings are designed in clusters rather than strips.

2. The maximum percentage of dwelling types in PUDs shall be as follows:

<u>Zone</u>	<u>Detached</u>	<u>Semi-Detached or Duplex</u>	<u>Townhouse or Apartments</u>
SR	no limit	30%	20%
DR	no limit	60%	40%
TR	(as established by agreement with the adjacent Town but in no case more than is permitted in the DR zone)		

**Section 251. General Requirements**

1. The minimum parcel size for PUD's shall be as follows:

<u>Zone</u>	<u>Minimum Parcel Size</u>
SR	10 Acres
DR	8 Acres
TR	5 Acres

2. All PUD's shall be served by community facilities.
3. A minimum of thirty (30) percent of the gross site shall be landscaped.
4. The minimum common open space in a PUD shall be thirty (30) percent of the gross site area. The open space shall be designed and designated for the common use of all the occupants of the PUD. The common open space shall be improved by the developer with recreational amenities as required by the Planning Commission. It shall only include structures and roads if approved by the Planning Commission.
5. A minimum of two (2) off-street parking spaces shall be provided for each dwelling unit, either on the lot the unit occupies or within 150 feet of the lot unless approved as per Section 277.

**Section 252. Business Establishments**

1. Certain business uses shall be permitted in PUD's in the SR and DR zones provided that the gross floor area of such establishments does not exceed ten (10) square feet for every dwelling unit approved in the PUD. Business uses in the TR zone shall be as approved in the Sketch Plat reviewed by the adjacent town.
2. Permitted business uses in a PUD shall be those listed in the Permitted Uses Chart for the BL zone.
3. The requirements of the BL zone shall apply to business uses in a development in the PUD.
4. No business establishment in a PUD shall have direct access onto a major collector roadway or arterial roadway as defined on the Official Cecil County Roadway Classification Map.

**Section 253. Business Establishment Phasing**

1. Any portions or parcels of a PUD designated for business uses shall be shown as such on the Sketch Plat and subsequent site plans to be reviewed.
2. No business establishment shall be permitted to operate until twenty-five percent (25%) of the residential units are constructed.

**Section 254. Lot Size, Lot Dimensions, Lot Coverage, Height, and Yard Requirements**

1. It is the intent of these regulations to permit flexibility in lot, yard and setback requirements and to encourage innovative and creative design without endangering the health, safety and welfare of the residents in and near the PUD.
2. The setback, lot size, lot dimensions, lot coverage, height, and yard requirements in the Planned Unit Development shall be established for each individual project by the Planning Commission. In establishing these requirements the Planning Commission shall consider such factors as the proposed intensity of the project and the existing character of the neighborhood.

**Section 255. Site Design Standards**

In addition to the design standards contained in Article IX the PUD shall comply with the following design standards:

1. The PUD shall be designed with regard to the soils, topography and natural features of the parcel.
2. The PUD shall be designed to provide adequate pedestrian circulation.
3. The PUD's roads shall be designed to provide a logical road network adequate for internal movement.
4. The PUD shall be directly accessible from one (1) or more existing or planned arterial or collector roadways.

**Section 256. Administrative Procedures**

1. PUD's may be permitted in the SR, DR or TR zones by Special Exception. The application for Special Exception shall include a Sketch Plat containing the information as specified in the Cecil County Subdivision Regulations and Appendix A of this Ordinance. In addition the Sketch Plat/Special Exception Application shall contain the following information:
  - (a) Elevations of each building type.
  - (b) Proposed open spaces, their size, their location, their uses, and their proposed ownership (County and/or association).
  - (c) General statement concerning provision of utilities (draft terms and provisions of a public works agreement).
  - (d) Statement of expected County responsibilities.
  - (e) Cost-Revenue ratio of the proposed PUD for the County.
  - (f) Tentative time table and staging of development. (Schedule of construction)
2. The Sketch Plat/Special Exception shall be reviewed by the Cecil County Technical Advisory Committee.
3. The Planning Commission shall review the Sketch Plat/Special Exception and make recommendations to the Board of Appeals.
4. The Sketch Plat/Special Exception shall be reviewed by the Board of Appeals. The Board shall consider the recommendations of the Technical Advisory Committee, the Planning staff, the Planning Commission and the standards in Article XVII, Part II, in making their determination to approve or disapprove the proposed PUD.
5. Preliminary and Final Review and Approval Procedure. Following approval of the PUD Special Exception by the Board of Appeals the PUD or section thereof shall be processed in accordance with the provisions of the Cecil County Subdivision Regulations.
6. Provisions of the PUD when found to be in conflict with other provisions of the Cecil County Zoning Ordinance or Cecil County Subdivision Regulations shall supersede those other provisions with which they conflict.

