



04 Land Use

INTRODUCTION

Land use is the general term referring to the actual uses or activities that occur on a parcel of land at any given time, be it residential, commercial, industrial, recreational, or another use. Land use is not permanent and can change over time. It is important to note that land use is different from zoning. Zoning is the tool a municipality uses to regulate what can be built on a parcel of land and how it should be developed or redeveloped. Land uses can be nonconforming, meaning that they do not conform with the zoning because they were in existence when the land was zoned for another use. These nonconforming uses are often referred to as “grandfathered” and are generally permitted to remain in use. Like land use, zoning can change over time. For example, parcels that are currently zoned to allow only commercial uses today may one day be changed to allow for a mix of uses, including residential, commercial, and more.

Plan Aberdeen is intended to serve as a guide for the continued evolution of land uses within the City. Consistent with the State of Maryland’s Twelve Planning Visions, by understanding the most likely locations for growth, knowing what additional demands this growth will have on infrastructure, and planning for controls on the scale and intensity of this growth, Aberdeen can effectively prepare to support its future residents and stakeholders so they can attain the quality of life they associate with Aberdeen.

This chapter provides information on land use categories and distribution within the City, zoning districts, and recently completed development projects and recent development approvals. Information in this chapter should be used in conjunction with the other chapters that comprise Plan Aberdeen as land use defines a community’s physical form and function and provides a framework for all infrastructure related decisions. The City’s future growth is discussed in **Chapter 5—Municipal Growth**. Combined, these elements provide the City with a framework for making decisions on both the appropriateness and timeliness of private development proposals within the context of the adopted goals, objectives, and policies for growth.

GOALS

To assist in ensuring that land use and zoning requirements are met to best serve the City of Aberdeen, the following goals and recommendations have been identified:

- 1. Use the projections and analysis included in Plan Aberdeen to evaluate the current distribution of land uses compared to future growth scenarios.**
 - Review the Aberdeen Zoning Map for any sectional map amendments and rezonings.
 - Conduct a comprehensive rezoning after adoption of Plan Aberdeen.
- 2. Evaluate opportunities for redevelopment and identify infill parcels.**
 - Promote revitalization of older neighborhoods.
 - Establish a grant program using available Maryland Department of Housing and Community Development program funds and HUD Community Development Block Grant funds as available, to revitalize residential neighborhoods to include interior and exterior renovations, energy efficiency upgrades, and streetscape improvements.
 - Market infill parcels to homebuilders and developers.

- 3. Consider rezoning opportunities for the Transit Oriented Development (TOD) District.**
 - Identify parcels within the TOD District for rezoning and pursue a sectional map amendment after adoption of Plan Aberdeen.
 - Evaluate the TOD Regulating Plan and form-based code for amendments regarding height, density, and use requirements.
 - Draft amendments to the Development Code for the TOD District.
 - Create an overlay zone for the Main Street area and establish architectural design criteria, signage, and landscaping.
- 4. Ensure sufficient lands are available for commercial and industrial/light manufacturing uses.**
 - Perform an annual analysis on commercial lands to ensure that capacity is available to meet the evolving demands of the area.
 - Assess the future population needs to address job training and advance workforce skills, use of technological innovations, and reduce economic barriers to employment.
 - Identify market segments that are growing and correlate these demands to locations that can support the required uses. If vacant parcels with the correct zoning are not available to meet the demands, Aberdeen should evaluate options for rezoning.
 - Ensure suitably zoned lands are distributed throughout the City to provide all residents with close, easy access to their daily commercial needs.
- 5. Ensure existing residential areas are protected from incompatible land uses.**
 - Preserve and improve the integrity of existing residential neighborhoods by prohibiting encroachment of incompatible land uses.
 - Require commercial uses to provide measures designed to reduce impacts and nuisances to abutting residential area.
- 6. Evaluate the effectiveness and vision of the Integrated Business District.**
 - Evaluate the purpose of the Integrated Business District, allowable uses, and consider an overlay zone for new development or redevelopment.
 - Encourage pedestrian and bicycle connections between new residential subdivisions with commercial uses.

LAND USE

Land use policies impact all other aspects of community development addressed in Plan Aberdeen’s various chapters and as articulated through the Twelve Visions of the State’s Land Use Article. This chapter emphasizes the utilization of smart growth land management methods to support the City’s intertwined goals of supporting population growth, providing sufficient services and infrastructure to address demands, and protecting the natural environment from the impacts of growth and development. This chapter addresses several of the twelve Planning Visions for quality of life and sustainability, growth areas, and community design. The City will ensure that any changes to the development regulations it foresees will provide for flexibility, any innovations that might improve efficiency in the review process and improve streamlining of applications to encourage reinvestment into the community. By developing

policies and strategies for managing land use growth, Aberdeen is engaging in community development efforts that can:

- Influence the amount and timing of critical infrastructure improvements (e.g., schools, water, sewer, roadways) and strained community facilities.
- Influence the City’s ability to create a balanced tax base through a mix of land uses at appropriate locations, supporting commercial economies that are thriving.
- Assist other planning agencies in achieving regional planning goals through interjurisdictional cooperation and collaboration.
- Identify, minimize, and mitigate impacts to water resources from non-point and point pollution sources and similarly to protect other sensitive natural resources from loss or impacts to forests, wetlands, and wildlife habitats resulting from development.
- Identify and implement economic development opportunities and improve the conditions of the local economy.
- Ensure that local employees have suitable and sufficient workforce housing options, thereby providing employers with a readily available labor pool.
- Continue to improve the fiscal health of the City by altering established levels of revenues generated through impact fees, taxation, and user fees for public services and infrastructure.

