

Affordable Housing Planning

Maryland Land Use Article Requirements and Resources

Maryland Planning Commissioners Association

Southern Maryland Regional Workshop

La Plata, Maryland

January 31, 2023



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Maryland Planning
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Maryland Housing Needs Assessment

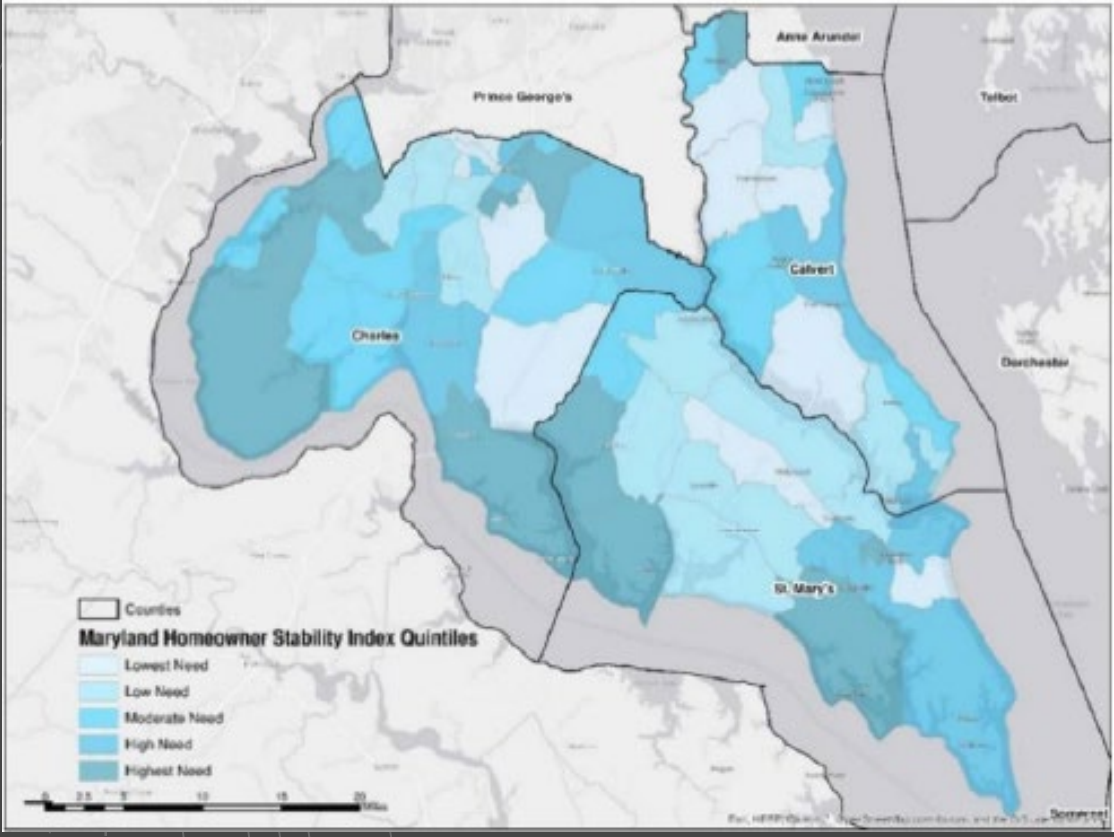
- A shortage of 85,000 affordable apartments in Maryland for families and individuals earning less than 30% of median income, representing the most serious gap in supply for people at all income levels;
- An additional 97,200 families and individuals earning less than 50% of median income are expected to move to the state by 2030, highlighting the need to dramatically increase affordable housing supply over the next 10 years; and
- People of color, individuals with disabilities and seniors—who represent 14% of all Maryland families—face additional hurdles such as lack of flexible standards used by landlords when screening tenants and requiring high down payments. These disparities have been made worse by the Covid-19 pandemic.



