

Friends of Harford – Uses allowed by R1, R2, R3 and R4 zoning districts

	R1	R2	R3	R4
AMUSEMENTS				
Country clubs, golf clubs, tennis and swim clubs	SE	SE	SE	SE
Marinas, boat launching, storage and repair	SE	SE	SE	SE

INSTITUTIONAL

Cemeteries, memorial gardens and crematories	SE	SE	SE	SE
Civic service clubs and fraternal organizations	SE	SE	SE	SE
Community centers or assembly halls	SE	SE	SE	SE
Day-care centers	SE	SE	SE	SE
Fire stations	P	P	P	P
Fire stations with fire station assembly hall	SE	SE	SE	SE
Hospitals		SE	SE	SE
Houses of worship	P	P	P	P
Libraries	P	P	P	P
Mixed Use Centers				SD
Parks; recreation areas, centers and facilities	P	P	P	P
Planned Employment Centers				SD(1)
Schools, colleges, and universities	SE	SE	SE	SE

NATURAL RESOURCES

Agriculture	P	P	P	P
Forestry	P	P	P	P
Mineral extraction and processing	SE	SE	SE	SE
Wildlife refuge	P	P	P	P

RESIDENTIAL: Conventional Development

Duplex dwellings				P
Garden apartment dwellings				SD
Lot-line dwellings				P
Mid-rise apartment dwellings				SD
Mixed Use Centers				SD
Mobile home subdivisions			SD	SD
Mobile homes			SE	SE
Patio/court/atrium dwellings				P
Semi-detached dwellings				P
Single Family detached dwellings	P	P	P	P
Townhouse dwellings				P
Traditional Neighborhood Developments)	SD(1)	SD(1)	SD(1)	SD(1)

RESIDENTIAL: Conventional with Open Space

Carriage court units			SD	SD
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Cluster townhouse dwellings		SD	SD	SD
Duplex dwellings		SD	SD	SD
Garden apartment dwellings			SD	SD
High-rise apartment dwellings				SE
Lot-line dwellings		SD	SD	SD
Mid-rise apartment dwellings				SD
Mobile home subdivisions			SD	SD
Mobile homes			SE	SE
Multiplex dwellings		SD	SD	SD
Patio/court/atrium dwellings			SD	SD
Row duplex dwellings			SD	SD
Semi-detached dwellings		SD	SD	SD
Single Family detached dwellings	SD(1)	SD	SD	SD
Townhouse dwellings		SD	SD	SD

RESIDENTIAL: Planned Residential Development

Carriage court units			SD	SD
Cluster townhouse dwellings			SD	SD
Continuing Care Retirement Community	SD	SD	SD	SD
Duplex dwellings			SD	SD
Garden apartment dwellings			SD	SD
High-rise apartment dwellings				SE
Housing for the elderly		SD	SD	SD
Lot-line dwellings			SD	SD
Mid-rise apartment dwellings			SD	SD
Mobile home subdivisions			SD	SD
Mobile home parks			SD	SD
Mobile homes			SD	SE
Multiplex dwellings			SD	SD
Patio/court/atrium dwellings			SD	SD
Row duplex dwellings			SD	SD
Semi-detached dwellings			SD	SD
Single Family detached dwellings			SD	SD
Townhouse dwellings			SD	SD

RESIDENTIAL: Transient Housing

Cottage houses	T	T	T	T
Country inns, tourist homes and resorts	SE	SE	SE	SE
Group home for sheltered care	SE	SE	SE	SE
Nursing homes and Assisted living facilities	SE	SE,SD(3)	P	P
Personal-care boarding homes	SE	SE	SE	SE
Mixed Use Center				SD

RESIDENTIAL: Transient Housing – continued

Traditional Neighborhood Development	SD(1)	SD(1)	SD(1)	SD(1)
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RETAIL TRADE

Christmas tree sales	T	T	T	T
Convenience goods stores				SD
Mixed Use Center				SD

SERVICES

Mixed Use Center				SD
Personal services, excluding tattoo parlors				SD
Planned Employment Center				SD(1)
Professional services				SD
Restaurants				SD

TRANSPORTATION, COMMUNICATION & UTILITIES (TCU)

Communication and broadcasting towers	SE	SE		
Public utility facilities, sanitary landfills, sewage treatment plants	P	P	P	P
Rubble Landfills	P	P	P	P
Sewage pumping stations	P	P	P	P

KEY:

- P = Permitted
- SD = Permitted as Special Development
- SE = Might be permitted via Special Exception
- T = Temporary Use only
- SD(1) = Permitted as Special Development in ENOD only
(Edgewood Neighborhood Overlay District)
- Blank cell means the use isn't permitted.

	R1	R2	R3	R4
Number of houses allowed (per acre)				
Conventional development	1.8	3.5	5	8
Conventional with Open Space (COS)	2	4.5	7	10
Planned Residential Development (PRD)	N/A	N/A	10	14*
Housing for the Elderly	N/A	7	14	14
Continuing Care Retirement Community (CCRC)	25	25	30	30

* 30 for high rise apartment