Current Maryland land use policies focus on promoting smart and sustainable growth that fosters vibrant, livable communities; preserves and protects the environment; and makes efficient use of resources. Numerous pieces of legislation have been passed by the Maryland General Assembly to protect the environment and natural resources and to promote sustainable growth across the State. **Chapter 1 – Introduction**, includes information outlining key legislation affecting land use planning and resource preservation.

Land Use Categories

Residential Land Use

Residential land uses are defined as areas that are used for development of structures that will house individuals and families. This could include the traditional single-family dwelling, townhomes, or large multi-family apartment buildings. The section below details the three different categories of residential land use that are reflective of their differing densities.

Plan Aberdeen’s housing element and proposed goals are discussed in **Chapter 6 – Housing Element**. Generally stated, Plan Aberdeen continues to call for a sustainable pace of housing growth, with particular focus on ensuring adequate supplies of workforce housing, provision of water and sewer infrastructure to match development, focus on the quality of life, and for the protection and enhancement of natural and communal resources.

Low-Density Residential

Low-Density Residential land use predominantly contains single-family homes but may include duplexes in some instances. Most parcels in these areas are at least 0.5 acres but can range up to 20 acres in size. Typical residential density in these land uses do not exceed 2 dwelling units per acre.

Medium-Density Residential

Medium-Density Residential land use categories are typically assigned to areas characterized by single-family dwellings on parcels less than 0.5 acres, townhome developments, or true multi-family apartment-

like buildings. These medium-density areas represent the transitional area between low-density residential homes to high-density residential areas found in urbanized settings. Lots sizes generally range from one-half to one-eighth of an acre and densities can range from 2 to 8 dwelling units per acre.

High-Density Residential

High-Density Residential lands are typically those with the greatest concentration of people per acre. Therefore, typical housing units found in these areas include attached townhouses, garden apartments, high-rise apartments/condominiums, and similar multi-family units. These land uses generally contain at least 8 dwelling units per acre.

Commercial Land Use

Commercial Land Use refers to lands supporting the buying, selling or trading of merchandise or services and may include shopping centers, office complexes, restaurants, hotels, or museums. The vast array of commercial applications, and the associated variation in intensity of use related to each form of commercial business, requires more descriptive categorization of commercial lands so that Plan Aberdeen can outline sufficient goals, permissions, and prohibitions to ensure these areas contribute to a vital city. The more detailed commercial land use categories are presented below.

Plan Aberdeen’s economic development goals emphasize the City's desire and commitment for the existing downtown to serve as a location for new commercial enterprises including boutique retail shopping, professional offices, cafés, breweries, restaurants, a multimodal transportation hub, and service-oriented businesses. To assist in the recruitment of new commercial uses, Aberdeen will expand on opportunities to designate Transit Oriented Development (TOD) areas; leverage Maryland Main Street Area designations; and engage with local and regional commerce organizations. These programs, and similar economic development efforts, are described in more detail in **Chapter 8 – Economic Development**.

Neighborhood Commercial

The Neighborhood Commercial land use is intended to address business-related uses outside the Central Commercial areas and features low-intensity retail shops and services. Commercial uses here focus on furnishing goods and services to meet the daily needs of the residents of the surrounding neighborhood. These areas are not intended to be used for high intensity shopping centers, big-box-type stores, or high-traffic warehouse operations; rather uses here would include the small convenience stores, law offices, or boutique clothing shop. Intensity of use in these areas should match the scale of the adjacent residential areas and must be compatible in physical scale and architectural themes with surrounding residential neighborhoods.

Central Commercial

The Central Commercial land use designation is commonly understood as the core of the downtown area. Uses in this area would typically include multi-story office buildings, attached commercial stores with residential or office spaces above ground floor retail, or government office buildings. The Central Commercial land use includes opportunities for transit-oriented development, including multimodal transportation center and mixed-use projects. It is important for the permitted uses in this area to retain some flexibility; this allows for the core downtown area to continue to evolve with consumer and resident

demands. All new development in the Central Commercial area shall comply with the Aberdeen Overlay District Regulations and Design Requirements or the Transit Oriented Development District requirements.

Highway Commercial

The Highway Commercial land use is designed to provide for uses and facilities that commonly serve the traveling public such as automobile-oriented facilities, tourist facilities, motels, hotels, and high-to- low-intensity commercial activities that may not be conveniently accommodated elsewhere. This would include big-box stores, retail outlets, car and vehicle sales lots, and similar uses. Restaurants, both dine-in and drive-thru, are included in the standard uses along with office space and grocery stores.

Mixed Land Use

One of the newer categories of land use that has increasingly been desired and assigned to planning areas is the designation of Mixed Use. Mixed Use lands are those that contain more than one other category of land use; most typically, Mixed Use designations indicate a combination of residential and commercial activities. The goal for these newer land use designations is to establish areas that are somewhat self-contained in that local residents are not required to leave their residential community to travel to another land use district to engage in commercial activity like grocery shopping or dining. By providing for a mixture of uses within one district, Aberdeen can reduce the amount of vehicular travel residents need to perform in order to complete their daily routines. This can effectively reduce contributions to climate change while improving the overall quality of life for local residents as they no longer need to spend as much time driving. Within Aberdeen, there are a handful of zoning categories that fall under the Mixed-Use umbrella including the Transit-Oriented Development zones and the Integrated Business District.

Open Space Land Use

Lands designated as Open Space are typically those that feature undeveloped areas that have been left, generally, in their natural state and that often provide the public with opportunities to engage in passive recreation on natural lands. It is important to note that lands designated as Open Space may not remain undeveloped; such a designation either on the current or future land use maps does not deprive the property owner of their right to develop that parcel consistent with the underlying zoning regulations. However, it is common for Open Space lands to contain a high proportion of protected natural resources like floodplains or wetlands which will be protected from development by provisions of the zoning code. Only lands that are encumbered by easements that prevent development from occurring can be relied on to remain as Open Space into the future. It is important that residents of Aberdeen demonstrate their support for preservation of Open Space so that City government can target funding for conservation easements on those lands the public deems critical to preservation of Open Space.