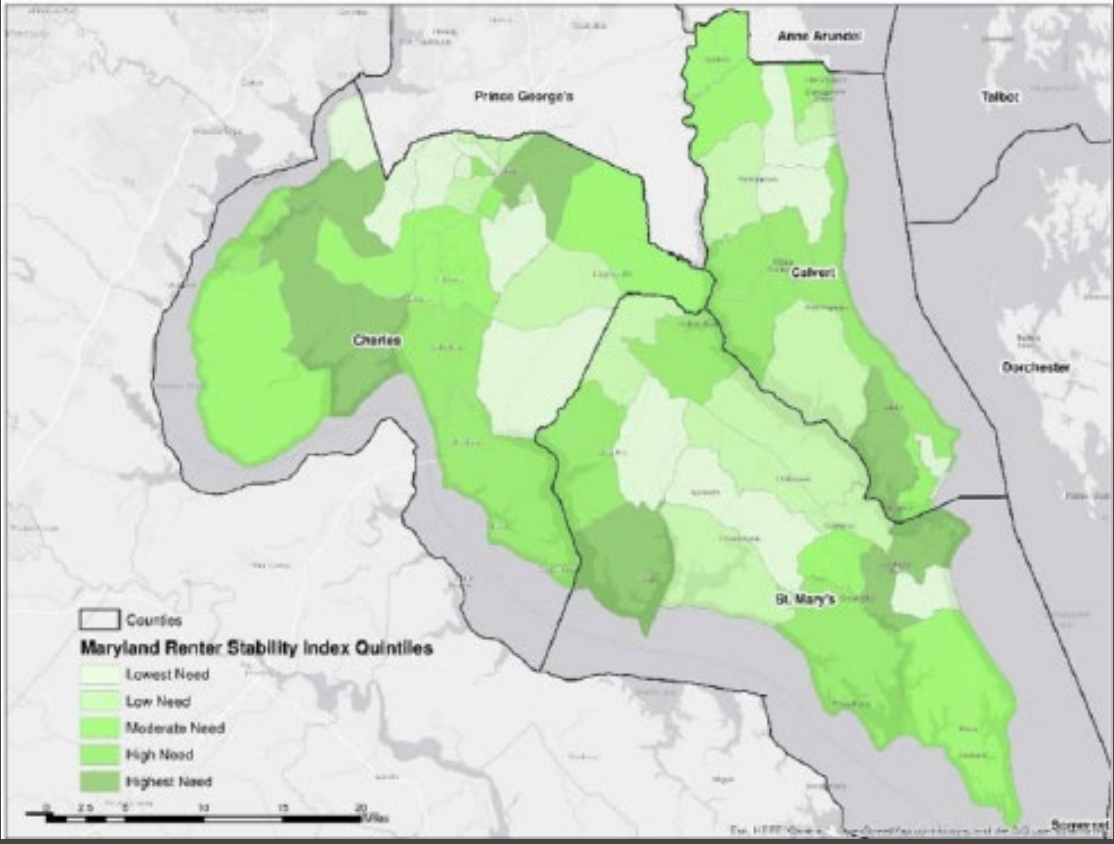
A shared framework & toolbox for the Maryland Department of Housing and Community Development and local partners

Image linked to the report

Map 9. Maryland Homeowner Stability Index, Needs by Category, Southern Maryland



Map 10. Maryland Renter Stability Index, Needs by Category, Southern Maryland



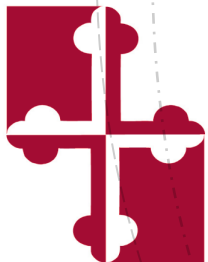
Housing Element Requirements

HB 1045 (2019): effective June 1, 2020

- Added Housing Element requirement to comprehensive plans
- “Shall” assess need for housing that is affordable to low-income (60% AMI) and workforce (60-120% AMI) households*

HB 90 (2021): effective January 1, 2023**

- Added Affirmatively Furthering Fair Housing requirement to housing elements
- “Shall” include an assessment of fair housing to ensure that the local government is affirmatively furthering fair housing



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* AMI workforce ranges are modified for renter versus owner and for Maryland Mortgage Program areas

** Only required for non-charter counties and municipalities

Maryland Department of Planning Housing Element Models and Guidelines

Models & Guidelines The Housing Element

- Home
- Housing Planning
- Self-Assessments
- Housing Data
- Housing Practices
- Affordable Housing Resources
- Goals, Objectives, and Strategies
- HB 90 Affirmatively Furthering Fair Housing
- Summary Presentation
- Models & Guidelines Synopsis

Additional Resources

- Additional Housing Resources
- Maryland Housing Needs Assessment & 10-Year Strategic Plan
 - Needs Assessment Summaries (published in Planning Practice Monthly)
 - Part I - Introduction/Overview
 - Part II - Section 2. Proposed statewide priorities
 - Part III - Section 3. State of housing in Maryland
 - Part IV - Section 4. Needs by region and core actions to address them
 - Part V - Section 5. Maryland Housing Toolbox
- Affordable Housing Webinar Recordings
- Other Comprehensive Plan Housing Element Resources
 - Articles (published in Planning Practice Monthly)
 - HB 90 (2021) Modifies Comprehensive Plan Housing Element Requirements: What Maryland Jurisdictions Need to Know
 - Affordable Housing in Maryland: A Rural Developer's Experience
 - Analyzing Affordable Housing Needs in Your Jurisdiction: Examples from Maryland Housing Elements

Models & Guidelines: The Housing Element

Introduction

The Maryland Department of Planning (Planning) is the primary state agency responsible for reviewing comprehensive plans, providing technical assistance to complete them, and creating Models and Guidelines (M&G) to implement them. In response to Senate Bill (SB) 55 (2019), Planning is the central repository for all comprehensive plans and amendments and they are compiled on our [Comprehensive Plans](#) webpage. In this role, Planning collaborates with other state agencies and local staff at every step of the process — from community outreach efforts to plan implementation. As planning statutes change in Maryland, we seek to respond to these changes through our resources, and guidance for communities.



St. Mary's County

Planning has a long history of creating M&Gs to assist jurisdictions with their needs, particularly in response to new legislative requirements (see inset below). The new Housing M&G builds upon this legacy and creates similar resources and guidance in response to House Bill (HB) 1045 (2019). Planning believes that state guidance can help Maryland's communities meet the requirements of state law and address local housing objectives. While a housing element is now included as a mandatory element for comprehensive plans, and the new HB 1045 (2019) legislation provides specific definitions and requirements for low income and workforce housing, the format and strategies should be generated locally. HB 1045 (2019) requires jurisdictions with planning and zoning authority to include a housing element as part of its next 10-year cycle comprehensive plan update.

