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

Country clubs, golf clubs, tennis and swim clubs Marinas, boat launching, storage and repairSESESESESEMarinas, boat launching, storage and repairSESESESESEINSTITUTIONALCemeteries, memorial gardens and crematories Civic service clubs and fraternal organizations Day-care centers or assembly hallsSESESESESEDay-care centersSESESESESESEPay-care centersSESESESESEFire stationsPPPPFire stations with fire station assembly hallSESESESEHouses of worshipPPPPLibrariesPPPPMixed Use CentersSDSDSDSD(1)Schools, colleges, and universitiesSESESESENATURAL RESOURCESTSESESEMidifie refugePPPPParestryPPPPRESIDENTIAL: Conventional DevelopmentSDSDSDLot-line dwellingsSDSDSDSDMixed Use CentersSDSDSDSDMobile home subdivisionsSDSDSDMobile homesSESESESESESESESDSDSDSDMixed Use CentersSDSDSDSDSDSDMixed Use		R1	R2	R3	R4
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i raditional Neighborhood Developments) SD(1) SD(1) SD(1) SD(1)	Townhouse dwellings Traditional Neighborhood Developments)	SD(1)	SD(1)	SD(1)	P SD(1)

RESIDENTIAL: Conventional with Open Space

Carriage court units

Cluster townhouse dwellings Duplex dwellings Garden apartment dwellings High-rise apartment dwellings Lot-line dwellings Mid-rise apartment dwellings Mobile home subdivisions Mobile homes Multiplex dwellings Patio/court/atrium dwellings Row duplex dwellings Semi-detached dwellings Single Family detached dwellings Townhouse dwellings	SD(1)	SD SD SD SD SD SD	SD SD SD SD SD SD SD SD SD	SD SD SD SD SD SD SD SD 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		0.0	0.5	SE
Housing for the elderly		SD	SD	SD
Lot-line dwellings			SD	SD
Mid-rise apartment dwellings Mobile home subdivisions			SD SD	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	Т	Т	Т	Т
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)
Traditional Neighborhood Development	SD(1)	3D(1)	SD(1)	SD(1)

RETAIL TRADE

Christmas tree sales	Т	Т	Т	T	
Convenience goods stores Mixed Use Center				SD SD	
SERVICES				•	
Mixed Use Center Personal services, excluding tattoo parlors				SD SD	
Planned Employment Center				SD(1)	
Professional services				SD	
Restaurants				SD	
TRANSPORTATION, COMMUNICATION & UTILITIE	S (TCU)			
Communication and broadcasting towers	SE	SE			
Public utility facilities, sanitary landfills, sewage treatment plants	Р	Р	Р	Р	
Rubble Landfills	Р	Р	Р	Р	
Sewage pumping stations	Р	Р	Р	Р	
 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				