Institutional Land Use

Institutional land uses are those that are intended to support public or non-profit purposes and includes schools, churches, libraries, community centers, hospitals or medical facilities, and government buildings. These uses are often excluded from local property tax programs as they are determined to augment public life in non-monetary means.

Industrial Land Use

Industrial Land Use would be defined as manufacturing and industrial parks, including associated distribution warehouses, research laboratories, and parking areas. Also included are BG&E substations.

The light industrial land use provides for existing warehouse distribution facilities that may be redeveloped into such uses as light manufacturing, commercial, defense contractors/research and development supporting the Aberdeen Proving Ground, military installation, and e-commerce and fulfillment centers which have access to major roads.

Current Land Use

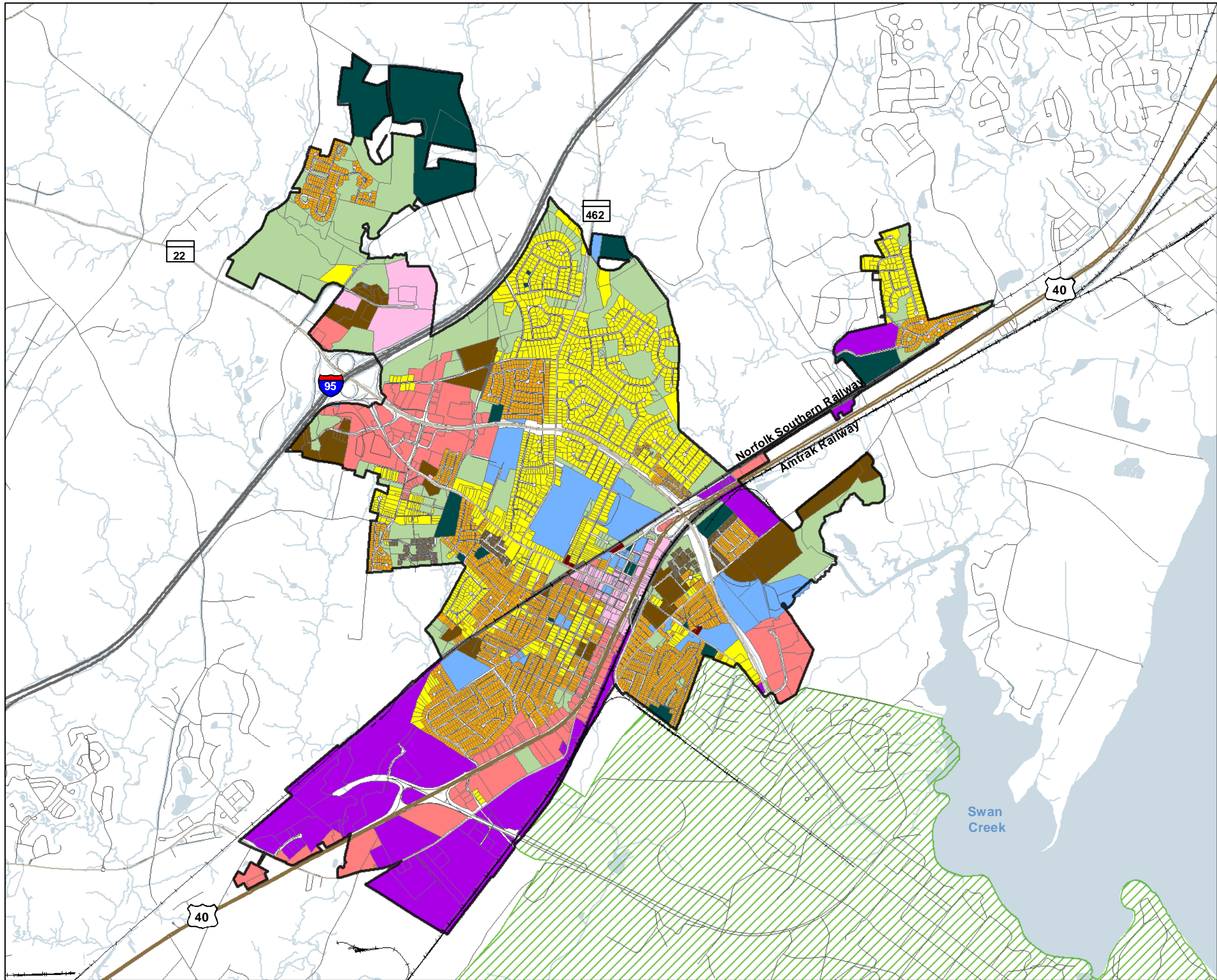
An inventory of available land within the City was performed in July 2022 as part of the Plan Aberdeen analyses. **Table 4-1, Current Land Use Composition** shows the total City land inventory of 3,880.67 acres. Of that total, almost 70% of land has already been developed (2,592.29 acres). Within current corporate limits, about 1,288.38 acres are undeveloped, with 35.2% allocated to Residential Land Uses and 34.4% allocated to Mixed Land Uses using the current land use classifications. For the purposes of this analysis, ‘lands available for development’ are those without any existing structures. Current land uses are graphically depicted on **Map 4-1, Current Land Use**.

Table 4-1. Current Land Use Composition

Land Use	Acres	% of Total
Residential	1,437.8	37%
Commercial	441.8	11%
Industrial	605.1	16%
Mixed Use	117.6	3%
Right-of-Way	55.8	1%
Institutional	234.9	6%
Forested/Open Space	987.55	25%
Total Acres	3,880.7	
% of Total Inventory	100.0%	



















Source: City of Aberdeen GIS data (July 2022)

A similar analysis for each of the identified Planning Areas is found in **Chapter 5—Municipal Growth**.