**Section 257. Reserved**

**Section 258. Reserved**

## ARTICLE XIII SIGNS

### Section 259. General Requirements

1. The purpose of these Sign Regulations is to control the size and location of signs in the County in order to preserve safety and to prevent the proliferation of signs which detract from the appreciation of the landscape. Notwithstanding any other provision in this Ordinance, no sign shall be permitted, erected or used in any district except as permitted in this article.
2. Where other sign or outdoor advertising regulations are in effect and are more restrictive than the provisions of this Article, the more restrictive provisions shall prevail.

### Section 260. Definitions

Unless otherwise specifically provided, or unless clearly required by the context, the words and phrases defined in this section shall have the meaning indicated when used in this Article.

1. *Sign.* A sign shall mean and include any writing, figure, representation, emblem, flag, three-dimensional figure or model, device, letter, word, street clock and temperature announcement, and shall include any announcement, declaration, demonstration, display, illustration, name, identification, description or insignia used to advertise or promote the interest of any person, group or business when the same is viewed by the general public. This definition shall not include interior sign displays (i.e., signs in windows); whether or not visible by the general public. This definition shall include any sign placed upon a vehicle or trailer when the location of the vehicle or trailer is reasonably construed as being placed for the display of advertising matter.
2. *Sign Area.* Except as otherwise defined, the area of a sign shall include the entire sign together with all trim, moldings, battens, capping and nailing strips which are attached and are part of the sign proper or incidental to its decoration. For the purpose of this Ordinance, signs which are composed of letters, words or representations only and which follow no square or rectangular pattern shall be considered to include in sign area a square or rectangle as drawn at the outer limits of the letters, words or representations.
3. *Copy Area.* Copy area of a sign shall include the entire sign area excluding trim, moldings, battens, capping and nailing strips.
4. *Setback.* A stated minimum distance on a lot as measured from the street line within which no signs may be erected.

5. *Street Line.* A property line of a lot coincident with the line indicating the limits of a right-of-way, existing or proposed.
6. *Right-of Way.* Land maintained, dedicated or reserved for construction of, a street, road, court, place, walkway, square or lane.
7. *Nameplate.* A sign indicating the name, address or profession or occupation of an occupant or a group of occupants.
8. *Instructional.* A sign conveying instructions with respect to the premises on which it is maintained, such as the entrance or exit of a parking area, a trespassing sign, a danger sign and similar signs.
9. *Identification.* A sign accessory to and located on the same premises as the business for which it advertises; such sign indicating the name of the business, the principal product or service, and/or logo. For the purposes of this Article, signs which contain ideological, religious or political thought or messages shall be considered identification signs.
10. *Billboard.* A structure on which is portrayed information which directs attention to a business commodity, service or entertainment not necessarily related to the other uses permitted on the premises upon which the structure is located, not including painted walls.
11. *Bulletin Board.* A sign of permanent character, but with movable letters, words or numerals, indicating the names and persons associated with, or events conducted upon, or products or services offered upon, the premises upon which such a sign is maintained.
12. *Off-Site Advertising.* A sign directing attention to a business, commodity, service or product which is not conducted, sold or offered upon the premises where the sign is located.
13. *Building Sign.* Wall, roof, marquee, or projecting sign that is attached to a building.
14. *Freestanding Sign.* Off site advertising, ground or shopping center identification not attached to a building.
15. *Ground Sign.* A detached sign which shall include any sign, supported by uprights, pylons, poles or braces placed upon, or in, or supported by the ground and not attached to any building.

16. *Marquee.* Any hood, canopy, awning or permanent construction projecting from the wall of a building above an entrance or existing over a thoroughfare, walkway or sidewalk.
17. *Marquee Sign.* A sign attached to a marquee used for notice, advertisement or announcement purposes.
18. *Projecting Sign.* Projecting sign shall include any sign which is attached to a building and extends beyond the wall of the building to which it is attached or within the setback required for a building.
19. *Roof Sign.* Roof sign shall mean and include any sign erected, constructed and maintained wholly upon or over the roof of any building with the principal support on the roof structure, subject to the provisions of wall sign.
20. *Wall Sign.* Any sign not including a marquee sign or nameplate sign erected against the wall of any building or displayed with the exposed face thereof in a plane parallel to the plane of the wall. Wall signs shall include any business or advertising matter painted directly upon any wall. For the purposes of this Ordinance, the definition of wall sign shall include any sign erected, constructed or maintained upon or over the roof of any building provided that the maximum height of the sign shall not exceed the highest point of the supporting roof.
21. *Shopping Center Identification Sign.* An identification sign accessory to and on the same property as the shopping center for which it advertises and which contains the name of the shopping center, names of tenants, and/or changeable copy.
22. *Cutout.* An appendage to a sign extending outside of the regular square or rectangular sign area. The area of a cutout shall not exceed ten percent of the sign area. Cutouts shall be included in sign area calculations for the purposes of this Ordinance, except in industrial districts.
23. *Maximum Aggregate.* The total of the sign area of all signs located on a parcel, excluding wall signs.
24. *Street Frontage.* The linear measurement of a parcel along a street line, private road, or right-of-way to which the parcel abuts.

