

ZONING



FOR LEASE: 14303 Lake Royer Drive, Cascade, Maryland 21719

Washington County Zoning – SED (Special Economic Development)

The principal function of the Special Economic Development District is to provide a mixed-use zoning classification which will address land use compatibility associated with the redevelopment and reuse of the Fort Ritchie Military Base. Because of the nature of the facility and past developmental patterns, a mixed-use designation is encouraged to optimize land use potential. In addition, the classification needs to be extremely flexible with regard to bulk and area development requirements since existing development patterns and reuse potential will reflect more of a town or campus character than a rural or suburban perspective.

Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:

- Single Family Residential Units
- Two Family Dwelling or Duplex
- Multi-Family Residential Units including Apartments, Townhouses & Condominiums
- Alcohol Beverage Sales
- Assisted Living Facility
- Child or Adult Day Care Facilities
- Conference Centers
- Data Processing Facilities
- Emergency Service Structures and Facilities
- Financial Institutions
- Golf Course, Country Clubs, Private Clubs and similar Recreation Uses
- Health and Beauty Shops
- Hospitals
- Hotels, Boarding Houses, Nursing or Retirement Homes
- Indoor Firing Range
- Laundry or Dry Cleaning Store
- Medical Clinics and/or Pharmacies
- Mixed Use Building
- Museum, Arts Center or Tourism Entertainment Facility
- Offices, Business and Professional
- Parks and Recreational Facilities, Public or Private
- Printing or Publishing Establishments
- Public or Civic Buildings, Structures or Facilities
- Radio, Television, and Film Studios or Recording Facilities
- Religious Institutions
- Research and Development Facilities
- Restaurants & Taverns
- Schools, Public or Private including College, Trade and Technical Institutions
- Specialty Retail Shops
- Theaters
- Veterinary Hospital
- Warehouses
- Factory for Manufacture and/or Assembly of Electronics, Communications, Scientific, Photographic or Optical Products and/or Equipment
- Machine Shop
- Military Communication, Training or Operations Support Facilities
- Commercial Communications Towers, subject to the requirements of Section 4.22
- And more...

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