

Planning Commission, Planning Board and Board of Appeals Education Course

Growth Management Tools - Zoning/Subdivision, Water and Sewer, APFOs



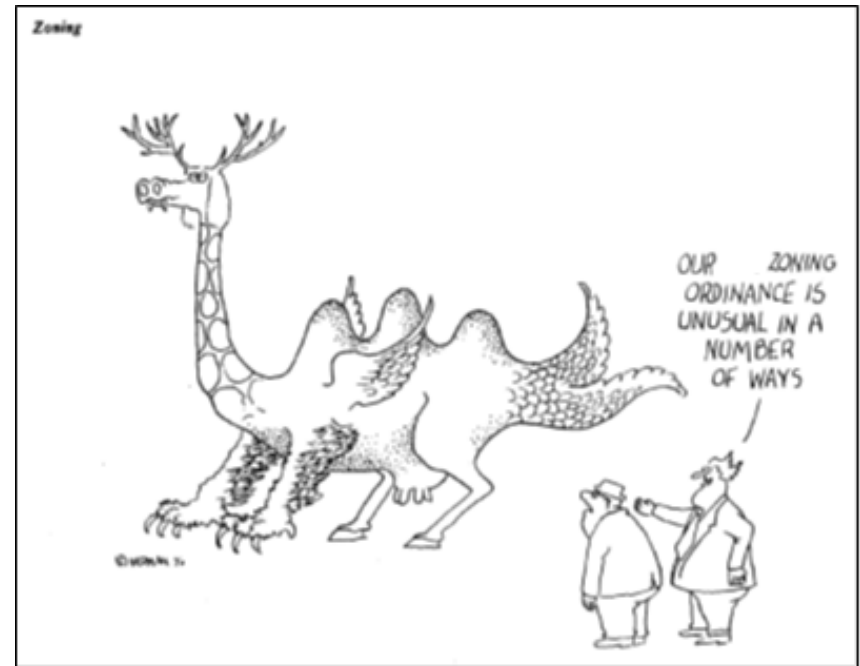
ZONING REGULATIONS

Designate permitted uses

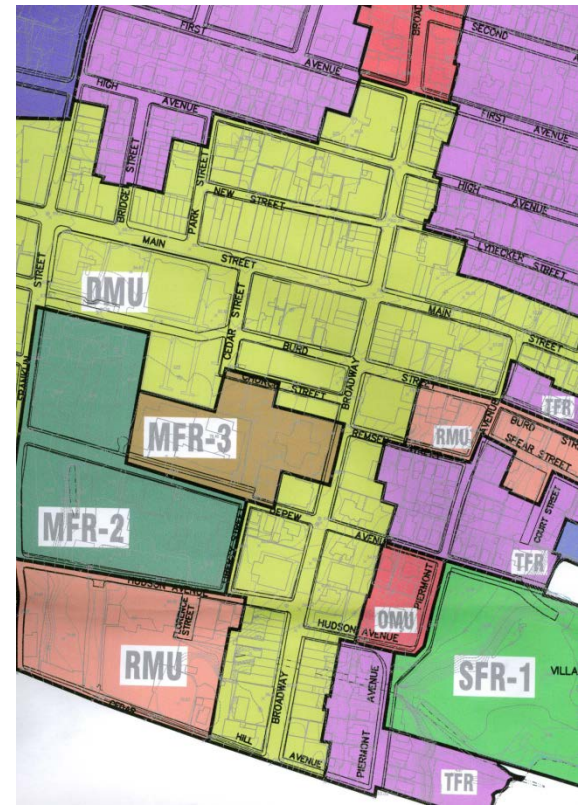
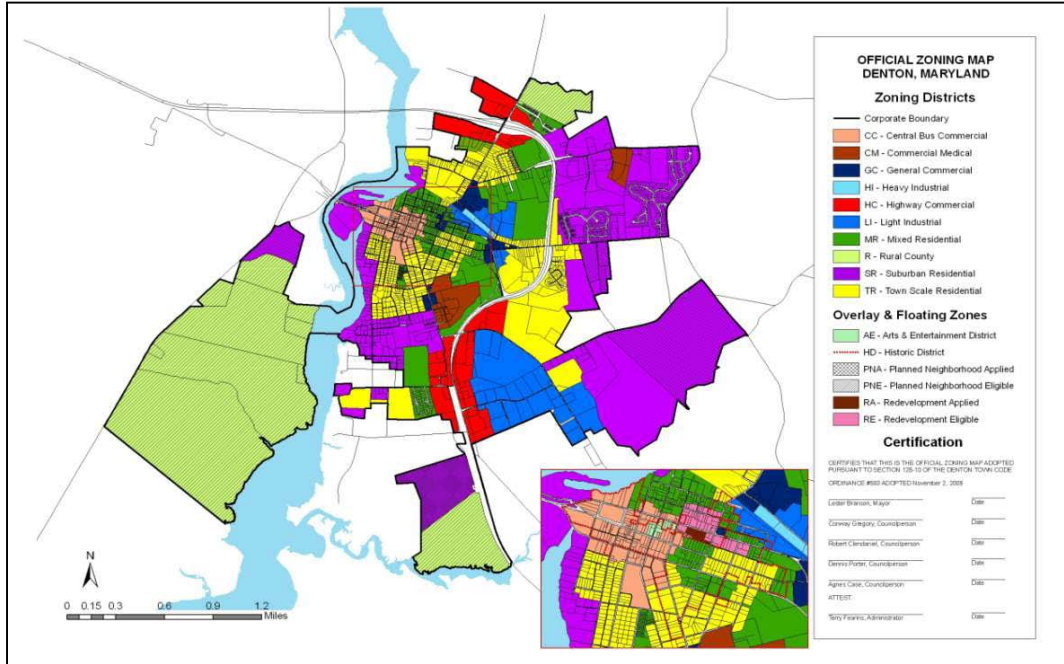
- Text and maps

