



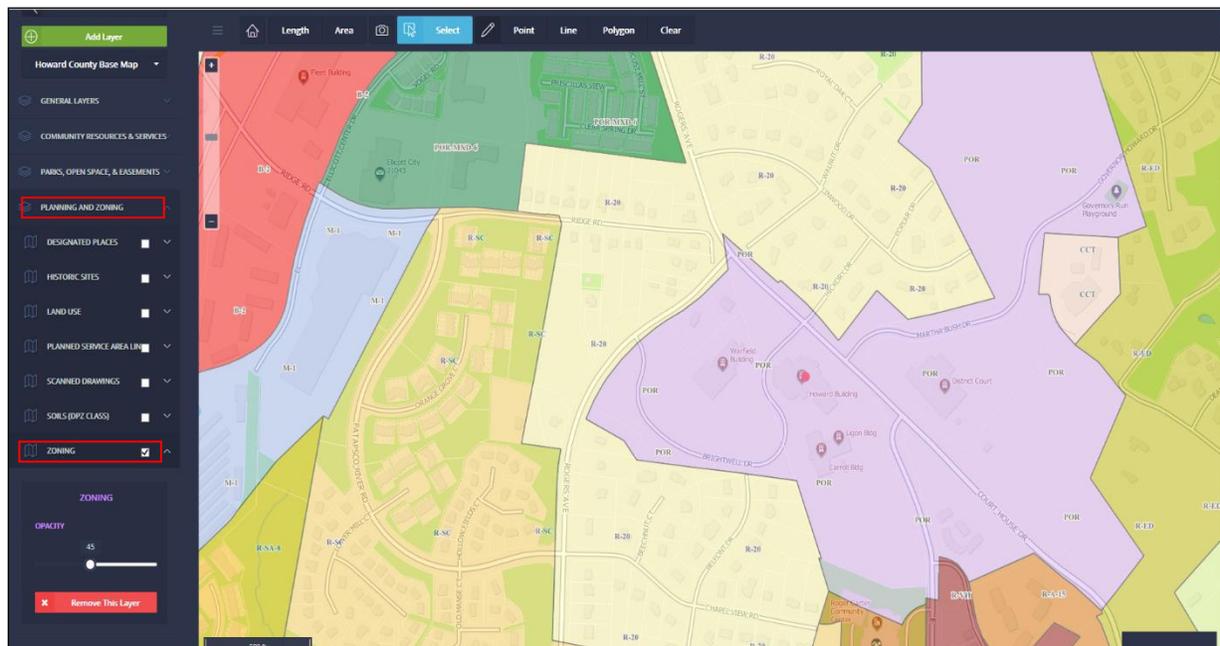
Frequently Asked Questions (FAQs)

How to find property information

Using the Interactive Map to determine the zoning of a property

How do I determine the zoning of a property?

You can determine the zoning of your property by using the Interactive Map at <https://data.howardcountymd.gov/InteractiveMap.html>. Select "Planning and Zoning" from the menu of the left and click "Zoning". You can change the opacity by selecting the down arrow on the right side of the "Zoning" tab.



How do I determine which uses are permitted in a zoning district?

The zoning district in which the property is located determines the permitted uses. Each zoning district contains primary uses, accessory uses, and conditional uses. Any use not listed as permitted is prohibited.

The Zoning Regulations can be found at the following link:

https://library.municode.com/md/howard_county/codes/zoning

1. Scroll down the table of contents on the left to find your zoning district and click on the section.
2. Once you have selected your zoning category you have options to you have the option to either link to the section, print, save to a Word document or email the link.

Howard County, Maryland - Zoning / SECTION 109.0: - R-12 (Residential: Single) District

VERSION: NOV 6, 2019 (CURRENT) ▾

- Easements
- SECTION 107.0: - R-ED (Residential: Environmental Development) District
- SECTION 108.0: - R-20 (Residential: Single) District
- SECTION 109.0: - R-12 (Residential: Single) District**
- SECTION 110.0: - R-SC (Residential: Single Cluster) District

SECTION 109.0: - R-12 (Residential: Single) District

A. Purpose

The R-12 District is established to provide single-family detached and semi-detached residential uses. The district provides a choice of housing types typically on lots less than a half acre.