## **Section 261. Signs Exempted From Regulation**

The following signs, limited in height to twenty-five (25) feet or the roof of the building on which it is erected, whichever is greater, are exempt from regulation under this Ordinance:

1. One (1) name plate not exceeding two (2) square feet in area, unlighted, indicating the name of the occupant and/or property per principal building or use on a premises.
2. One (1) lighted or unlighted sign identifying an institutional use, not exceeding thirty-two (32) square feet in size.
3. Signs not exceeding two (2) square feet in size posted to restrict activities on the property, such as No Hunting, No Trespassing, etc.
4. Unlighted signs identifying a permitted home occupation, limited to three (3) square feet in size.
5. Signs indicating public transportation stops.
6. Instructional signs giving information strictly for the purposes of direction, safety or convenience of the general public such as signs which identify public rest areas, public parking areas, entrances or exits, loading and no loading and the like, not to exceed four (4) square feet in surface area.
7. Memorial plaques, corner stones, historical tablets.
8. Signs established by duly constituted governmental authorities, including but not limited to traffic regulation signs, public notice signs and signs required to be maintained or posted by law or government order, rule or regulations.
9. Official signs of a noncommercial nature erected by public utilities.
10. Flags or emblems or governmental, educational or religious organizations and non-commercial signs relating to religious or political thought, house of worship bulletin boards, identification signs and church directional signs not to exceed thirty-two (32) square feet in area.
11. Integral decorative or architectural features of buildings or works of art, so long as such features or works do not contain letters, trademarks, moving parts, or lights.

(Amended 8/20/02)

12. Signs which are attached or which are an integral part of gasoline pumps or other dispensing or servicing device; provided that such signs do not extend beyond the area of the pump, dispensing or servicing device to which they are attached.
13. At any entrance to a residential subdivision or multi-family development, there may be not more than two signs identifying such subdivision or development. A single side of any such sign may not exceed 16 square feet, nor may the total surface area of all such signs located at a single entrance exceed 32 square feet.

### **Section 262. Exempt Temporary Signs**

The following temporary signs are exempt from permit procedures. However, such signs shall conform to the requirements set forth below as well as all other applicable requirements of this Ordinance.

#### **1. Real Estate Sign**

Temporary signs indicating the sale, rental or lease of the premises on which it is located, including a development sign limited to the following two (2) types:

- a. Lot premises sign - sign advertising the sale or rental of a lot, premises, dwelling, or structure.
  - (1) Maximum six (6) square feet in area;
  - (2) Minimum five (5) foot setback from a street;
  - (3) One (1) permitted per each street frontage on which the premises abuts.
- b. Development signs - a sign advertising the sale or rental of structures under construction upon the land which is under development, permitted with a permit in all zones but limited to the following:
  - (1) Maximum sixty-four (64) square feet in area;
  - (2) Minimum setback from street will be the minimum setback for the zone in which it is located;
  - (3) One (1) sign permitted per each street frontage on which the premises abuts.

(Amended 8/20/02)

**2. Other Temporary Signs**

A sign to be placed on a lot for a limited period of time to advertise for a grand opening, special event, sale, and the like shall be permitted in any zone subject to the following limitations:

- a.** A permit is issued for a period not to exceed thirty (30) days;
- b.** Maximum sign area is fifty (50) square feet;
- c.** Minimum setback is five (5) feet front and ten (10) feet side and rear;
- d.** The sign will not interfere with vehicular or pedestrian movement;
- e.** A sign may remain after the thirty (30) days expires if a Special Exception is obtained.

**3. Election Signs**

Lighted or unlighted political signs or posters may be erected in any zone under the following conditions:

- a.** Signs shall be removed within fourteen (14) days after the primary or special election. Candidates who win the primary may maintain their signs until fourteen (14) days after the following general election.
- b.** No political sign shall exceed thirty-two (32) square feet in area unless posted on an existing legal billboard.
- c.** The signs shall not interfere with pedestrian or vehicular traffic.
- d.** Whenever a political sign is discovered in violation of this Ordinance, the person responsible for the erection or distribution of the sign, or the owner or his agent of the property upon which the sign is located shall cause the removal of the sign within twenty-four (24) hours. Should the sign not be removed within the required period, the sign may be removed by the County and the campaign committee billed for the removal.