Regulate Uses of Land

- Density
- Building height
- Building mass



ZONING



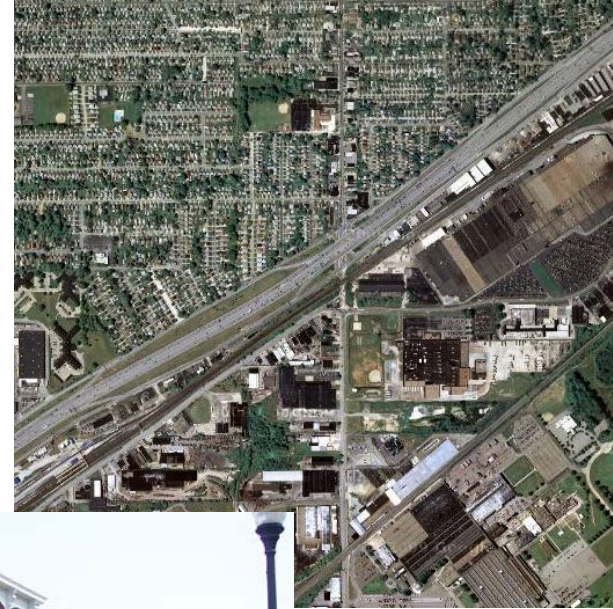
ZONING

Traditional ordinances:

- Euclidean

Modern ordinances:

- Mixed use



ZONING

Overlay zones




ZONING

Form Based zoning

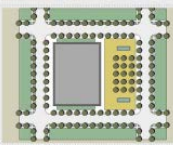
- Regulating plan
- Performance standards
- Land Use Types

1.5. Open Space Standards

Public Open Space or Civic Space
Public open space or civic space is to be located in the central part of a neighborhood with convenient access, visible, and proximate to the public. These standards regulate the size, location, and character of open space along the Corridor.