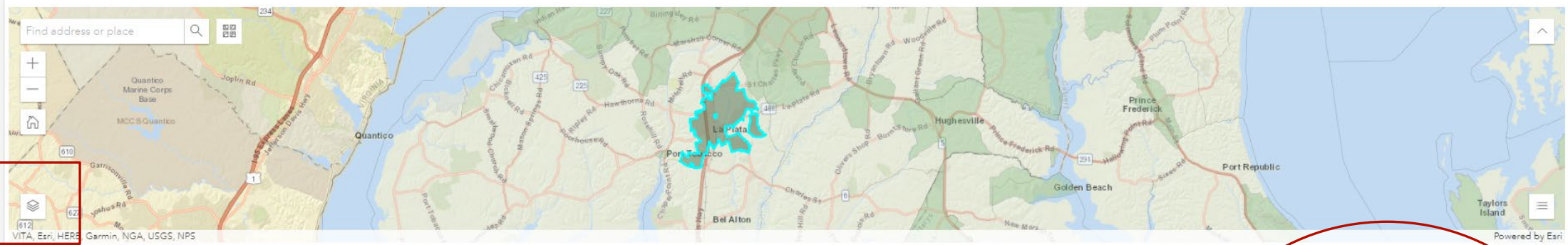
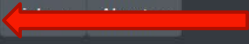
For example, following HB 1141, passed during the 2006 session, Planning developed M&Gs for the newly required Municipal Growth and Water Resources Elements. The most recent M&G is [Placing Jobs](#), a web-based tool incorporating a variety of economic development resources for local planners. Other recent online planning resources include the [Transit Station Area Profile Tool](#) and the [Transportation Element Checklist](#).

The resources in this M&G are intended to help local planners and other staff customize a planning process based on the characteristics of their communities and should not be interpreted as the expected approach. Finally, while HB 1045 (2019) focuses on affordable housing, specifically low-income and workforce housing and a needs analysis of each, Planning is developing tools and guidance to address topics spanning the broad range of housing topics.

Note: In this M&G, the term "affordable housing" will often be used and includes both workforce and low-income housing as defined in HB 1045 (2019).

Image linked to Housing Element M&G





County Area Median Income

2022 AMI for La Plata town[Washington-Arlington-Alexandria,DC-VA-MF HUD Metro] : \$142,300

HB 1045 Household Income Levels/Ranges

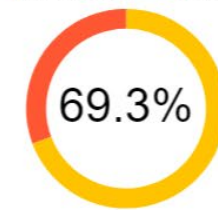
Workforce Ownership Range (60% - 120% AMI) :	\$85,380 - \$170,760
Workforce Rental Range (50% - 120% AMI) :	\$71,150 - \$170,760
Low Income (< 60% AMI) :	\$85,380
Very Low Income (<50% AMI):	\$71,150
Affordable Homeowner/Rental Monthly Payments (Based on 30% of Household Income)	
Affordable Workforce Ownership Monthly Payment Range :	\$2,063 - \$4,127
Affordable Workforce Rental Monthly Payment Range :	\$1,719 - \$4,127
Affordable Low Income Monthly Payment :	\$2,063

Realty Trac County Foreclosures

Year	Average DOM	Total Foreclosure Events
2011	118	459
2012	105	632
2013	94	1,397
2014	114	1,430
2015	82	1,438
2016	88	1,283
2017	107	761
2018	49	748
2019	45	876

