SHULMAN ROGERS

# Land Use and Zoning

Land use and zoning approvals can determine whether a project moves forward, stalls, or never gets off the ground. At Shulman Rogers, we help landowners, developers, lenders, and institutions navigate Maryland zoning and land use regulations with clear judgment and steady advocacy.

We deliver elite legal expertise through genuine partnership — staying responsive, accessible, and closely aligned with your business objectives from due diligence through entitlement, permitting, and construction.

## Strategic Guidance Through Complex Approvals

Zoning matters require more than technical knowledge. They demand coordination with government agencies, thoughtful community engagement, and a practical understanding of development realities.

Our attorneys represent clients before planning commissions, zoning boards, administrative agencies, and appellate courts throughout Maryland. We collaborate seamlessly with our real estate, environmental, tax, and litigation teams to provide unified, strategic counsel at every stage.

Our focus is simple: fewer surprises, clearer pathways, and efficient approvals that support your long-term goals.

## Representative Experience

We advise on a broad range of land use and zoning matters, including:

- Entitlements, rezonings, and variances
- Conditional uses, special exceptions, and administrative hearings
- Subdivision approvals and development districts
- Mixed-use, residential, retail, office, and industrial development
- Affordable and workforce housing, including moderately priced dwelling units (MPDUs), and workforce housing dwelling units (WFDUs)
- Transit-oriented and smart growth projects
- Public-private partnerships and development agreements
- Impact taxes, development fees, and economic incentives
- Historic preservation, forest conservation, stormwater management, and environmental compliance
- Community outreach and government relations

- Expedited Approval Plan process

## Local Insight. Coordinated Depth.

With deep roots in Maryland, we understand the regulatory landscape and the political realities shaping land-use decisions across the state. Just as importantly, we stay accessible and accountable throughout the process.

Clients come to us for sophisticated zoning counsel. They stay because we are responsive, practical, and invested in helping their projects move forward.

---