MAP 4-1

Current City Land Use

-  City of Aberdeen
-  Water Bodies
-  Railroad
-  Aberdeen Proving Ground- Special Growth Area
- Major
 -  Interstates
 -  US Highways
 -  State Routes
 -  Local Routes
- Current Land Use
 -  Low-Density Residential
 -  Medium-Density Residential
 -  High-Density Residential
 -  Highway Commercial
 -  Neighborhood Commercial
 -  Industrial
 -  Institutional
 -  Mixed-Use
 -  Open Space / Recreation / Open Space
 -  Transportation



Source: Wallace Montgomery
 Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

April 2023
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ZONING DISTRICTS

Current Zoning

The current zoning map (See Map 4-2, Zoning) depicts Aberdeen’s zoning districts. Table 4-2, Existing Zoning Composition provides a list of the current zoning classifications. The Zoning information was developed in July 2022 and represents a fixed period in time. Aberdeen reserves the right to create new zoning categories and change property zonings as long as the intent of Plan Aberdeen is upheld. This section is for information only.

Table 4-2. Existing Zoning Composition

Zoning District	Parcels		Acres	
	No.	%	No.	%
R-1 Low-Density Residential	1,097	20.1%	754.4	17.0%
R-2 Medium-Density Residential	2,206	40.5%	612.1	13.8%
R-3 High-Density Residential	1,330	24.4%	526.9	11.9%
RO Residential Overlay	56	1.0%	14.0	0.3%
B-1 Neighborhood Business	7	0.1%	2.3	0.1%
B-2 Central Commercial	35	0.6%	17.9	0.4%
B-3 Highway Commercial	235	4.3%	587.6	13.2%
M-1 Light Industrial	78	1.4%	656.6	14.8%
M-2 Heavy Industrial	4	0.1%	30.2	0.7%
IBD Integrated Business	261	4.8%	611.9	13.8%
TOD Transit Oriented Development	139	2.6%	63.3	1.4%
T4 TOD Neighborhood	50	0.9%	15.5	0.3%
T5 TOD Corridor	40	0.7%	22.6	0.5%
T6 TOD Downtown	40	0.7%	10.1	0.2%
SD TOD Special District	9	0.2%	15.1	0.3%
Unzoned*	N/A	N/A	558.9	12.6%
Total	5,587		4,499.4	

Source: City of Aberdeen GIS data (July 2022). *Note: Unzoned lands are primarily right-of-way.

Zoning is a primary means for implementing Plan Aberdeen, consisting of a written document and a series of maps. The maps show several districts or zones into which the municipality is divided to regulate the use of land. The document specifies the types of activities (uses) that can occur in each district either as a matter of right or under certain conditions. It also regulates building height, lot sizes, setbacks, yards and green space, the number and size of signs, and space for off-street parking.

For additional information on zoning and zoning districts, please refer to the *Code of the City of Aberdeen, Chapter 235–Development Code* and the official Zoning Map designating zoning districts. The description of each zoning designation is provided below and is also located in the *Code of the City of Aberdeen, Chapter 235-18*.

Residential Districts

R-1 Low-Density Residential District

The purpose of this district is to provide for single-family, low-density residential development, together with such public buildings, schools, churches, public recreational facilities, and accessory uses as may be necessary or are compatible with residential surroundings. This district is designated to protect existing development of high character and vacant land considered appropriate for future development. The R-1 District allows detached single-family dwellings with a minimum lot area of 15,000 square feet.

R-2 Medium-Density Residential District

The purpose of this district is to provide for single-family and two-family residential developments of City-scale character, together with such public buildings, schools, churches, public recreational facilities, and accessory uses as may be necessary or that are normally compatible with residential surroundings. The R-2 District allows detached single-family dwellings with a minimum lot area of 7,200 square feet and duplex dwellings with a minimum lot area of 9,000 square feet.

R-3 High-Density Residential District

The purpose of this district is to provide for a high-density residential district within the City, together with such public buildings, schools, churches, public recreational facilities, and accessory uses as may be necessary or are normally compatible with residential surroundings. The R-3 District allows detached single-family dwellings with a minimum lot area of 5,000 square feet; duplex dwellings with a minimum lot area of 7,000 square feet; apartments with a minimum lot area of 7,500 square feet; and townhouses with a minimum lot area of 2,000 square feet.

RO Residential Overlay District

The purpose of this district is to recognize existing uses within certain R-3 Zones within the City; to grant principal permitted use status to existing uses; to avoid creation of nonconforming uses; and to prohibit multifamily uses within the district except those uses existing as of the effective date of the *Code of the City of Aberdeen, Chapter 235–Development Code*.