**4. Banners, twirling, "A" type, sandwich type, sidewalk or curb signs and balloons or other air or gas filled figures displayed on a temporary basis.**

**5. Outdoor advertising of any kind or character where any live animal or person used as part of the advertising is visible from any public street or public place displayed on a temporary basis.**

## **Section 263. Prohibited Signs**

The following signs shall be prohibited:

1. Signs, except time and temperature indicators which flash by means of either nonelectric or electric mechanism or current. Any sign mechanism or representation which sparkles, glitters, or twinkles, or by any product which produces intermittent reflection of rays of light, or by rotation which produces the effect of reflection.
2. Moving, movable or animated signs except as specifically permitted in 1 above.
3. Stereopticon or motion picture mechanism in conjunction with any outdoor advertising structure, accessory sign or advertising statuary used in such a manner as to permit or allow the images to be visible from any public street or sidewalk.
4. Signs which produce noise or sounds.
5. Signs which emit visible smoke, vapor, particles or odor.
6. Signs erected that by reason of the position, shape or color, may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device; or which makes use of words "stop", "look", "danger" or any other word, phrase, symbol or character in such manner as to interfere with, mislead or confuse vehicular traffic.
7. Signs erected, constructed or maintained so as to obstruct, or be attached to any fire-fighting equipment, window, door or opening used as a means of ingress or egress or for fire-fighting purposes, or placed so as to interfere with any opening required for proper light and ventilation.
8. Any sign depicting specified sexual activities or specified anatomical areas.
9. Any sign using obscene or offensive language.
10. Notices, placards, bills, cards, posters, advertisements, or other signs mounted or placed in any fashion upon any lamppost, electric light, telegraph or utility pole, hydrant, tree or tree box, or upon any piers or columns located on or along the public streets and highways of Cecil County, except as such may be authorized or required by law.

## **Section 264. Permit Required for Signs**

1. Except as otherwise provided in Sections 261, 262, and 268, no sign may be constructed, erected, moved, enlarged, illuminated or substantially altered except in accordance with the provisions of this section. Mere repainting or changing the message of a sign shall not, in and of itself, be considered a substantial alteration.
2. Signs not exempted under the provisions referenced in Subsection 1 may be constructed, erected, moved, enlarged, illuminated or substantially altered only in accordance with a Building Permit and Zoning Certificate.
3. For any sign over 150 square feet in area or 25 feet in height at its highest point, the County may require review and approval of structural plans and designs, including the seal of a registered professional engineer legally permitted to practice in the State of Maryland.
4. All signs which employ electrical current of any means shall be reviewed and approved by the appropriate electrical inspector.

## **Section 265. Sign Specifications**

1. No sign or supporting structure may be located in or over the traveled portion of any public right-of-way unless the sign is attached to a structural element of a building and a variance has been obtained from the County.
2. No part of a freestanding sign may exceed the height limitations of the particular zone in which it is placed unless otherwise specified by this Article.
3. Freestanding signs shall be securely fastened to the ground or to some other substantial supportive structure so that there is virtually no danger that either the sign or the supportive structure may be moved by the wind or other forces of nature and cause injury to persons or property.
4. Ground Sign
  - a. Notwithstanding any other provisions of this Article, no ground sign greater than thirty-five (35) square feet in area shall be permitted within twenty (20) feet of any residential zoning district; and no ground sign greater than fifty (50) square feet in area shall be permitted within forty (40) feet of any residential zoning district.
  - b. All ground signs shall have permanent foundations, shall be level, and shall be constructed according to specifications approved by the County with the application for a Building permit.

- c. No ground sign shall be placed closer to a road right-of-way more than five (5) feet or thirty-five (35) feet from the centerline of the road, whichever is greater.
- 6. Marquee Signs shall not project more than eighteen inches beyond the marquee faces or edges.
- 7. Projecting Sign
  - a. May not project into the setback required for a ground sign.
  - b. No projecting sign shall be permitted which obstructs or interferes or in any way becomes a hazard to the orderly movement of pedestrian or vehicular traffic.
- 8. Roof Sign
  - a. No sign may extend above the permitted height for the zone in which it is located.
  - b. Roof signs shall observe all building setbacks.
  - c. No roof sign shall be oriented toward any residential use.
- 9. Wall Sign
  - a. May not extend outward more than eighteen inches from the wall to which it is attached.
  - b. May not extend beyond the wall to which it is attached.
  - c. Wall signs may be erected on building walls which are nonconforming if they conform to a. and b. above.

