Generalized Zoning Description

In Maryland each local jurisdiction is responsible for its own zoning, with the exception of certain municipalities that do not exercise planning and zoning authority. Because each jurisdiction is uniquely different, the Maryland Department of Planning (MDP) developed a system of zoning uniformity to help state agencies and other planning stakeholders grasp the big picture. To simplify this local zoning matter for regional and state planning purposes, MDP created Generalized Zoning Categories. These categories are based on the specific zoning criteria, intent of the zone, and allowable density range for each county and all municipalities with planning and zoning authority. Please see the table below.

The generalized zoning dataset updates the previous version by aggregating the latest map revisions, text amendments, and zoning overhauls provided by local jurisdictions. The update process occurs in multi-year phases, addressing county jurisdictions followed by municipalities with zoning authority. When reviewing the data, please refer to the 'update year' field to determine when MDP last processed the information. Note that this date reflects MDP's update, not the date the jurisdiction originally enacted the zoning change.

The 'zoning' field is the local zoning designation at the time of the MDP update, which is used to determine the generalized zoning category. This field should not be used as the current zoning without contacting the local jurisdiction directly. Generalized zoning data is not meant to substitute for local zoning information and should not be used to determine permissible uses or other potential development of a specific property.

Generalized Zoning Categories

The table below shows how MDP classified local zoning districts under the three main Generalized Zoning Categories: Rural, Residential, and Other. These three main categories are broken down further into 11 Generalized Zoning Districts.

Rural Zoning		Dwelling Units Per Acre	Acres Per Dwelling Unit	Notes
Rural Low Density Residential	Rural zoning districts that allow SFD.	max density ≤ .05 du/acre	20+ acres/unit	*Residential is permitted but may not be primary*

				land use.
Rural Medium Density Residential		max density >.05 and ≤ 0.1	At least 10 but less than 20 acres/unit	*Residential is permitted but may not be primary land use.*
Rural High Density Residential		max density > 0.1 and < 0.2	More than 5 but less than 10 acres	*Land-use structured for other uses but may include residential.*
Residential Zoning (Assumes some public waste/sewer service)		**Dwelling Units Per Acre**	**Acres Per Dwelling Unit**	**Notes**
Very Low Density Residential	The lowest density zones with a residential intent.	max density ≥ 0.2 du/acre and ≤ 1.0 du/acre	At least 1 acre but less than or equal to 5 acres	
Low Density Residential	Low density zoning with a residential intent.	max density ≥ 1 and < 3.5 du/acre		
Medium Density Residential	Moderately density zoning with a residential intent.	max density ≥ 3.5 du/acre < 10 du/acre		
High Density Residential	Highest density residential zones.	max density ≥ 10 du/acre		
Other		**Dwelling Units Per Acre**	**Acres Per Dwelling Unit**	**Notes**
Commercial	Zoning districts that allow various commercial land uses such as business, offices, and retail use	n/a		
Industrial	Zoning districts that allow various industrial land uses such as manufacturing, light industrial, and heavy industrial	n/a		
Other	Other specialized zones that do not fall into any of the above categories (i.e. military zones)	n/a		
Mixed Use	Zoning districts that allow a mix of any of the above zoning categories	n/a		

USE LIMITATIONS/DISCLAIMER: The zoning information contained in this dataset was obtained from Maryland counties and municipalities and represents a snapshot in time of local zoning using generalized zoning nomenclature that groups uses and densities. This information is intended to be used for general planning at the state and regional level and should not be used to evaluate permitted uses for a specific property within a jurisdiction. Furthermore, this

generalized information does not consider local environmental constraints and other development regulations, such as subdivision regulations. For the most accurate and up to date information about a property or an area of a jurisdiction, and to determine the development potential of a property, please contact the local planning and zoning agency. Since aggregating this map, some recent annexations may have occurred which could have overlapping and possibly conflicting zoning associated with the annexed property, although since it is generalized the likelihood may be minimal; however, the specific zoning data should not be relied upon to determine a permitted use. To find information about recent municipal annexations, please access the municipal laws list on the Maryland General Assembly website.

The generalized zoning dataset is a public resource for general information and broad planning purposes. MDP cannot guarantee the accuracy of the information contained in this resource. Each user of this resource is responsible for determining its suitability for his or her intended use or purpose. MDP or the State of Maryland has no liability from any damages or misinterpretations caused by the use of this resource. Any errors or omissions should be reported to the MDP, State Data and Analysis Center.

Please contact the **MDP GIS team** for assistance with acquiring data or navigating the application.