Business Districts

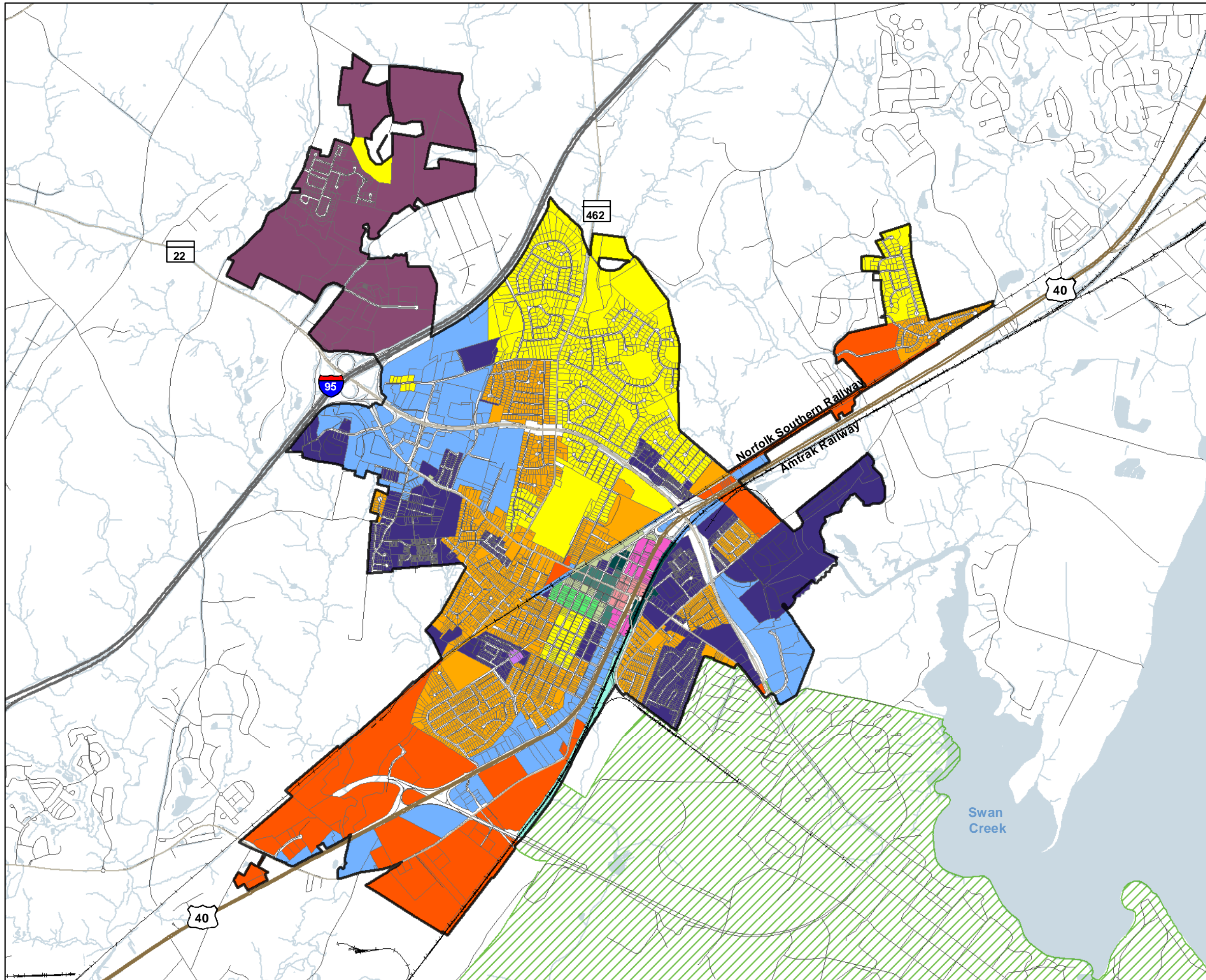
B-1 Neighborhood Business District

The purpose of this district is to provide limited retail and service facilities convenient to residential neighborhoods. To this end, uses are limited primarily to convenience goods and service facilities satisfying the household and personal needs of the residents of abutting residential neighborhoods. Standards are established compatible with low-density residential districts resulting in similar building bulk and low vehicular traffic. The B-1 District does not require a minimum lot area.

B-2 Central Commercial District

The purpose of this district is to provide retail and office development within the central business district of the City. Appropriate uses are generally the same as for the B-1 District, but with altered yard requirements and altered off-street parking requirements in recognition of the practical difficulty of providing off-street parking in the central business district and in recognition of the collective responsibility to provide off-street parking for smaller establishments. Development/redevelopment in this district shall be compatible with the existing historic, aesthetic, and pedestrian character of the downtown area in terms of scale and design. Residential uses are appropriate in this district. The B-2 District does not require a minimum lot area.

MAP 4-2 City Zoning



- City of Aberdeen
- Water Bodies
- Railroad
- Aberdeen Proving Ground- Special Growth Area
- Major Roads**
 - Interstates
 - US Highways
 - State Routes
 - Local Routes
- Zoning**
 - R-1 Low-Density Residential
 - R-2 Medium-Density Residential
 - R-3 High-Density Residential
 - RO Residential Overlay
 - B-1 Neighborhood Business
 - B-2 Central Commercial
 - B-3 Highway Commercial
 - M-1 Light Industrial
 - M-2 Heavy Industrial
 - IBD Integrated Business
 - T4 TOD Neighborhood
 - T5 TOD Corridor
 - T6 TOD Downtown
 - SD TOD Special District



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Our City. Our Plan. Our Future.

Source: City of Aberdeen
Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

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B-3 Highway Commercial District

The purpose of this district is to provide for a number of retail and office establishments and commercial services for use by the traveling public on or near major roads or streets in the City and, at the same time, is intended to maintain the appearance of the highways and their access points by limiting outdoor advertising and establishing high standards for development. Commercial development in this district shall be in the form of well-planned and heavily buffered commercial concentrations as opposed to traditional forms of highway strip commercial. The B-3 District does not require a minimum lot area.

Industrial Districts

M-1 Light Industrial District

The purpose of this district is to provide for light manufacturing, fabricating, warehousing, and wholesale distributing in low-rise buildings with off-street loading and off-street parking for employees and with access by major thoroughfares or rail. Commercial uses are permitted, primarily for service to employees in the district. The M-1 District has a minimum lot area requirement of 1 acre.

M-2 General Industrial District

The purpose of this district is to provide for industrial operations of all types that are not likely to create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences than the minimum amount normally resulting from uses specifically permitted.