Housing Tenure

Owner Occupied Renter Occupied



Housing Data Dashboard
Image linked to dashboard

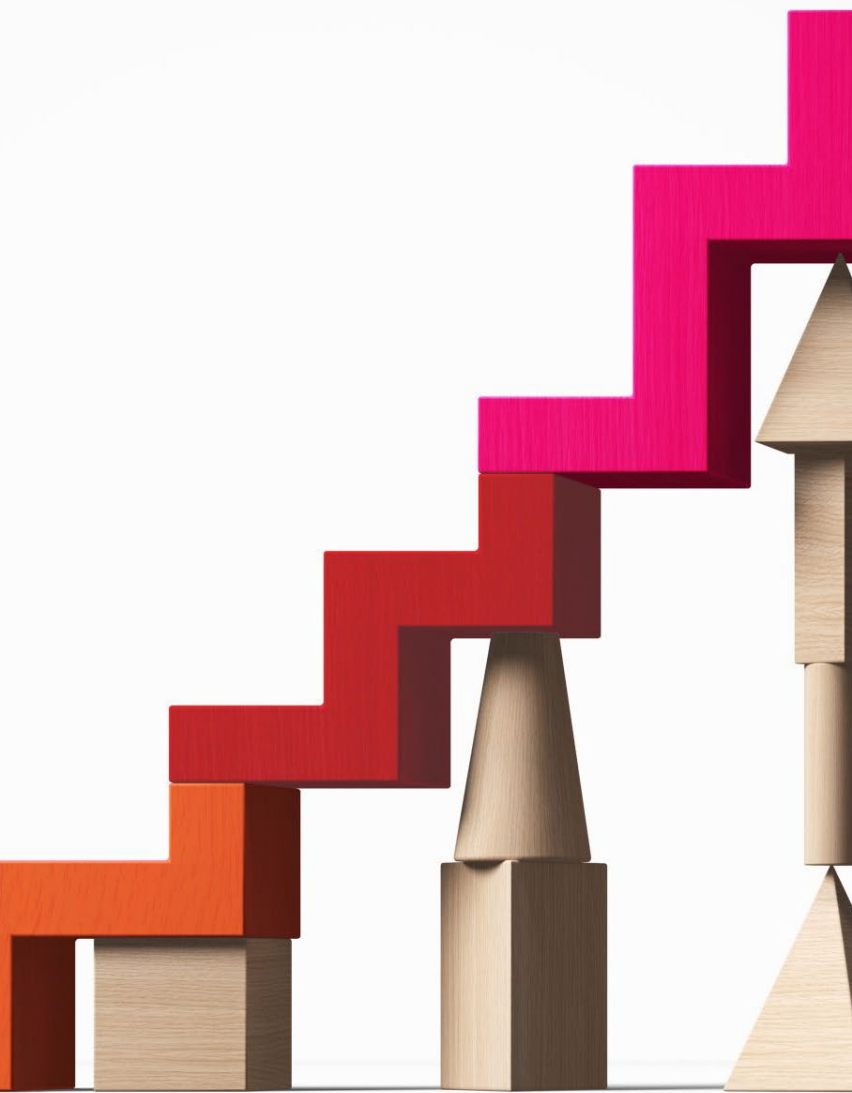


Resources

MARYLAND MORTGAGE

Making Homeownership Affordable

- **Housing Element M&G**
 - [Self Assessments](#)
 - [Maryland Best Practice Examples](#)
 - [Filterable Table of Affordable Housing Financing and Technical Assistance](#)
 - [Methodology Articles](#) (In M&G Left Panel)
 - [HB 90 Overview and Resources](#) (more to come!)
- **Other Resources**
 - [DHCD Needs Assessment and 10-Year Strategic Plan](#)
 - [Local Housing Solutions](#) (Check this one out!)
 - [U.S. HUD Guidance on Regulatory Barrier Removal](#)
 - [National Low Income Housing Coalition](#)
 - [National Housing Preservation Database](#)
 - [H + T Affordability Index](#)
- **Under Development**
 - Expanded Self Assessments
 - Housing Element Worksheet



Zoning, Growth, and Development

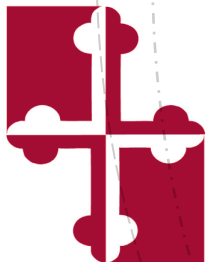
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Content Overview



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Growth and the Comprehensive Plan

Zoning and the Comprehensive Plan

Zoning and Growth

Zoning Tools

Infrastructure and Growth

Infill, Design, and Density

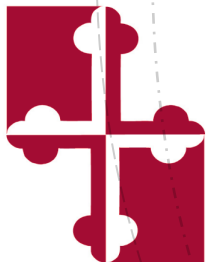
Discussion Questions

- How does your comprehensive plan address the issue of growth and development?
- How does your zoning guide and implement growth?
- In what ways are your comprehensive plan and/or zoning code insufficient to address growth and development in your community?

A large, vibrant red speech bubble is the central focus of the image. It has a white outline and a white shadow on its left side, giving it a three-dimensional appearance. Inside the bubble, the text "Growth and the Comprehensive Plan" is written in a clean, white, sans-serif font, centered horizontally and vertically. The background is white and features several thin, light gray lines that form concentric, overlapping circles and arcs, some of which are dashed, creating a sense of motion and depth.