B. Uses Permitted as a Matter of Right

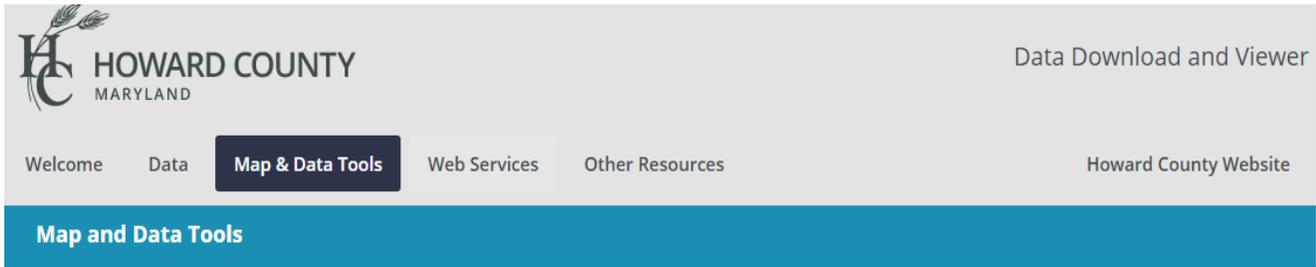
1. One single-family detached dwelling unit per lot.
2. One zero lot line dwelling unit per lot.
3. Single-family semi-detached dwellings.

I would like to find information for a current project.

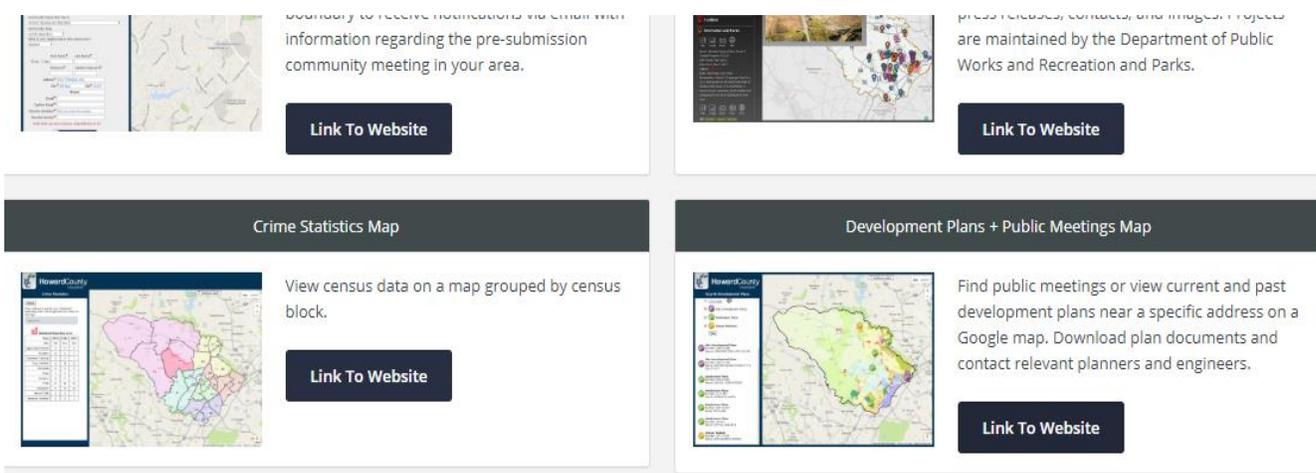
The Search Plans database allows you to find historic and current development plans. Whether you saw a notification sign, heard about a pre-submission meeting, or are interested in information regarding an on-going project or proposed development near a specific address, this tool can help to find project information.