Mixed Use Districts

IBD Integrated Business District

The purpose of the Integrated Business District (IBD) is to provide residential, recreational, educational, retail, entertainment, and other commercial uses in an aesthetically pleasing and functionally compatible manner, to complement existing residential areas, to blend development with the environmental characteristics of the land, and to facilitate the efficient delivery and use of public services. The object is to use site plan and architectural guidelines to promote land use flexibility and design creativity, to create comfortable and harmonious development that appeals to people living, working, shopping, and socializing within the IBD. The IBD will seek to maintain a common theme and character using specific zoning regulations, design requirements, and architectural review procedures established to encourage flexibility in land planning and generally to align the design, character, and quality of mixed uses. The IBD area west of the I-95 interchange will encourage mixed-use development consistent with the degree and intensity of Ripken Stadium and consistent with the University Center architectural and design standards known already to attract social interchange through commercial, educational, entertainment, and recreational activity.

Transit Oriented Development District

The intent of the Transit Oriented Development (TOD) District is to implement and encourage the redevelopment of properties within the Aberdeen TOD. The TOD District provides specific standards necessary to promote the goals and objectives of the Aberdeen Comprehensive Plan and the Aberdeen TOD Master Plan. These regulations are designed to maximize the development potential of the Aberdeen TOD to foster a mix of vertical and horizontal land uses, promote shopfronts and commercial uses at street level, accommodate wide pedestrian-friendly sidewalks and multimodal streets, and encourage upper-story residential and office uses. Parking is intended to be located to the rear of parcels, with access

provided through rear alleys or side streets. The TOD District allows a range of uses that may be permitted for properties within these areas including a mix of residential, commercial, and institutional uses. The TOD District regulations illustrate the types of streets, buildings, heights, and mixes of use that create the desired “form” presented in the Aberdeen TOD Master Plan. The TOD District regulations provide for, among other subjects, the establishment of building type and orientation, site design, and other standards that apply to all development proposed to be constructed in the TOD District. The TOD District is transect-based with a corresponding regulating plan that prescribes the appropriate permitted uses, building heights, site design, building type, building frontage types, pedestrian environment and streetscape in the TOD Designated Area, based on the parcel's location. There are four transect zones established under the TOD District:

TOD Neighborhood (TOD-N)

The TOD Neighborhood (TOD-N) consists of mixed uses, but primarily residential, and provides for a transition in development size from the adjacent TOD Districts to adjacent residential areas. Buildings range from two to four stories and include a variety of uses and building frontage types. Building placement and landscaping are variable, and streets include curbs and sidewalks to create a highly walkable district. This area is classified as Transect Zone 4 and identified as “(T4)” on the Aberdeen TOD Regulating Plan.

TOD Corridor (TOD-C)

The TOD Corridor (TOD-C) is an area in which parcels are generally within one block of US 40/Philadelphia Boulevard. This area is intended to promote a mix of commercial and residential redevelopment and to enhance areas adjacent to Aberdeen's compact, walkable downtown. An active, primary frontage is created through vertical mixed use as well as residential and workplace buildings. Street-fronting uses are required and will be supported by streetscapes that create a highly walkable zone. Buildings range from two to six stories with bonus provisions for up to two additional stories and include a variety of uses and building frontage types. Building frontages are configured and oriented to public streets. This area is classified as Transect Zone 5 and identified as “(T5)” on the Aberdeen TOD Regulating Plan.

TOD Downtown (TOD-D)

The TOD Downtown (TOD-D) is an area of the highest intensity and greatest variety of uses and is generally located within a one-block area of the Aberdeen MARC/Amtrak train station and the intersection of US 40 and West Bel Air Avenue. This area is classified as Transect Zone 6 and identified as “(T6)” on the Aberdeen TOD Regulating Plan. The TOD-D is intended to be the heart of the TOD area and provide a highly visible presence and identity for Aberdeen along the US 40/Philadelphia Boulevard corridor. This zone will feature a high-intensity, highly walkable mixed-use district with buildings ranging from two to eight stories in height with bonus provisions for up to four additional stories; ground-floor shopfronts, with wide sidewalks to promote a highly walkable district; improved public spaces including public plazas, street trees, pedestrian-scale lights, and public art; and the majority of parking is consolidated in structures, at curbs of public streets and behind buildings.

Special District (SD)

Special Districts (SD) are areas with buildings that by their function, disposition, or configuration cannot or should not conform to the requirements of any of the TOD District zones or combination of zones. Examples include Aberdeen City Hall, the library, and the Aberdeen MARC/Amtrak train station and

supporting parcels. Conditions for redevelopment or development for SD areas shall be subject to review and approval by the Architectural Review Committee, Planning Commission, and City Council.

Special Overlay Districts

Downtown Revitalization Overlay District

The purpose of this district is to enhance the existing assets located in downtown for properties bordering US 40, MD 7, and MD 715, through the application of design requirements. This district is subject to design requirements and review by the Aberdeen Architectural Review Committee. Properties located within the Transit Oriented Development Districts are not subject to the Downtown Revitalization Overlay District regulations and design requirements.

Route 40 Corridor Overlay District

The purpose of this district is to protect the value of public and private investment along the US 40 corridor from MD 7 to MD 22. This district is subject to design requirements and review by the Aberdeen Architectural Review Committee.

I-95 Overlay District

The purpose of this district is to provide for residential, office, research, and educational uses in a campus-like setting with complementary commercial/recreational uses. Ripken Stadium and the Ripken Experience are the major landmarks for this district and will attract interest across the United States and around the world; thus, the principal vision for this area is to attract new development that will complement the strong aesthetic appeal of the Ripken complexes. The I-95 Overlay District boundaries are described as the properties bordering MD 22 (Churchville Road), Gilbert Road, and I-95 located within the current City corporate limits. This district is subject to design requirements and review by the Aberdeen Architectural Review Committee.

ANNEXATION OF LAND

The City has only annexed land when a property owner has initiated a petition for annexation. The adopted Annexation Policy and Procedures can be found in the *Code of the City of Aberdeen, Chapter 235–Development Code, §15* and are also provided in **Chapter 5—Municipal Growth**.