Growth and the Comprehensive Plan

Maryland Land Use Article

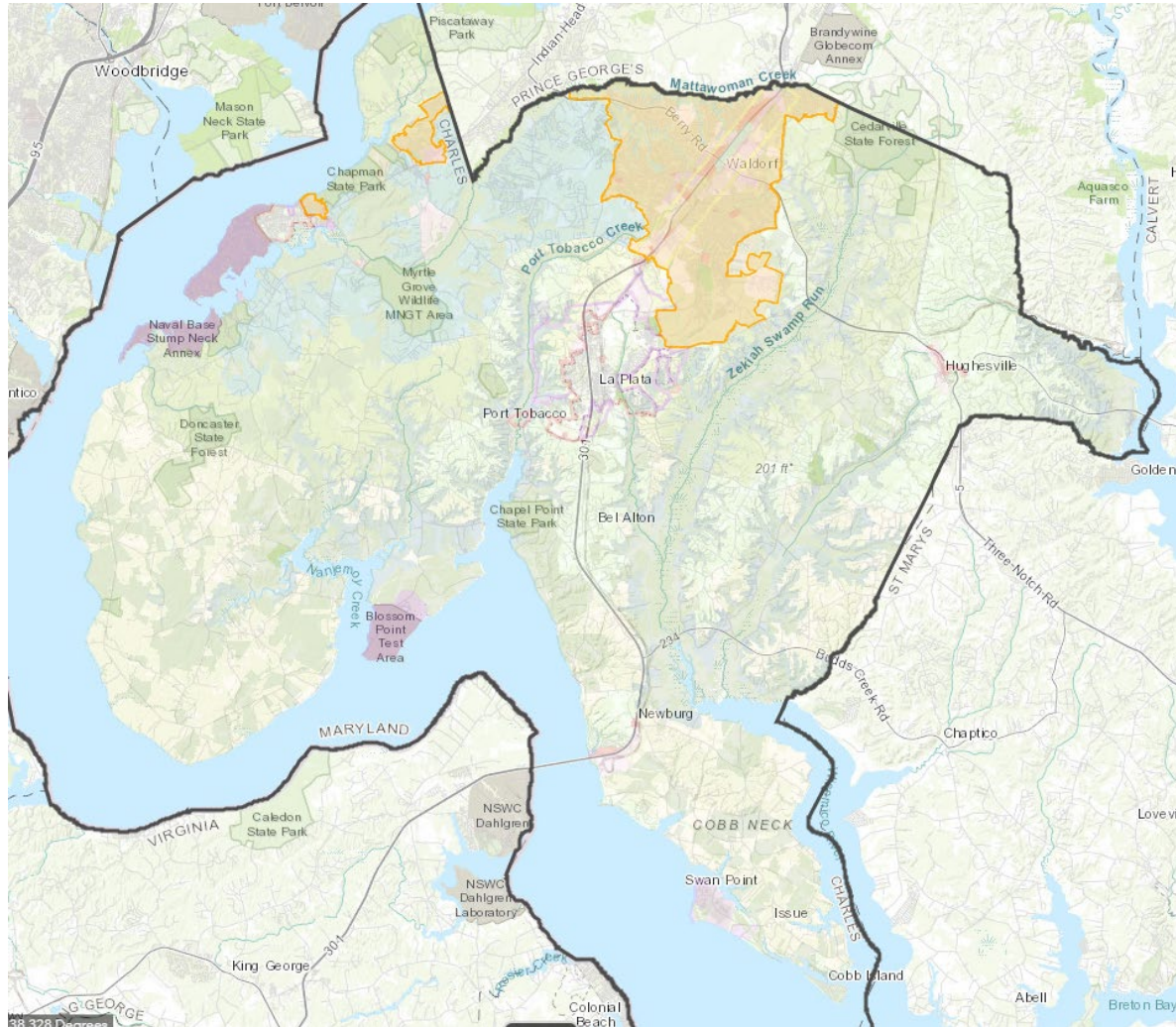


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- 1-201. Visions
 - **growth areas:** growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers
- 3-111. Land Use Element (Non-Charter Counties and Municipalities)
 - On a schedule that extends as far into the future as is reasonable, the land use element shall propose the most appropriate and desirable patterns for the **general location, character, extent, and interrelationship** of the uses of public and private land
- 1-407 and 3-103. Development Regulations Element
 - The development regulations element shall include **the planning commission's recommendation** for land development regulations to implement the plan.
 - The development regulations element shall encourage:
 - the use of **flexible development regulations** to promote innovative and cost-saving site design and protect the environment; and
 - within the **areas designated for growth** in the plan:
 - (i) **economic development** through the use of innovative techniques; and
 - (ii) **streamlined review of applications** for development, including permit review and subdivision plat review.

Development Policy/Growth Areas/Envelopes

*This **Development District** is the principal center of population, services and employment for the County. The incorporated Towns of La Plata and Indian Head serve as separate development districts, although the towns are not under the planning authority of the Charles County government. The Development Districts are the most suitable areas for new population growth*