1. Open the Howard County data download and viewer page:
<https://data.howardcountymd.gov/>

2. Click on “Map and Data Tools.”

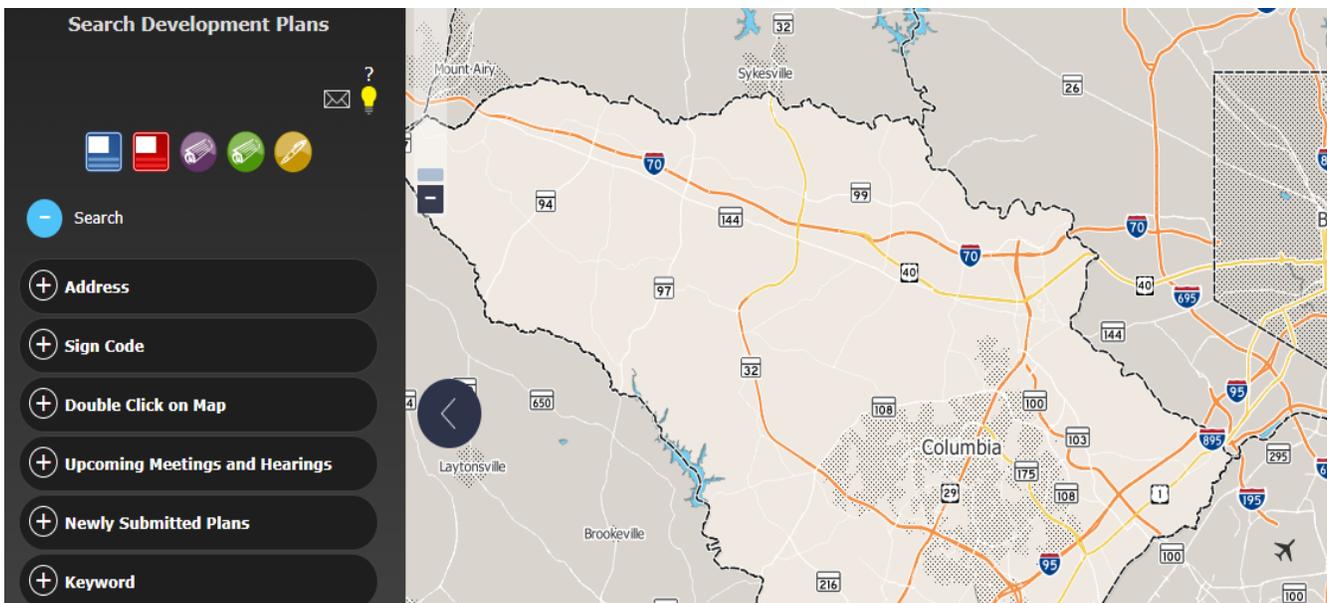


3. Scroll down to the “Development Plans + Public Meeting Map” and click on “Link to Website”



4. This map allows you to search for development plans, waivers, upcoming meetings and hearings in a variety of ways and find out key information. Read the disclaimer and click on “I Agree.”

5. In the search menu, click on the “Sign Code” button.



6. Input the sign code P06 for the fiscal year 2019.
Sign codes are always 3 characters - a letter that corresponds to the type of public hearing or type of development requiring a presubmission community meeting, followed by two numbers.

Public Hearing Notice:

B 01-99: Board of Appeals

D 01-99: Administrative Adjustments, Temporary Uses, Non-Conforming Uses

H 01-99: Hearing Examiner

P 01-99: Planning Board

Z 01-99: Zoning Board

Presubmission Community Meeting:

C 01-99: Conditional Use R 01-99: Residential Development

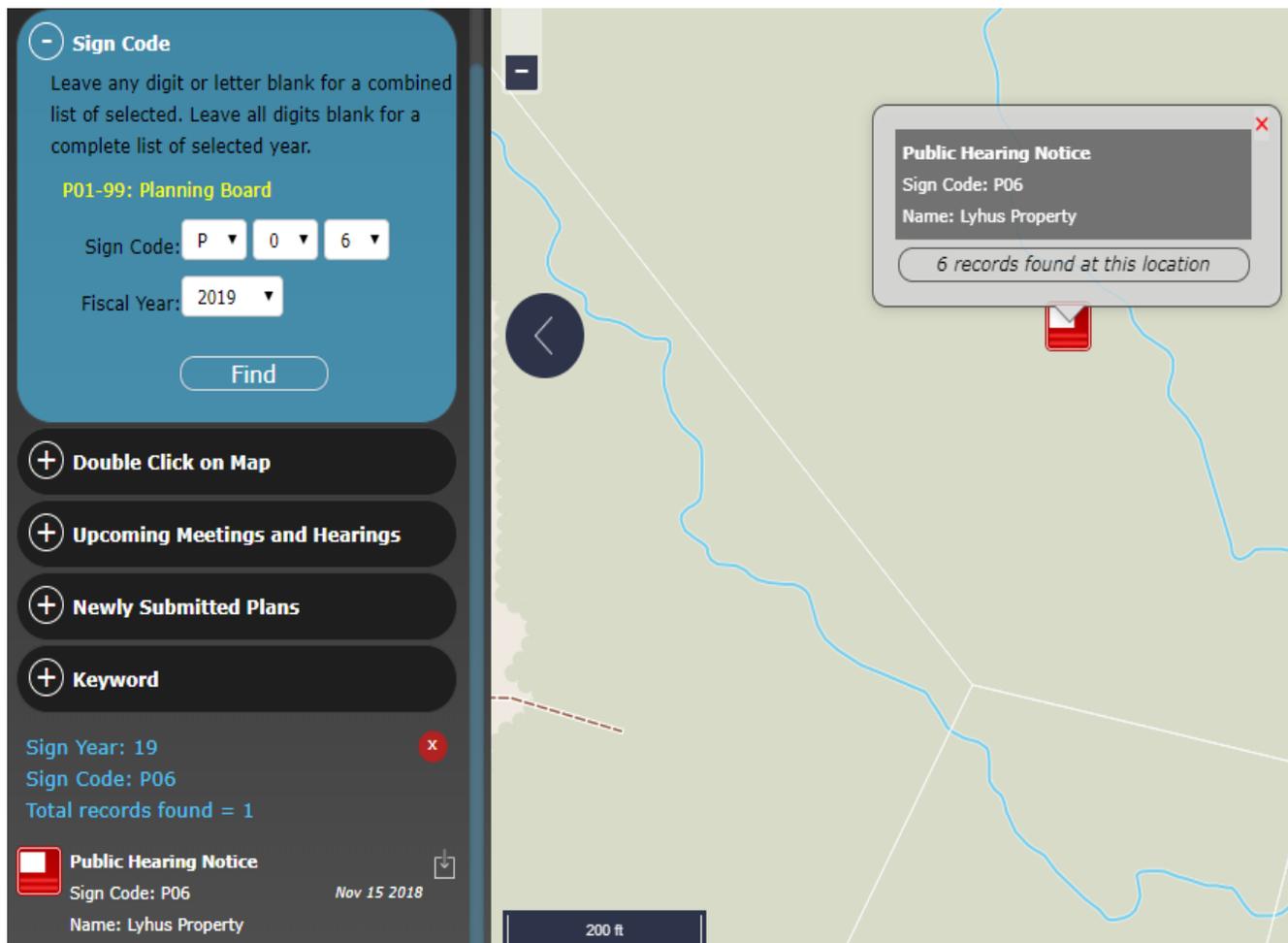
M 01-99: Zoning Map Amendment Request

N 01-99: Non-Residential Development

V 01-99: Columbia Village Redevelopment

T 01-99: Downtown Columbia

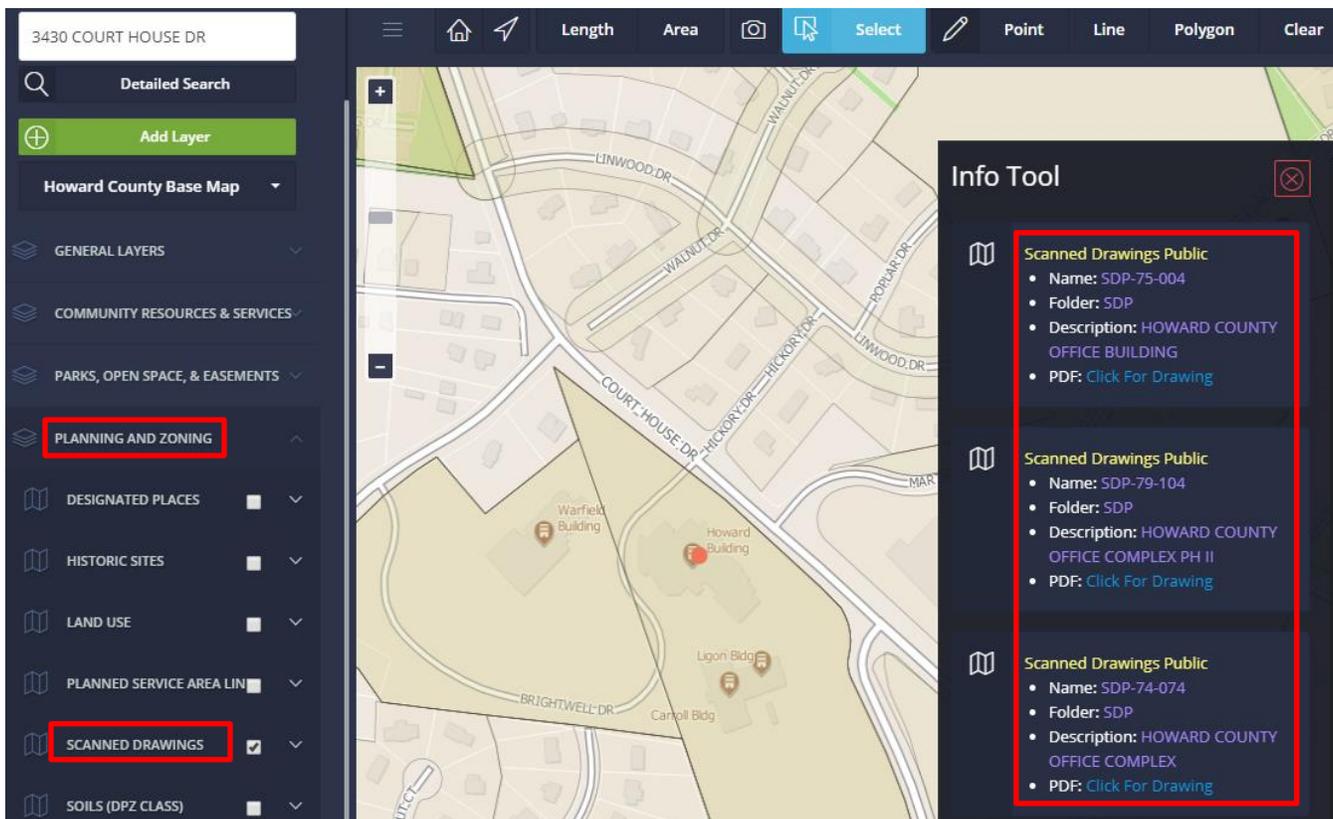
7. Click on the Public Hearing Notice to view more information.



Where can I find the approved site development plan, final development plan, and/or subdivision plat for my property?

You can find the approved plans for a property by using our Interactive Map at <https://data.howardcountymd.gov/InteractiveMap.html>.

Select “Planning and Zoning” from the menu of the left and click “Scanned Drawings”. Click on the property to display the “Info Tool” box, which contains links to PDFs of the approved plans.



Where can I find a plat or plot of my property?

A plat and plot plan are different. A plat is prepared by a licensed land surveyor and provides a legal description of your property that is recorded in the State’s Land Record office. A plat is required to subdivide your property. Plats can be found at:

<http://www.plats.net/pages/index.aspx>

A plot plan is a scaled drawing for an individual lot that delineates property lines, setbacks, easements, driveways, and existing and proposed improvements that are accurately dimensioned to the property lines. Plot plans are most commonly required for permit applications. The Department of Planning and Zoning does not keep record of plot plans. We recommend you contact the Department of Environmental Health, if your property is on private well and septic, the Department of Inspections Licenses and Permits, if a permit was recently issued, or your title company to obtain a copy of your plot plan. However, the Department of Planning and Zoning keeps record of site development plans for development projects, which may satisfy the need of the plot plan requirement.

Can I subdivide my property?

Multiple factors such as zoning designation, growth tier designation and property history determine whether your property has subdivision potential. The Land Development Planner-of-the-day at (410) 313-2350 can assist with determining subdivision potential.

I have an easement recorded on my property. What is an easement and what restrictions does the easement hold?

An easement is the right to use someone's property for a specific purpose or to restrict specific uses or activities on the property. Easements can be public or private. Structures and certain uses may not be permitted within an easement, depending upon the conditions of each easement and the need for easement holder permission.

Examples of easements include; water, sewer and utility easements; drainage easements; access or use-in-common driveway easements; forest conservation easements; preservation parcel easements; tree maintenance easements.