

41.2.c. Brownfield Redevelopment District (BR)

Section 43. BR – Brownfield Redevelopment

1. Purpose. The purpose of the BR district is to improve and enhance the redevelopment process and to promote additional reinvestment and redevelopment of brownfields. This district is intended to facilitate and encourage the continued viability of previously developed land and to promote the reuse of said land.
2. Permissible Uses. If the base zone is either commercially or industrially zoned, the uses that shall be permitted in the BR district shall be the same as those permitted (P), permitted with conditions (PC), and permitted as a special exception (SE), in the BG and BI zones and permitted (P) and permitted with conditions (PC) in the M1 and M2 zones.
3. The BR district permits flexibility in lot, setback, height, and parking and loading requirements to encourage a creative design without endangering the health, safety, and welfare of the residents and employees in the BR district. In the case of commercial or industrial development, the Director of Planning and Zoning shall be authorized to grant the administrative adjustments as part of the site plan review process. In the case of residential development projects, the Planning Commission shall be authorized to grant the administrative adjustments as part of the subdivision process.
4. Residential Component. If the base zone is a residential district in the County's designated growth area, the uses and densities that shall be permitted shall be the same as those permitted (P) in the High Density Residential (RM) zone. If the base zone is a residential district outside of the designated growth area, the uses and densities that shall be permitted shall be the same as those permitted (P) in the Rural Residential (RR) zone.
5. Landscaping and Bufferyards. A minimum of ten (10) percent of the development envelop used for residential uses in the BR district shall be landscaped. Landscape plans may be approved in phases but should follow an overall harmonious theme throughout the BR district. In residential, commercial and industrial developments, a minimum 25 foot bufferyard C shall be provided around the perimeter of the development tract.
6. Process. Properties listed on the US Environmental Protection Agency Maryland Superfund Site list or on the Maryland Department of the Environment Environmental Restoration Redevelopment Program Brownfields Site Inventory List are eligible to request designation of the floating zone. Properties that have an outstanding enforcement order existing are not eligible to participate.
 - a. Applicants desiring to obtain the BR floating zone designation for a property shall apply for designation to the Board of County Commissioners of Cecil County. The application must be signed by the property owner.
 - b. The application shall contain a concept plat showing the proposed development of the property and a narrative containing the provision of utilities, a statement of expected County responsibilities, a cost-revenue ratio for the proposed development, a tentative timetable for development, and for commercial and industrial development, the number of jobs estimated to be generated by the proposal.

- c. The narrative and concept plat shall be forwarded to the Office of Planning and Zoning, the Office of Economic Development, the Department of Environmental Health, and the State Highway Administration if on a state highway, for review and comment at least 30 days prior to the Board of County Commissioners Public Hearing.
- d. The application and any comments from the agencies listed in c above shall be presented to the Planning Commission. The Planning Commission shall make a recommendation to the Board of County Commissioners on whether the floating zone designation should be granted.
- e. The Board of County Commissioners shall approve or disapprove the application for floating zone designation.
- f. Projects for commercial or industrial development receiving floating zone designation shall proceed through the site plan review process as contained in Article XV, Section 291 of the Cecil County Zoning Ordinance.
- g. Projects for residential development receiving floating zone designation shall proceed through the subdivision process as contained in the Cecil County Subdivision Regulations.