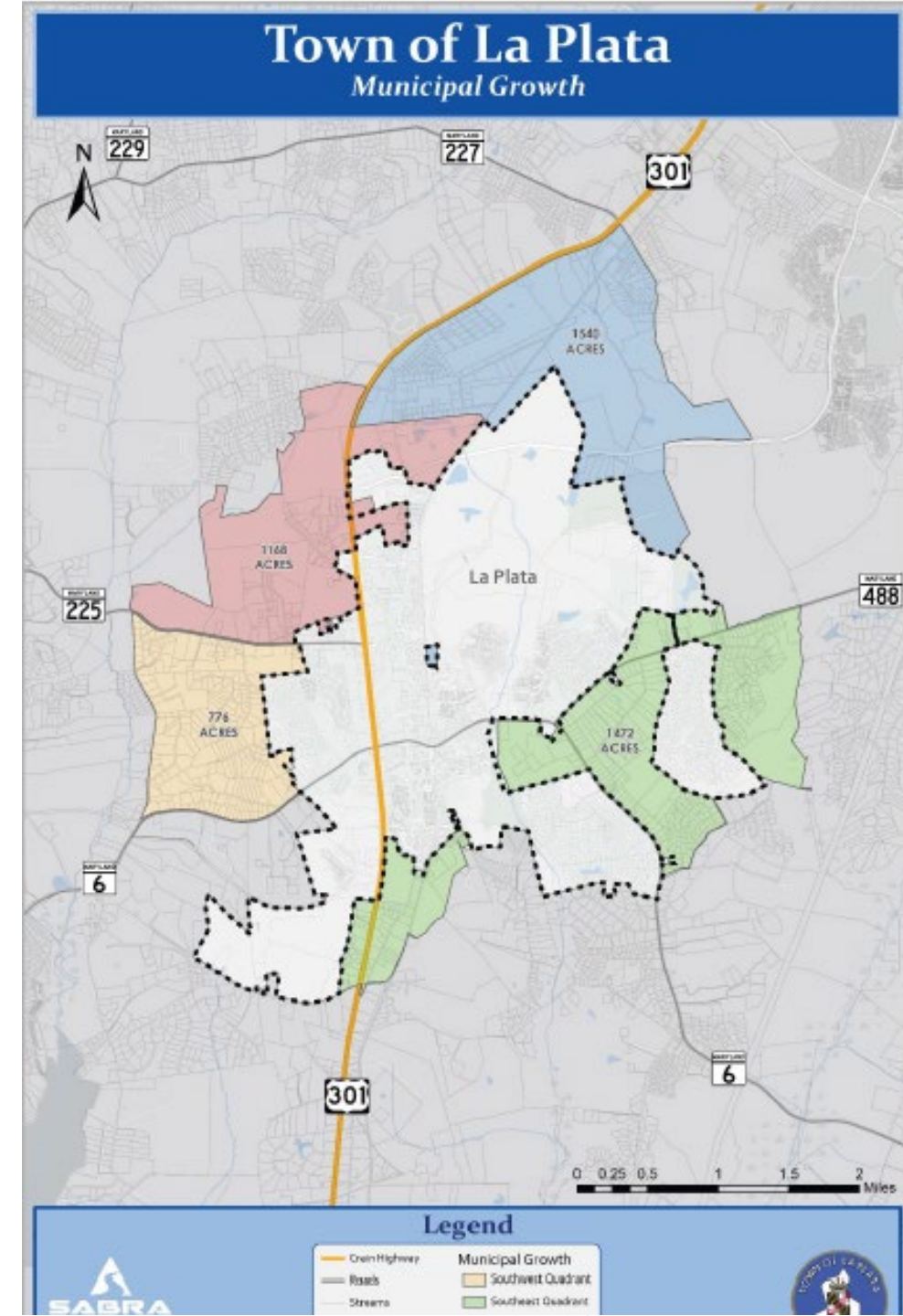
Municipal Growth

Annexations require consistency with municipal growth element (MGE), per [Local Government Article §4-415](#)

Consider and describe desired land uses, densities, and intensities in municipal growth areas

Plan and zone these areas in alignment with MGE upon annexation

5-Year rule



So....
What does “smart
growth” mean
then?



State Government Article § 9-1402

The General Assembly finds that the State is committed to addressing the high financial, social, and environmental costs of sprawl development through effective smart growth policy



Zoning and the
Comprehensive Plan

For an action to be “consistent with” or have “consistency with” a comprehensive plan, the term shall mean an action taken that will further, and not be contrary to, the following items in the plan:

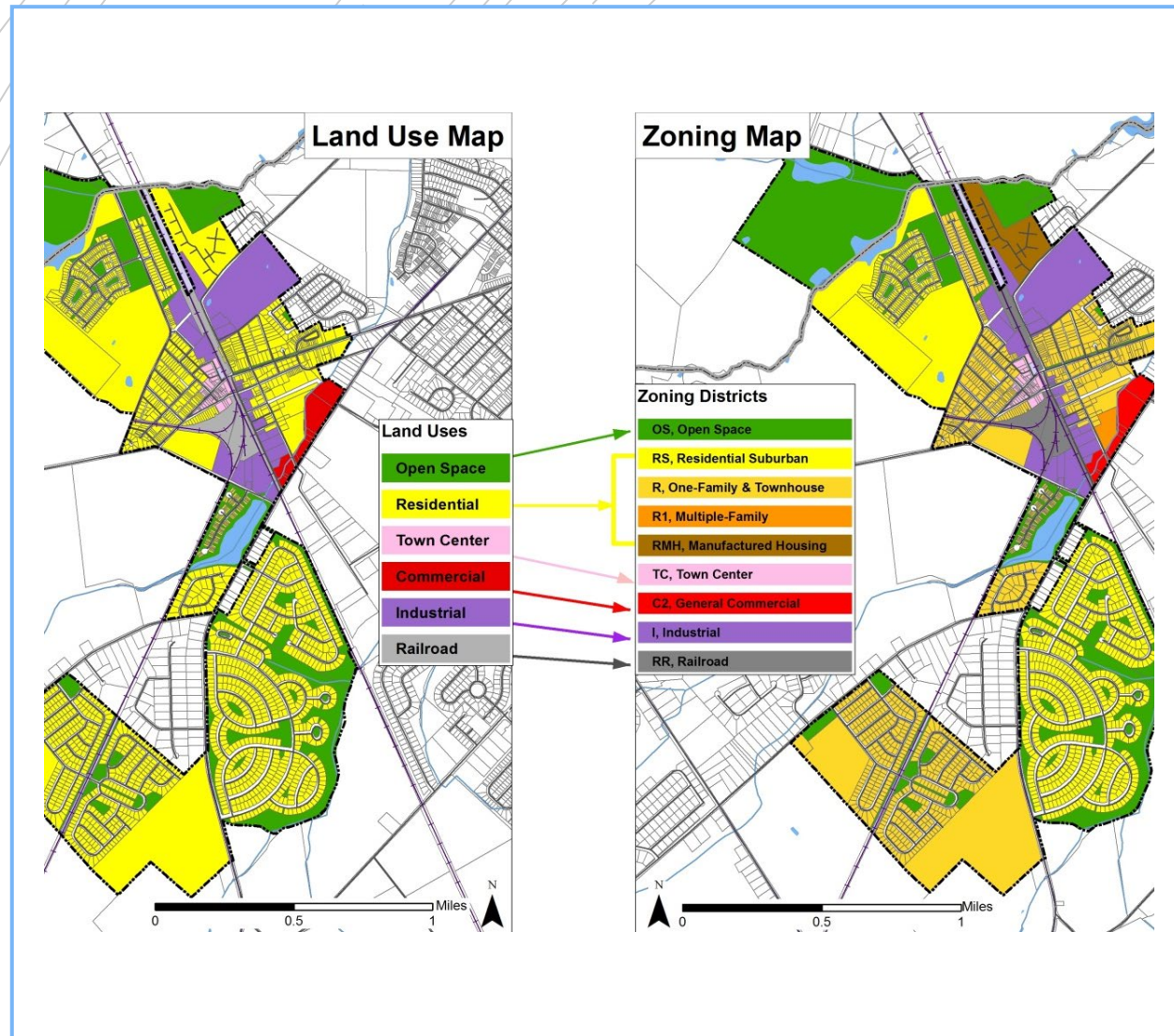
- (1) policies;
- (2) timing of the implementation of the plan;
- (3) timing of development;
- (4) timing of rezoning;
- (5) development patterns;
- (6) land uses; and
- (7) densities or intensities.

