

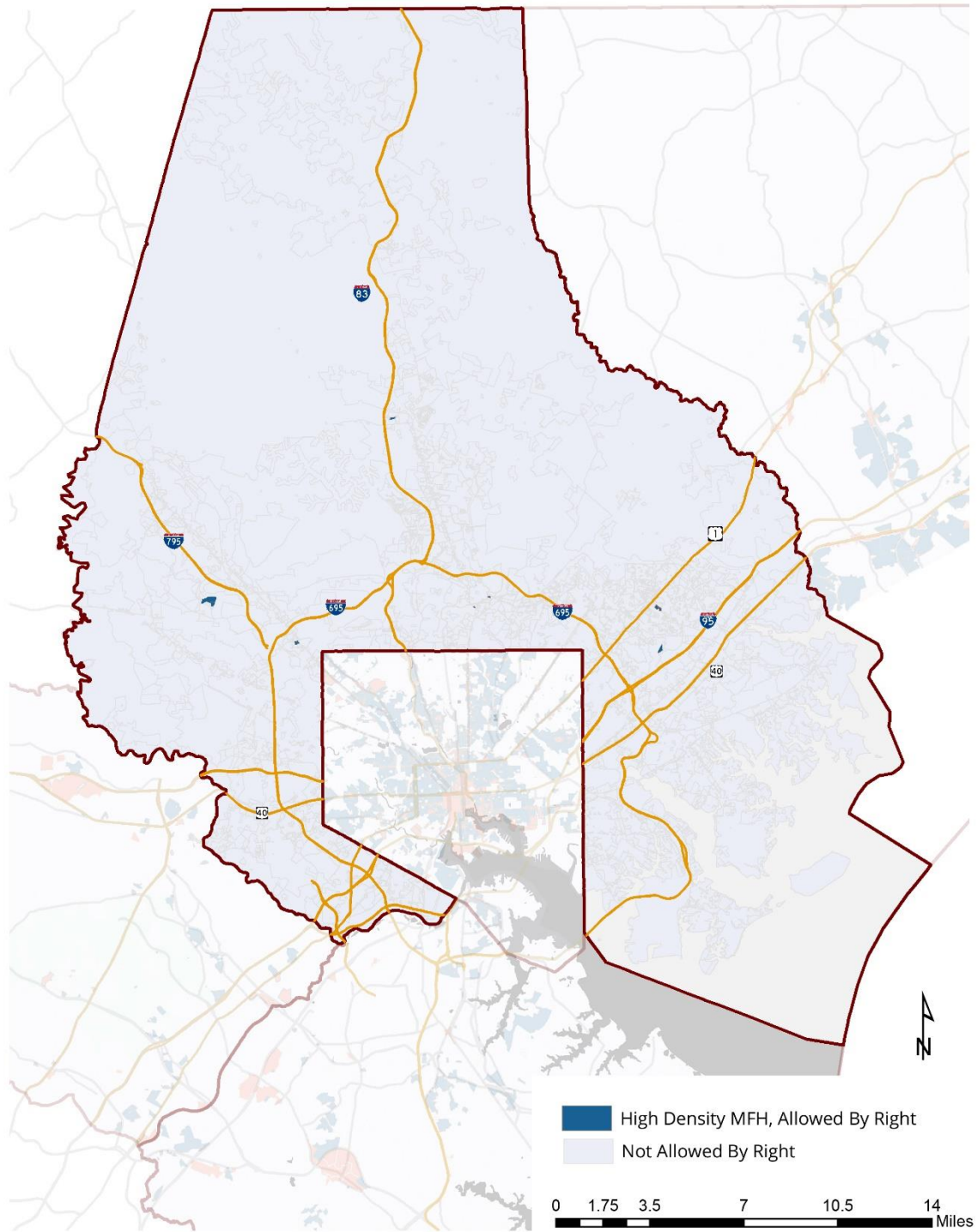


MEMORANDUM

To: Heidi Aggeler
From: Frankie Lewington
Re: High Density MFH Allowed by Right by Jurisdiction in Baltimore Region
Date: Wednesday, June 26, 2024