**Section 266. Off-Site Advertising Signs**

Lighted or unlighted outdoor advertising signs shall only be permitted in the BG, BI, M1 and M2 Zones provided that the following are met:

- 1. The area of such signs are limited to four hundred (400) square feet;
- 2. No such sign shall be nearer than one hundred (100) feet to any residence located in an adjoining residential zone if designed to face into such zone and be visible therefrom.

3. The height of such sign shall not be greater than thirty-five (35) feet or the roof of the building on which erected; whichever is greater;
4. No off-site advertising signs shall be placed closer to a road right-of-way more than five (5) feet or 35 feet from the centerline of the road, whichever is greater.
5. No such sign shall be located within one hundred (100) feet of any intersection;
6. A sign may be illuminated if illumination is confined to the surface of the sign.

**Section 267. Maintenance of Signs**

1. All signs and all components thereof, including without limitation supports, braces, and anchors, shall be kept in a state of good repair.
2. If a sign other than a billboard advertises a business, service, commodity, accommodation, attraction, or other enterprise or activity that is no longer operating or being offered or conducted, that sign shall be considered abandoned and shall, within 30 days after such abandonment, be removed by the sign owner, owner of the property where the sign is located, or other party having control over such sign.
3. If the message portion of a sign is removed, leaving only the supporting "shell" of a sign or the supporting braces, anchors, or similar components, the owner of the sign or the owner of the property where the sign is located or other person having control over such sign shall, within 30 days of the removal of the message portion of the sign, either replace the entire message portion of the sign or remove the remaining components of the sign. This subsection shall not be construed to alter the effect of Section 268, which prohibits the replacement of a nonconforming sign. Nor shall this subsection be construed to prevent the changing of the message of a sign.

**Section 268. Nonconforming Signs**

1. Subject to the remaining restrictions of this section, any sign legally existing on the effective date of this Ordinance which does not conform to the provisions thereof is classified as a legal non-conforming sign. Repair and maintenance of such signs is permitted, but if non-conforming as to size, no such sign shall be enlarged.
2. No person may increase the extent of nonconformity of a nonconforming sign. No nonconforming sign may be enlarged or altered in such a manner as to aggravate the nonconforming condition. Nor may illumination be added to any nonconforming sign.
3. A nonconforming sign may not be moved or replaced except to bring the sign into complete conformity with this Ordinance.

4. If a nonconforming sign is destroyed by natural causes, it may not thereafter be repaired, reconstructed, or replaced except in conformity with all the provisions of this Ordinance, and the remnants of the former sign structure shall be cleared from the land.
5. The message of a nonconforming sign may be changed so long as this does not create any new nonconformities.

**Section 269. Maximum Total Sign Area by Zoning District**

See attached Table.

**Section 270. Reserved**

**Section 271. Reserved**

**Section 269. Maximum Total Sign Area by Zoning District**

<b>ZONE DISTRICT</b>	<b>NAR</b>	<b>SAR</b>	<b>RR</b>	<b>SR</b>	<b>TR</b>	<b>VR</b>	<b>DR</b>	<b>MH</b>	<b>RM</b>	<b>BL</b>	<b>BG</b>	<b>BI</b>	<b>MB</b>	<b>M1</b>	<b>M2</b>	<b>MEA</b>	<b>OS</b>	<b>PUD</b>
<b>Maximum square footage</b>																		
Freestanding Signs	12	12	12	16	16	16	16	16	16	40	400	400	64	400	400	40	12	16
Off-Site Signs	--	--	--	--	--	--	--	--	--	--	400	400	--	400	400	--	--	--
Building Signs	12	12	12	16	16	16	16	16	16	32	100	400	64	400	400	100	12	16

## **ARTICLE XIV      PARKING AND LOADING REQUIREMENTS**

### **Section 272.    General**

- 1.**     All uses permitted shall be subject to the following minimum off-street parking requirements:
  - a.**     Parking spaces shall be reserved for the particular use of the structure for which they are required and shall conform to the specifications in the Section 277 Table of Parking and Loading Requirements.
  - b.**     Loading spaces shall be reserved for the particular use of the structure for which they are required and shall conform to the specifications in Section 276 and 277 below.
  
- 2.**     With approval of the Cecil County Planning Commission and/or Office of Planning and Zoning, a portion of the required parking may be on a lot other than the one on which the proposed building or facility serviced by those parking spaces is located, provided that the proposed parking area has the same zoning classification as the proposed building or facility, and all applicable sections of this ordinance and the following criteria are met:
  - a.**     If parking is to be provided off-site or off-lot, the parking facility shall adequately serve both adjacent proposed development, if any, and any potential use on the lot the Parking facility is proposed. If no development is to be proposed on the lot which will contain the Parking facility, a properly recorded instrument restricting further development and note referencing said instrument on all Plats or Plans must be approved by the approving authority.
  - b.**     A parking plan is filed and approved by the Cecil County Planning Commission or the Office of Planning and Zoning.
  