for illustration only

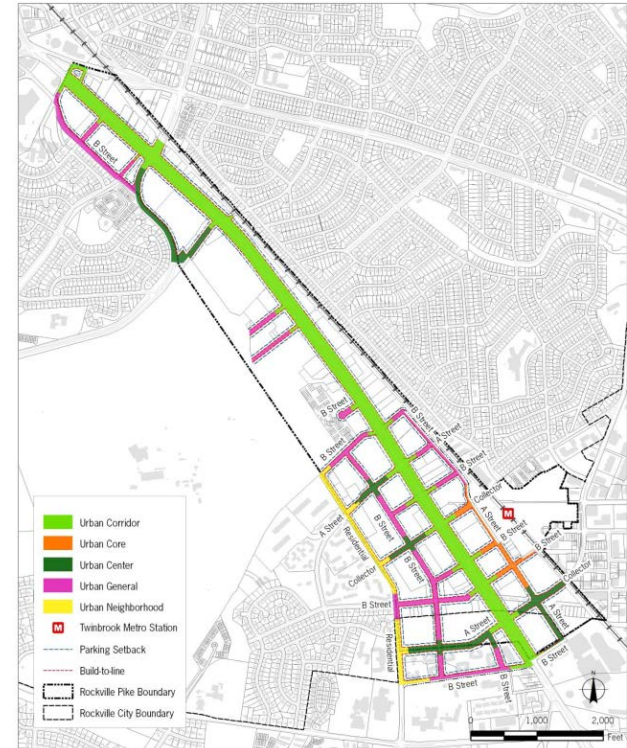


A plaza is a formal open space available for civic and commercial uses and spatially defined by building footprints. Landscaping in a plaza consists primarily of pavement, trees and shrubs.

Public Frontage	
Percent of Park Perimeter Fronting Street	50
Space Size	
Space Size (Acres)	0.5-1.0
Open Space Requirement*	5% of total buildable area plus 10% fee-in-lieu of.

* For properties along the Corridor Street Frontage, the 10% public open space requirement may be met by contribution of, and improvements to, the sidewalk within the defined assessment area adjacent to the Rockville Pike right-of-way, and in accordance with Section 1.9 Streetscape Standards. The 5% open space requirement shall be contiguous open space and shall be located anywhere behind the parking setback, either at grade or at the second story.

Street Frontage Type	
Type	Urban Core, Urban Corridor, & Urban Center
Proximity	
Minimum Distance from Residential Use	1/8 mile



SUBDIVISION REGULATIONS

Division of property

- Into one or more lots for development purposes
- May include consolidation of smaller lots or re-subdivision



SUBDIVISION REGULATIONS

- **Lot standards**
 - **Streets**
 - **Utilities**
 - **Landscaping**

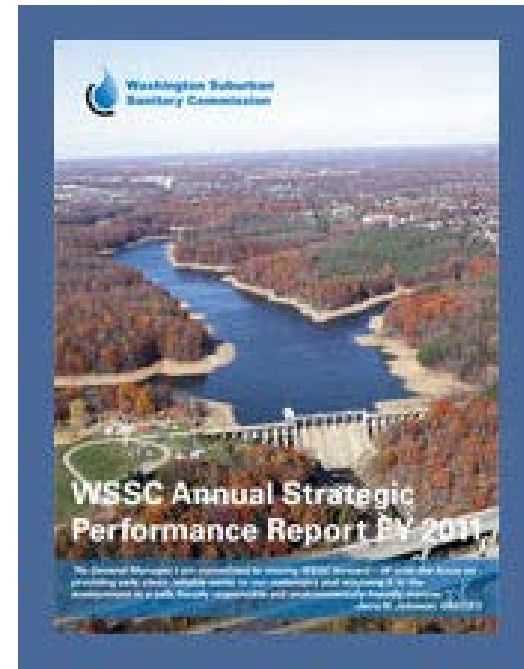


- **Subdivision plat specifications**

WATER AND SEWERAGE MASTER PLAN

Identifies:

- Service areas
- Timing categories
- Existing and planned capital facilities
- Updated every 3 years