What does consistent
with the
comprehensive plan
mean?

Land Use Article
§ 1-303

Comprehensive Rezoning

- After adoption of new comprehensive plan or sub-area plan
- “Consistent” implementation measure guided by the comprehensive plan
- Avoids change or mistake requirement



Source: University of Maryland, Land Use and Zoning Link-Clayton Delaware

Carroll and Baltimore County Examples



**CARROLL COUNTY
COMPREHENSIVE REZONING**
A Balanced Perspective
For Tomorrow

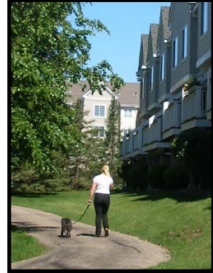
Quality of Life Preservation Economic Development

Images Linked to Respective County Websites

A large, vibrant red speech bubble is the central focus of the image. Inside the bubble, the words "Zoning and Growth" are written in a clean, white, sans-serif font. The bubble has a white outline and a dark grey shadow on its left side, giving it a three-dimensional appearance. The background is white and features several thin, light grey concentric circles and dashed lines that create a subtle, abstract pattern.

Zoning and Growth

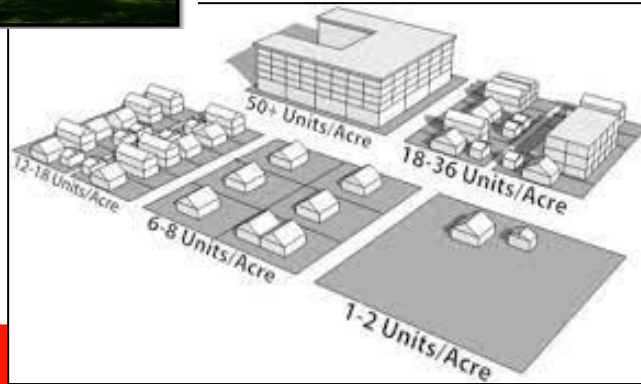
Suburban 18 units per acre



Missing Middle Housing



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8 dwelling units/acre

Fairview Village, Oregon

Visualizing Residential Density

Town of Leonardtown
Chart A
Height, Area, Bulk and Density Requirements by Zoning District
[Amended 8-9-2004 by Ord. Nos. 116 and 117; 5-9-2011 by Ord. No. 149]

Zoning District	Maximum Height		Minimum Yard Requirements (feet)			Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Maximum Density (units per acre)
	Feet	Stories	Front Yard	Side Yard	Rear Yard				
R-SF	40	3	25	8	25	10,000	70	100	4
R-MF	45	3	15	10	30	43,560	NA	100	10
PUD-M	NA	NA	NA	NA	NA	NA	NA	NA	5
C-B	45	3	0 (see § 155-27)	3	3	NA	NA	NA	NA
C-O	45	3	0	(see § 155-31)	5	NA	NA	NA	NA
C-H	45	3	15*	10	10	NA	NA	NA	NA
C-M	35	2	NA	NA	NA	NA	NA	NA	NA
C-SC	40	2	30	20**	NA	NA	NA	NA	NA
I/O	45	3	70	20	20	10,000	NA	NA	NA

Residential Density

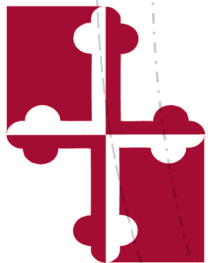
Zoning Review Processes

BY-RIGHT

- Use and density permitted in zoning district
- Does not require planning board or legislative review
- Must meet specified standards
- “Promoted” uses, therefore easier to develop

SPECIAL EXCEPTION

- Use and density permitted with review
- Must meet certain criteria, more subjective
- Political influences and public involvement
- “Special” uses, therefore more difficult and expensive to develop