Since the 2011 Plan was adopted, between 2011 and 2022, Aberdeen annexed approximately 319.5 acres, of which 23.0 acres was zoned M-1, 279.8 acres were zoned IBD, and 16.5 acres were zoned R-1 (**See Table 4-3, Approved Annexations**).

In reviewing annexation requests, conceptual development plans and requested zoning must be consistent with the respective Planning Area land use recommendation and Harford County’s zoning designation and land use for development to occur in the future. *Code of the City of Aberdeen, Chapter 302–Growth Management* addresses adequate public facilities (APF) for public schools, public safety, transportation, and public utilities to support future growth and development.

Table 4-3. Approved Annexations between 2011-2022

Project	Location	Resolution	Acres	Zoning
Hardy Family Series LLC	249 E Bel Air Ave Tax Map 59 Parcel 16	16-R-03	1.0	M-1
Siebert Farm & Adams Property	NW side Gilbert Rd Tax Map 51 Parcel 99 Tax Map 51 Parcel 250	19-R-03	80.3 total 41.4 38.9	IBD
Locksley Manor, Inc.	W side Gilbert Rd Tax Map 43 Parcel 350 (“A”) Tax Map 43 Parcel 381 (“B”) Tax Map 51 Parcel 166 Lot 12 (“C”) Tax Map 43 Parcel 392 (“D”)	21-R-02	206.4 total 20.0 167.7 15.9 2.7	IBD IBD R-1 IBD
Presbyterian Home of Maryland, Inc.	N side Long Dr Tax Map 51 Parcels 951 & 946	22-R-07	9.1	IBD
FRP Old Philadelphia Road, LLC	Cranberry Run Business Center II Tax Map 58 Parcel 252 & 265	22-R-09	22.0	M-1
2106 Titan Terrace	2106 Titan Terrace Tax Map 52 Parcel 336	22-R-10	0.7	R-1

Source: City of Aberdeen

DEVELOPMENT

The City of Aberdeen is planning for an adequate supply of residential development to meet existing and future demands and commercial development that supports the needs of new and existing residents. Aberdeen is a community where people work, shop, and live. **Tables 4-4, Non-Residential Development Projects** and **Table 4-5, Residential Development Projects**, list the approved residential subdivisions and commercial developments to be located within the City since 2011. All development projects will comply with the City's Adequate Public Facilities Ordinance (APFO).

Table 4-4. Non-Residential Development Projects

Project	Type/Square Footage	Year
Popeyes, Middleton Holdings Property	Retail	2022
Fieldside Commons	Class A self-Storage, 120,000 SF	2021
Hickory Ridge Industrial Park	Parking Lot Expansion, 95 spaces	2021
Stadium Towne Center	Retail	2021
Parking Lot Expansion	772-spaces	2020
MHRC Head Start Daycare Center	Retail, 7,098 SF	2018
Aberdeen Volunteer Fire Department	20,378 SF	2018
University of Maryland Upper Chesapeake Medical Campus at Aberdeen Corporate Park	125,000 SF free-standing medical facility, 15,400 SF office, renovation of existing 95,870 SF medical office building	2018
Lidl U.S. Operations	Retail, 25,400 SF	2018
Aberdeen Logistics Center	Industrial, 500,000 SF	2017
Fairfield Inn and Suites	75-room hotel	2017
Beards Hill Plaza Expansion*	9,000 sq. ft. retail building	2017
Stadium Town Center	Retail, 54,800 SF and daycare, 12,495 SF	2017
Starbucks, Middleton Holdings Property	Retail, 2,370 SF	2017
Woodspring Suites*	91-room hotel	2017
Aberdeen Station	Retail, 5,125 SF	2016
NTB	Retail, 7,067 SF	2016
Frito-Lay Expansion	Industrial, 42,700 SF	2015
Mt. Zion Baptist Church	Institutional, 40,000 SF	2014
Hampton Inn and La Quinta Inn	La Quinta- 81-room hotel, Hampton Inn, 89-room hotel	2014
Frito Lay Expansion	Storage /Warehouse Exp. 164,244 SF	2014
McDonalds Restaurant	Retail, 4,689 SF	2014
Medline Industries, Inc.	Industrial, 106,885 SF	2014
Aberdeen Xchange	Retail, 14,600 SF	2014
Firestone Complete Auto Care	Retail, 11,668	2013
Chick-Fil-A	Retail, 4,720 SF	2013
Aldi	Retail, 15,945 SF	
Royal Farms	Gas/Convenience, 5,125 SF	2012
Aberdeen Corporate Park (revised)	Office, 254,000 SF; pad sites, 16,100 SF	2011
Grace United Methodist Church Expansion	Institutional, 800 SF expansion and 41-space parking lot	2011
Northgate Business Park*	Retail, Lot B*, 22,328 SF	2011
Home 2 Suites by Hilton	107-room hotel	2011
The Corner at Beards Hill	Retail, 21,462 SF	2011

* - Not constructed

Source: City of Aberdeen Department of Planning and Community Development

Table 4-5. Residential Development Projects

Project Name	Location	Number of Residential Units	Intended Use	Year of Approval
Fields of Aberdeen	Long Drive and Gilbert Road	94 units	Multi-Family Residential	2021
Aberdeen Overlook	Long Drive and Aldino Stepney Road	344 units	Single Family, Villas, and Townhomes	2021
Fieldside Commons Apartments	Long Drive	522 units	Multi-Family Residential	2021
Preserve at Gilbert Meadows	Between Gilbert Rd and Aldino-Stepney Rd	176 units	Single-Family and Villas	2021
The Edge at Middleton	Beards Hill Road and Middleton Road	237 units	Multi-Family Residential	2020
Eagles Rest Phase II	East of Aldino-Stepney Road, north of Carsins Run	58 units	Single-Family and Villas	2017
The Villages at Forest Brooke* *Not Constructed	Bush Chapel Road and Schofield Road	94 units	Townhomes and Villas	2014
Residences at Fieldside Village	Long Drive	216 units	Multi-Family Residential	2012
Highland Commons	Polk and Taft Streets	22 units	Multi-Family Residential	2012
The Colony at Beards Hill - Summerlin Apartments	Beards Hill Road and Middleton Road	192 units	Multi-Family Residential	2012