WATER AND SEWERAGE MASTER PLAN



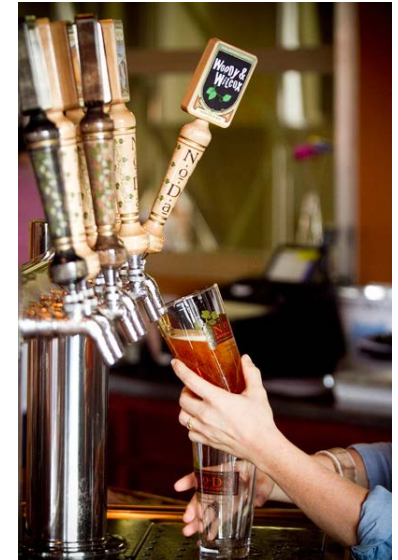
Basis for issuing permits

- **Guides land development approvals**
- **Identifies projects and costs**
- **Identifies new service areas**
- **indicates upgrades and expansions**

WATER AND SEWERAGE MASTER PLAN

Issues to consider

- Focus on serving growth areas
- Local comprehensive plan consistency
- Realistic population projections
- Infill development
- Land to accommodate employment and commercial centers



ADEQUATE PUBLIC FACILITIES ORDINANCES (APFOs)

- Roads, Schools, Water and Sewer
- What is adequate and what is not
- Relationship to development approvals
- Relationship to smart growth
- Used in 13 MD counties & 23 municipalities



APFOs

- Any jurisdiction can adopt
- Development approvals can be contingent on being able to provide service
- Adequate facilities must be reasonably probable of fruition in the foreseeable future
- Lack of standards can lead to invalidation of regulations



APFOs

- **Jurisdictions must submit a report to MDP every two years if APFO restricts development in the PFA**
- **MDP is required to submit a report every two years on the statewide impacts of APFOs**
- **Local jurisdiction reports must identify restrictions and remedies**
- **Reports due July 1 every two years**

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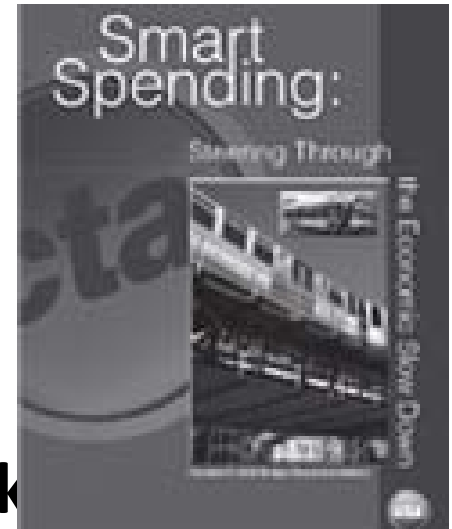
Growth Management Tools - CIP, Annexations, DRRAs



CAPITAL IMPROVEMENT PROGRAMS (CIP)

- **Blueprint for planning a community's capital expenditures**
- **Includes a capital budget and a capital program**





CIP

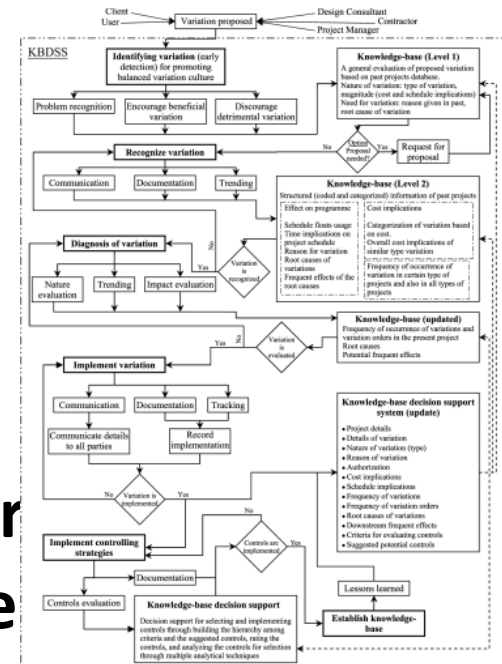
Typical Sources of Funds

- General Funds
- General Obligation Bonds
- CDBG (Community Development Block Grant)
- POS (Program Open Space)
- State Waterway Improvement Fund
- State Aid
- Federal Aid
- Developer Contributions (Impact Fees, etc.)