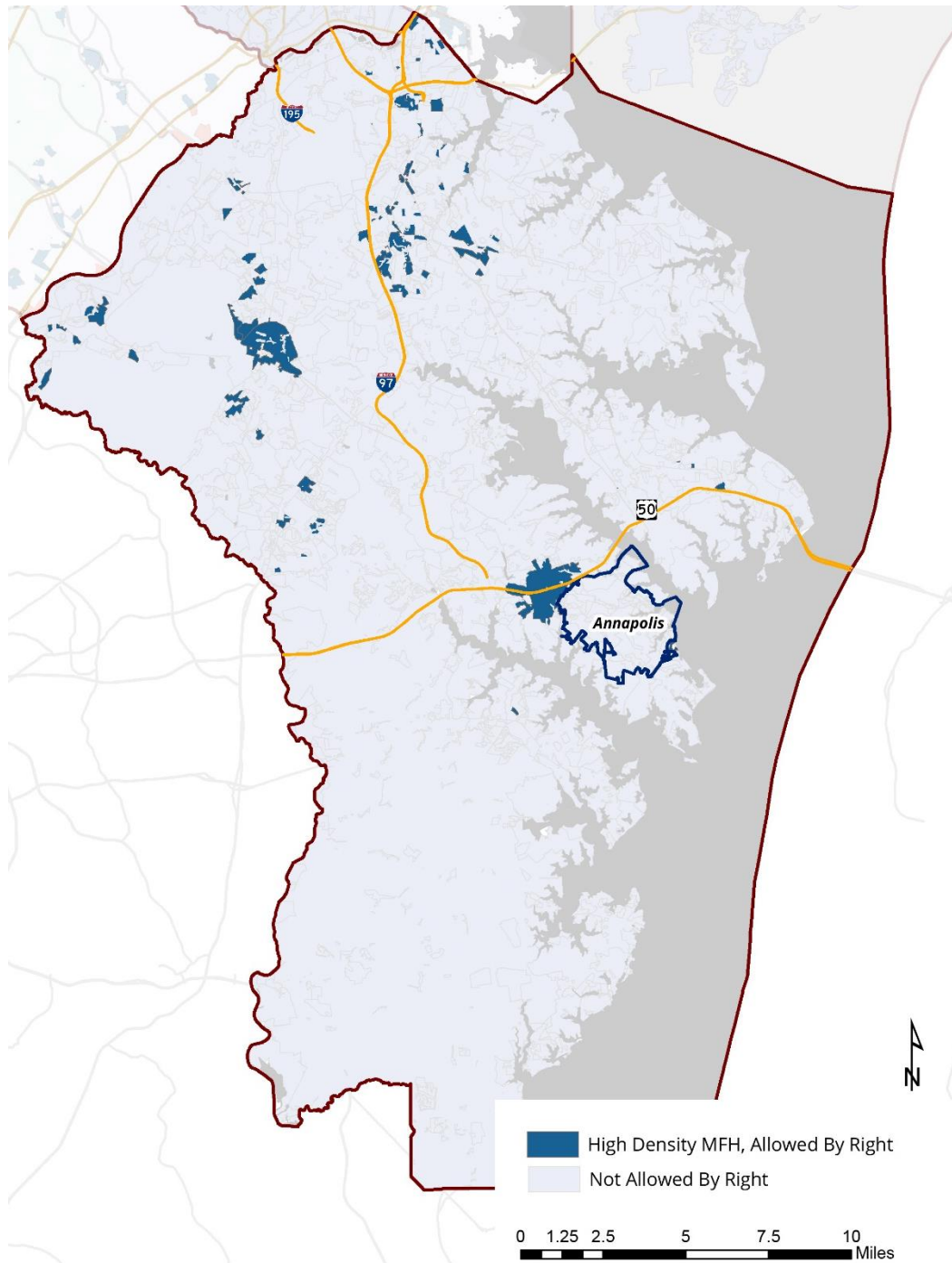
In Baltimore County, zoning districts **RAE 1** (permits mid-rise elevator apartment buildings within designated town and community centers; 40 units per acre) and **RAE2** (permits high-rise elevator apartment buildings within designated town centers only; 80 units per acre) allow high density multifamily housing by right (Figure X-1).