- 3.**     Required parking spaces shall be reduced by the Office of Planning and Zoning or the Planning Commission when an area is set aside as a park and ride facility in connection with a public or private multi-passenger transportation stop. Any proposal seeking this reduction by forming a private multi-modal or multi-passenger transportation system must be approved by the Cecil County Planning Commission or the Office of Planning and Zoning.

### **Section 273.    General Parking Specifications**

- 1.**     Required parking space(s) for all uses shall conform with the requirements for that use as outlined in this Ordinance and Section 277 Table of Parking and Loading Requirements.

2. Parking shall be placed to adequately serve adjacent existing uses as practical.
3. Parking areas for non-residential uses shall be screened by the use of landscape materials, other plantings, berms and/or fencing from all residential uses to reduce heat, glare, noise, light, litter, and dust emanating from these areas and the proposed use. If a parking area is designed to serve one or more uses, the parking area may be designed to create an "interior court" on which uses may front, and the applicable landscape buffer and screening requirements may be modified as approved by the Cecil County Planning Commission or the Office of Planning and Zoning.
4. Landscaping, buffer and screening shall be required for all parking areas as per this Ordinance, unless modified as described above.
5. All parking area landscaping, buffer, screening, and surfacing must be maintained in good repair.
6. All access landscaping, buffers and screening must be located and designed so as not to obstruct free flow of traffic. There shall be adequate provisions for ingress and egress from all parking spaces to ensure ease of mobility, ample clearance and safety of vehicles and pedestrians.
7. Where sidewalks occur in parking areas, parked vehicles shall not overhang the sidewalk unless an additional one (1) foot is provided in order to accommodate such overhang.
8. Large parking areas, with over one hundred (100) spaces, shall be broken down into sections as appropriate for the type and size of development. Sections shall be separated by landscaped driveway strips, berms, and similar elements.
9. When the application of a unit of measurement for parking space to a particular use or structure results in a fractional space, any fraction under one-half shall be disregarded, and fraction over one-half shall be counted as one parking space.

10. Parking spaces and aiseways shall be designed in accordance with the following dimensional standards:

<u>Parking Angle</u>	<u>Stall Width</u>	<u>Stall Length</u>	<u>Aisleway Width</u>
90°	9 ft.	18 ft.	24 ft. for one or two way traffic
60°	9 ft.	19 ft.	18 ft. for one way traffic 22 ft. for two way traffic
45°	9 ft.	18 ft.	16 ft. for one way traffic 22 ft. for two way traffic
Parallel	9 ft.	22 ft.	16 ft. for one way traffic 22 ft. for two way traffic

**Section 274. Residential Parking Specifications**

1. Required off-street parking spaces shall be provided on the site with the proposed use, or on an off-site reserved parking area within walking distance of the proposed use.
2. Driveways shall be considered as constituting off-street parking spaces for one and two family dwellings in residential districts; provided that sufficient spaces are available on such driveways to meet the requirements of this article. Driveways shall measure not less than twelve (12) feet in width and eighteen (18) feet in length.
3. For Residential P.U.D.'s, on-street parking may be permitted in certain instances, when the development design and form dictate and when a Parking Plan is approved by the Cecil County Planning Commission.
4. Each required parking space shall measure not less than nine (9) feet in width and eighteen (18) feet in length.
5. Off-street parking in any non-residential use within any residential zone shall conform with the requirements for that non-residential use as outlined in Section 277 Table of Parking and Loading Requirements.
6. Required parking spaces for all residential uses shall conform with the requirements for that residential use as outlined in Section 277 Table of Parking and Loading Requirements.
7. Landscaping shall be provided as per Article X of this Ordinance.

**Section 275. Business/Industrial Parking Specifications**

1. Required off-street parking spaces shall be provided on the site with the proposed use or on an off site reserved parking area within walking distance of the proposed use.
2. Off-street parking in any non-residential zone shall not be permitted closer than ten (10) feet from rights-of-way, easements, or alleyways and must be located outside of required bufferyards.
3. Each required parking space shall measure not less than nine (9) feet in width and not less than eighteen (18) feet in length.
4. Landscaping shall be provided as per Article X of this Ordinance.
5. Parking requirement for two (2) or more uses on the same property shall be the sum of the individual requirements for each unless a modification is granted by the Cecil County Planning Commission.
6. Parking Plans shall be required for all new Business and Industrial uses which shall show all required improvements as outlined herein.
7. Barriers shall be erected on all parking lots and designed and located to prevent parked vehicles from extending beyond property lines of parking areas.
8. On-street parking may be permitted in certain instances when design dictates, a parking plan must be approved by the Cecil County Planning Commission and the Office of Planning and Zoning.