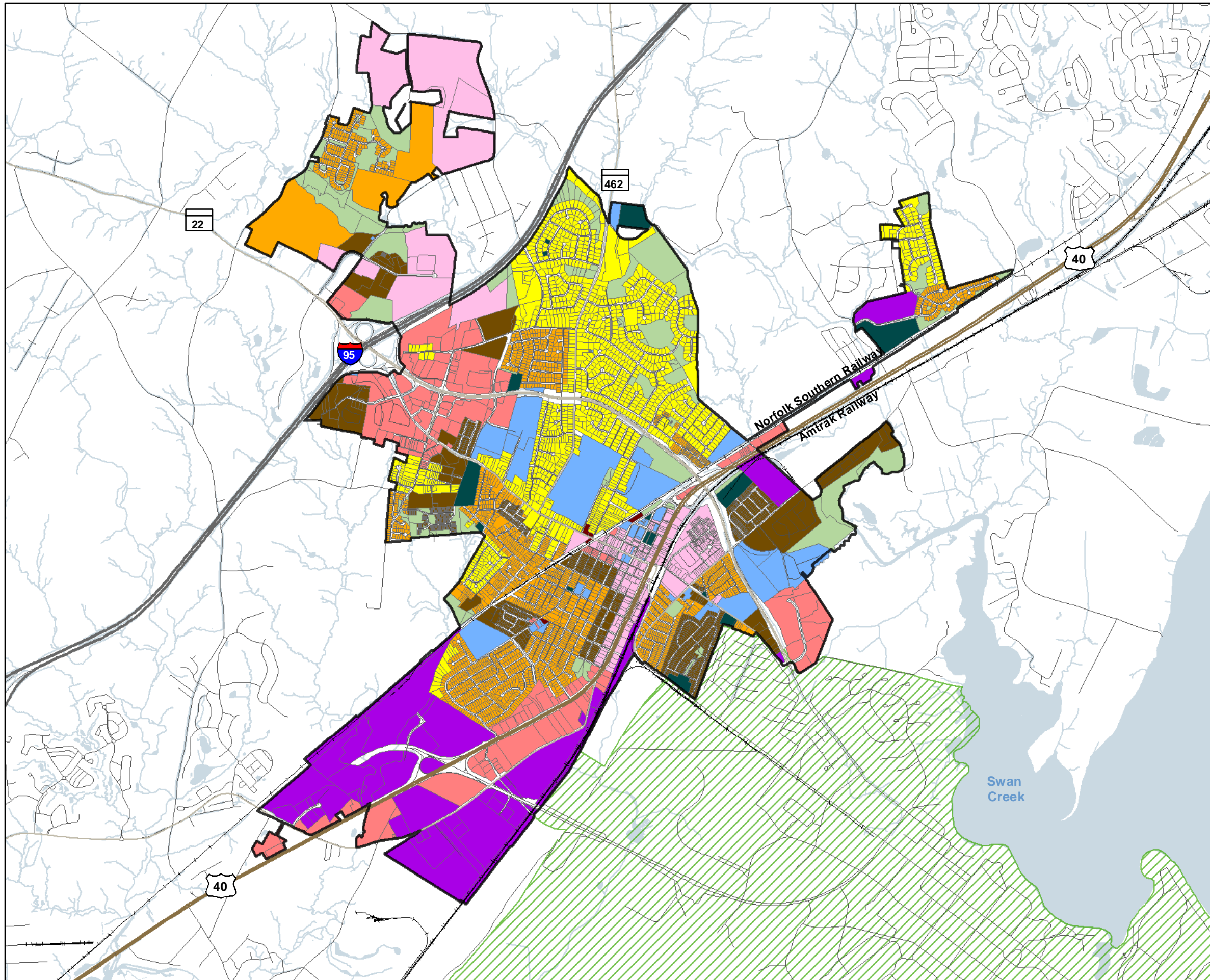
Source: City of Aberdeen Department of Planning and Community Development.

FUTURE LAND USE

The City of Aberdeen has developed a vision for what the future land use should be for the City of Aberdeen and the areas included in their 13 Planning Areas. Future land use information is intended to serve as a roadmap of sorts to guide the development and evolution of this region. **Map 4-3, Future Land Use** shows the anticipated designations for the future land use for the City of Aberdeen. By identifying those land areas that are best suited to support all the various land uses and planning for how to shape those future areas in the best interest of the residents, Plan Aberdeen can demonstrate that the growth and development of the region matches the input received during this planning process, provides for sufficient growth of land uses to match anticipated future population levels and commensurate needs, and generally provides a sustainable, attractive place to live and work. **Chapter 5 – Municipal Growth**, provides a detailed discussion of what future land use may look like in the Planning Areas if they were to be annexed into the City. Through annexation, the existing City boundary would be expanded to include the additional areas of annexation.

MAP 4-3

Future City Land Use



- City of Aberdeen
- Water Bodies
- Railroad
- Aberdeen Proving Ground- Special Growth Area
- Major
 - Interstates
 - US Highways
 - State Routes
 - Local Routes
- Future Land Use
 - Low-Density Residential
 - Medium-Density Residential
 - High-Density Residential
 - Highway Commercial
 - Neighborhood Commercial
 - Industrial
 - Institutional
 - Mixed-Use
 - Open Space / Forested
 - Recreation / Open Space



Source: Wallace Montgomery
Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

April 2023
0 0.25 0.5 Miles