Figure X-1.
High Density MFH Allowed by Right, Baltimore County



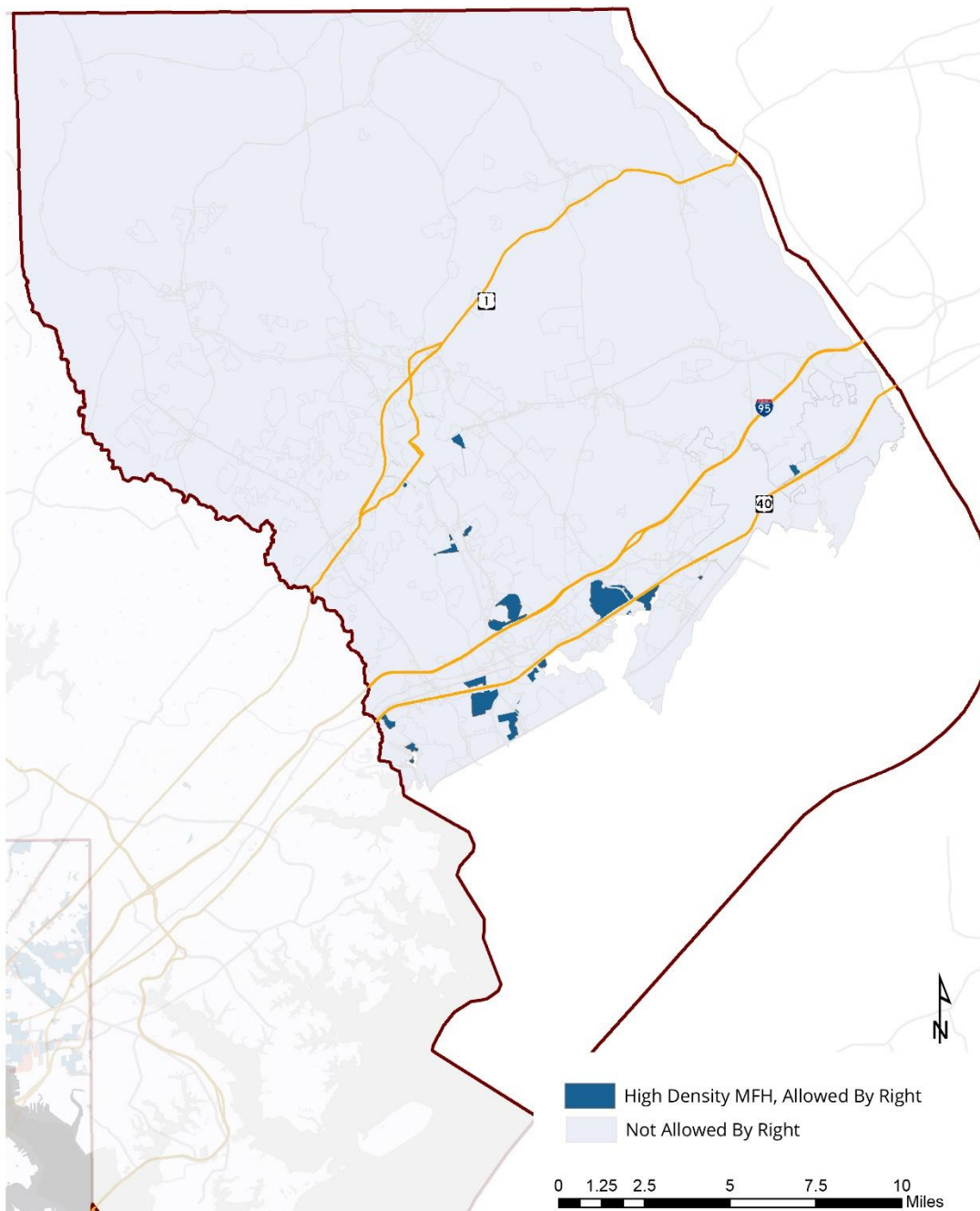
In Anne Arundel County, per the County's Plan2040 Land Use shapefile, **High Density Residential** and **Town Center** land uses allow high density multifamily by right (Figure X-2).