**Section 276. General Loading Specifications**

As required, off-street loading spaces which have unobstructed access to a street or alleyway shall be provided.

**Section 277. Table of Parking and Loading Requirements**

Parking for all uses shall conform with the requirements for that use as outlined in the Table of Parking and Loading Requirements (See tables at the end of this Article).

**Section 278. Reserved**

**Section 279. Reserved**

## Table of Minimum Parking Requirements

USE	LOADING SPACE	OFF-STREET PARKING REQUIREMENT*
<b>RESIDENTIAL</b>		
Single Family Unit		2.0 spaces
Apartment		
1 Bedroom		1.8 spaces
2 Bedroom		2.0 space
3 Bedroom		2.5 spaces
Townhouse		
1 Bedroom		1.75 spaces
2 Bedroom		2.00 spaces
3 Bedroom		2.50 spaces
Manufactured Home		
1 Bedroom		1.8 spaces
2 Bedroom		2.0 spaces
Elderly Housing		1.0 space per unit
Rooming or Boarding House		1.0 space per roomer or boarder in addition to the normal required for the dwelling unit
<b>NON-RESIDENTIAL</b>		
Airports	As required	0.5 spaces per acre of land or minimum 20 spaces and 2 spaces for each plane tie down site
Assembly Hall	As required	1.0 space per every 100 sq. ft. GFA
Amusement Park	2	10 spaces per ride or activity area plus 1.0 spaces per employee
Appliance/Hardware Store	As required	2.0 spaces per every 1,000 sq. ft. GFA, plus 1.0 space per every 300 sq. ft. over 1,000 sq. ft. GFA.
Arenas, exposition halls, stadiums, race tracks, fairgrounds, etc.	5	1.0 space for every 2 seats and 1.0 space for each employee
Art Gallery	1	1.0 space per 150 sq. ft. GFA
Auditorium	As required	1.0 space per 3 permanent seats
Automobile salesrooms and repair shops	As required	1.0 space for each 500 feet sq. ft. GFA

**Table Notes:**

**GFA = Gross Floor Area**

**GLA = Gross Leasable Area**

**\* When determination of the number of parking spaces required results in a requirement of a fractional space, any fraction shall be counted as one parking space.**

## Table of Minimum Parking Requirements

USE	LOADING SPACE	OFF-STREET PARKING REQUIREMENT*
Automobile service station	As required	1.0 space for each 100 sq. ft. GFA Minimum 10 spaces. Each service rack may be counted as one space but pump areas may not be counted
Bank and Other Financial Institutions		4.0 spaces per every 1,000 sq. ft. GFA
Beaches		1.0 space for each 10 lineal feet of beach frontage and 1.0 space per employee
Beauty Parlor, Barber Shop, and Personal Services		3.0 spaces per chair
Bed and Breakfast		1.0 space per guest room plus 2.0 spaces per owner's unit
Bowling Alley	1	5.0 spaces per alley
Bus Terminal		10.0 spaces per loading bay
Campground		3.0 spaces per 2 campground site
Car Wash, attended		10 spaces per washing lane
Car Wash, unattended		4 spaces per wash bay
Church/Synagogue		1.0 space per 3 seats
Clubs, lodges and related facilities	1	1.0 space per every 2 people at rated capacity
Coliseum, Stadium		1.0 space per 3 seats
Convenience Store	As required	1.0 spaces per every 250 sq. ft GFA
Day Care Center		1.0 space per adult attendant, plus 1.0 space per 500 sq. ft. GFA devoted to such use
Department Stores	2	4.0 spaces per every 1,000 sq. ft. GFA plus 1.0 spaces per employee on maximum shift
Equipment Sales/	2	2.0 spaces per every 1,000 sq. ft. GFA,
Service Shop/Wholesale		plus 1.0 space per every 300 sq. ft. GFA over 1,000 sq. ft.
Express Delivery Service	As Required	1.0 space per two employees on maximum shift, plus 1.0 space per each vehicle maintained in the premises

### Table Notes:

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## Table of Minimum Parking Requirements