CIP

Process

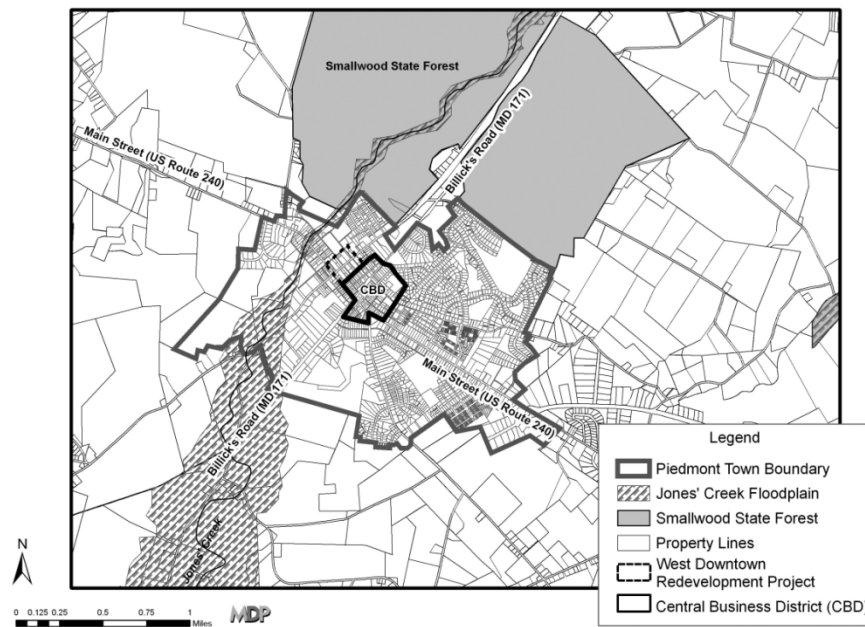
- Inventory of Existing Facilities
- Analysis of Previously Approved Projects
- Solicit, compile and evaluate project proposals
- Capital Project Evaluation Criteria
- Establish Project Priority
- CIP Approval process
- Monitoring approved projects



MUNICIPAL ANNEXATION

Process of incorporating areas outside of a municipality into its current boundary

Map I - Town of Piedmont and Surrounding Area



MUNICIPAL ANNEXATION



Process and Procedures

- **Contiguous**
- **Not in another incorporated municipality**
- **Cannot create enclaves**
- **Must meet statutory requirements**

MUNICIPAL ANNEXATION

Rules About Development in Newly Annexed Areas

- Prohibition on development
- Limitations on density



DEVELOPMENT RIGHTS & RESPONSIBILITIES AGREEMENTS

Passed by Legislature in 1995

- **Agreement between a government and a developer**
- **Conditions under which the development may proceed for a specified time**
- **Provide certainty and stability**
- **Provide assurance to developers**
- **Valid for 5 years unless extended**



PLANNING INFORMATION ON ADDITIONAL TOOLS/RESOURCES



Smart Growth Information Clearinghouse



The Smart Growth Information Clearinghouse is a project of the Maryland Department of Planning and is funded by the U.S. EPA Office of Sustainable Communities

PLANNING COMMISSION, PLANNING BOARD AND BOARD OF APPEALS EDUCATION COURSE

Growth Management Tools Review



Zoning in Maryland can change through:

- A) A comprehensive process
- B) A piecemeal process
- C) A referendum
- D) A lottery

Subdivision plans should show the proposed location of :

- A) Streets
- B) Utilities
- C) Landscaping
- D) All of the above

According to state law, the county water and sewer plan should be kept current:

A) Every Year

B) Every 3 years

C) Every 10 years, like the Comprehensive Plan

D) Whenever the county sees the need

Funding for capital improvements can include which of the following:

- A) General funds
- B) General obligation funds
- C) Block grant (CDBG) funds
- D) All of the Above

Unless amended or extended by the local approving body, how long do development rights and responsibilities agreements last?

- A) They only last two years**
- B) Five years**
- C) Ten to twenty years**
- D) Forever**

Which of the following is true about newly annexed areas?

- A) Must be contiguous to the existing municipal boundary
- B) Can't be within another incorporated municipality
- C) Can't create unincorporated enclaves
- D) All of the Above