Figure X-2.
High Density MFH Allowed by Right, Anne Arundel County



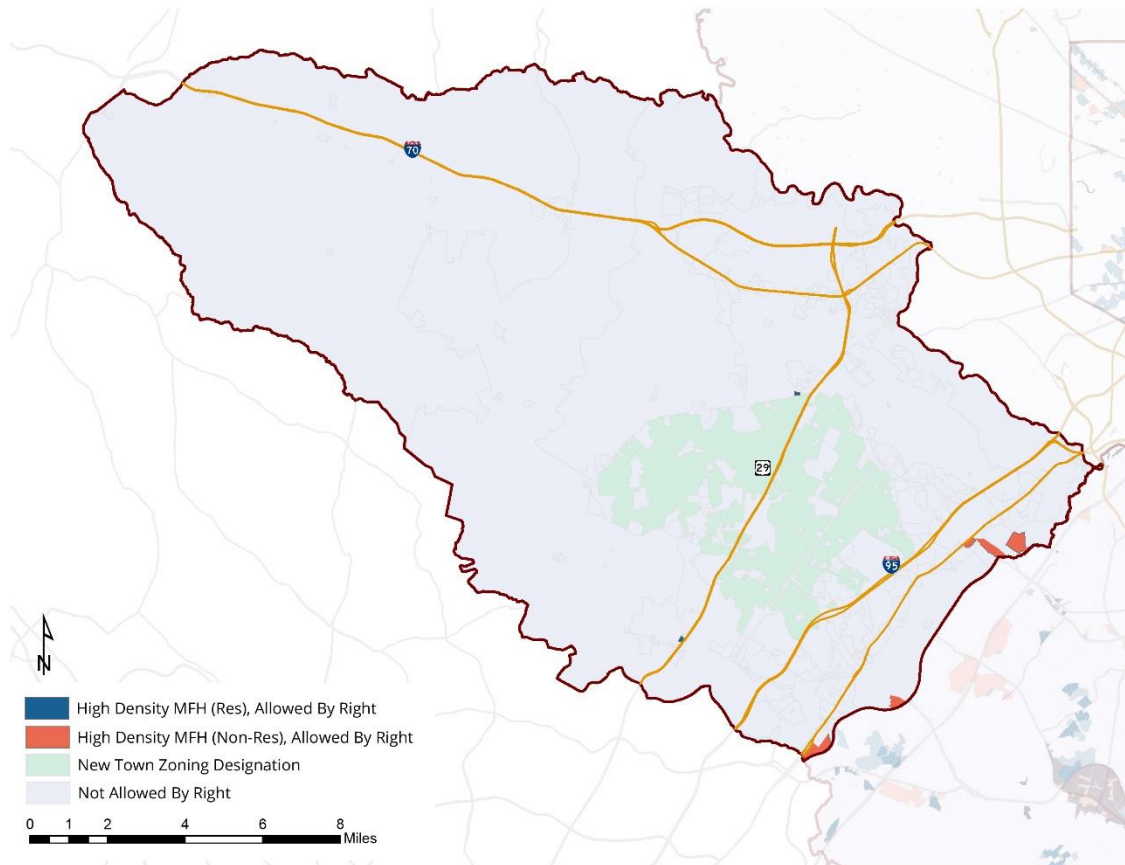
In Harford County, high-rise apartments are only allowed in the R4 zone (Figure X-3). Under conventional development, maximum allowable density in R4 zones is 14 dwelling units/ga. In Planned Residential Developments (PRD), the maximum density permitted for a high-rise apartment dwelling is 30 dwelling units per gross acre.

Figure X-3.
High Density MFH Allowed by Right, Harford County



In Howard County, **R-APT** and **TOD** are the only zones that allow for at least 20 dwelling units per net acre.

Figure X-4.
High Density MFH Allowed by Right, Harford County



The city of Baltimore allows high density multifamily housing in a variety of residential and non-residential zones throughout the city (Figure X-5).

Figure X-5.
High Density MFH Allowed by Right, Baltimore City