USE	LOADING SPACE	OFF-STREET PARKING REQUIREMENT*
Fast Food Restaurant With or Without Drive-Through Facilities		1.0 space per 4 seats, plus 1.0 spaces per 2 employees on maximum shift. With drive-through facility, add 8 stacking spaces for the drive-through window
Funeral Establishments	2	1.0 space per 60 sq. ft. GFA and 1.0 per employee
Furniture Stores	2	1.0 space per 500 sq. ft. GFA, plus 1.0 space per employee on maximum shift
Golf Course		6.0 per hole
Group Homes		1.0 space per staff person, plus 1.0 space per 2 occupants
Health Club		10 spaces per every 1,000 sq. ft. GFA, plus 1.0 space per every 2 employees
Hospital, sanitariums		1.0 space per bed plus 1.0 spaces per employee on the largest shift, plus 1.0 space per hospital vehicle, 10 spaces for out-patient service
Hotel/Motel	2	1.0 space per room or motel unit, plus 1.0 space per employee on maximum work shift, plus 1.0 space per each 200 sq. ft. GFA commercial floor area contained therein
Indoor and Outdoor Commercial Recreation		1.0 space per 150 sq. ft. GFA and/or ground area devoted to such uses, or 1.0 space per 4.0 seats of facilities available for patron use as applicable
Industrial Uses	As required	1.0 space per employee at maximum projected capacity
Library	As required	1.0 space per 300 sq. ft. GFA
Maritime uses - commercial, community yacht club	As required	0.5 spaces per slip or mooring buoy
Wholesale Establishments	As required	1.0 space per 2.0 employees on the shift with the greatest employment, plus 1.0 space per 200 sq. ft GFA devoted to sales
Medical Center, Medical and Dental Offices, Clinics		1.0 space per 200 sq. ft. GFA

### Table Notes:

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**GLA = Gross Leasable Area**

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## Table of Minimum Parking Requirements

USE	LOADING SPACE	OFF-STREET PARKING REQUIREMENT*
Outdoor Equipment and Machinery Sales	As required	1.0 spaces per 300 sq. ft. GFA of retail space
Miniature Golf		2.0 spaces per hole
Nightclub		1.0 space per 2 seats
Nursing Home		1.0 space per 3 beds
Nurseries/Greenhouses	As required	1.0 spaces per 300 sq. ft. GFA of retail space
Offices, Business and Professional		1.0 space per 200 sq. ft. GFA
Pool or Billiard Hall		4.0 spaces per 1,000 sq. ft. GFA
Post Office	As required	1.0 space per 400 sq. ft. GFA devoted to patron use plus 1.0 space per 2.0 employees on the shift with greatest employment
Racquetball Courts		2.0 spaces per court
Railroad Station	As required	100 spaces minimum
Receiving Centers	As required	1.0 space per 5,000 sq. ft. GFA
Research Centers	As required	1.0 space per 1,000 sq. ft. GFA
Restaurant, Snack Bar, and Taverns	1	1.0 space per 5 seats, plus 2.0 spaces per 200 sq. ft. GFA
Retail Store	As required	1.0 space per 200 sq. ft. GFA
Schools		
- Kindergarten, Nursery School	1	4.0 spaces plus 1.0 for each classroom
- Elementary and Middle Schools	1	1.0 space every 20 classroom seats
- High Schools	1	1.0 space every 10 classroom seats
- College and universities	1	2.0 spaces per every 3.0 students plus 1.0 space per each staff member
Service Station	As required	4.0 spaces per bay and work area
Shipping Center	As required	1.0 space per 5,000 sq. ft. GFA
Shopping Center	As required	5.5 space per 1,000 sq. ft. GFA
Skating Rink	As required	1.0 space per 200 sq. ft. GFA
Social, Fraternal, Social Service, Union, Civic Organization Building		1.0 space per 60 sq. ft GFA plus 1.0 space per employee

### Table Notes:

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GLA = Gross Leasable Area

\* When determination of the number of parking spaces required results in a requirement of a fractional space, any fraction shall be counted as one parking space.

## Table of Minimum Parking Requirements

<b>USE</b>	<b>LOADING SPACE</b>	<b>OFF-STREET PARKING REQUIREMENT*</b>
Storage Areas	As required	1.0 space per 5,000 sq. ft. GFA
Self Storage Facility	As required	1.0 space per 20 storage stalls
Super Market, Grocery/Food Store	As required	3.0 spaces per 1,000 sq. ft. GFA 1.0 space per 4 persons of capacity plus
Swimming Pool, Tennis Courts and other Recreational facilities	As required	1.0 space per employee
Theater, Public Assembly, Meeting Establishments, Etc.	As required	1.0 space per each 2.0 seats
Veterinary Offices	As required	1.0 space per 400 sq. ft. floor space in office, with a 4 space minimum
Zoo	As required	1.0 space per 2,000 sq. ft. of land area

**Table Notes:**

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