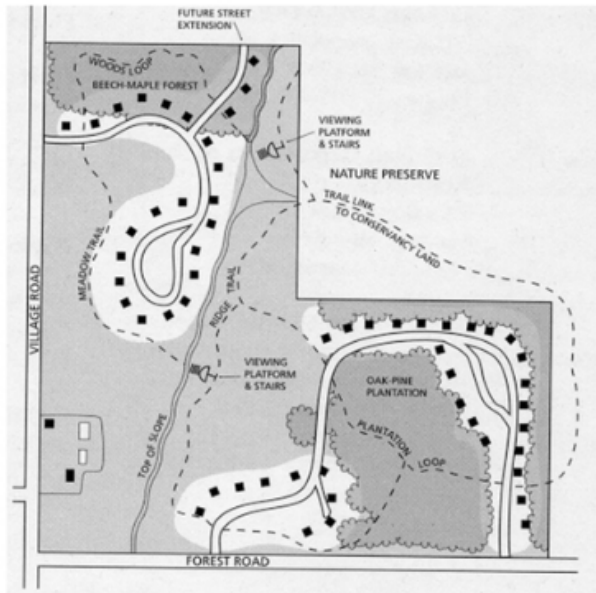
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A large, vibrant red speech bubble is the central focus of the image. Inside the bubble, the words "Zoning Tools" are written in a clean, white, sans-serif font. The bubble is positioned slightly to the right of the center. The background is white and features several thin, light gray curved lines that sweep across the frame, creating a sense of motion and depth. A dark gray, curved shadow is cast beneath the red bubble, giving it a three-dimensional appearance.

Zoning Tools



Conventional Subdivision



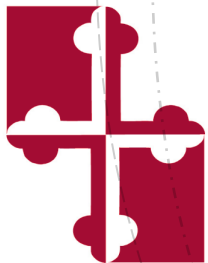
Planned Unit Development (PUD)

Clustering, PUDs, and Density Bonuses

Charles County Clustering

RL District-Low-Density
Residential Zone

SF Detached



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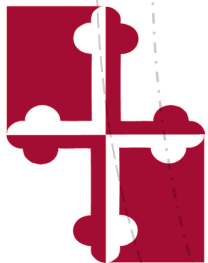
	Traditional Development	Cluster Development
Minimum Lot Size	18,000 ft ²	8,000 ft ²
Minimum Front Yard	30 ft	25 ft
Minimum Tract Size	N/A	15 acres
Minimum Open Space	15%	30%

Inclusionary Zoning

Annapolis Inclusionary Zoning



Montgomery Inclusionary Zoning



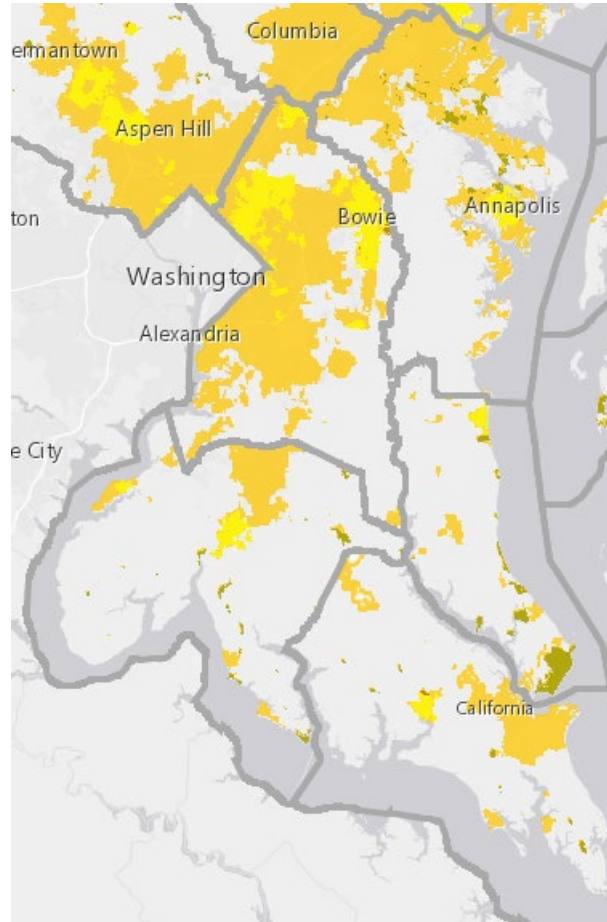
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[Maryland Department of Planning Housing Element Models & Guidelines](#)

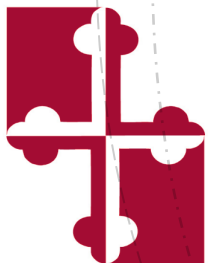
A large, vibrant red speech bubble is the central focus of the image. Inside the bubble, the words "Infrastructure and Growth" are written in a clean, white, sans-serif font. The bubble is positioned slightly to the right of the center. The background is white and features several thin, light gray lines that curve around the bubble, creating a sense of motion or a stylized path. A dark gray, curved shape is visible behind the left side of the red bubble, suggesting it is part of a larger graphic element.

Infrastructure and Growth

Priority Funding Areas

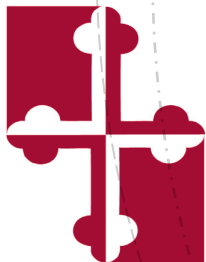
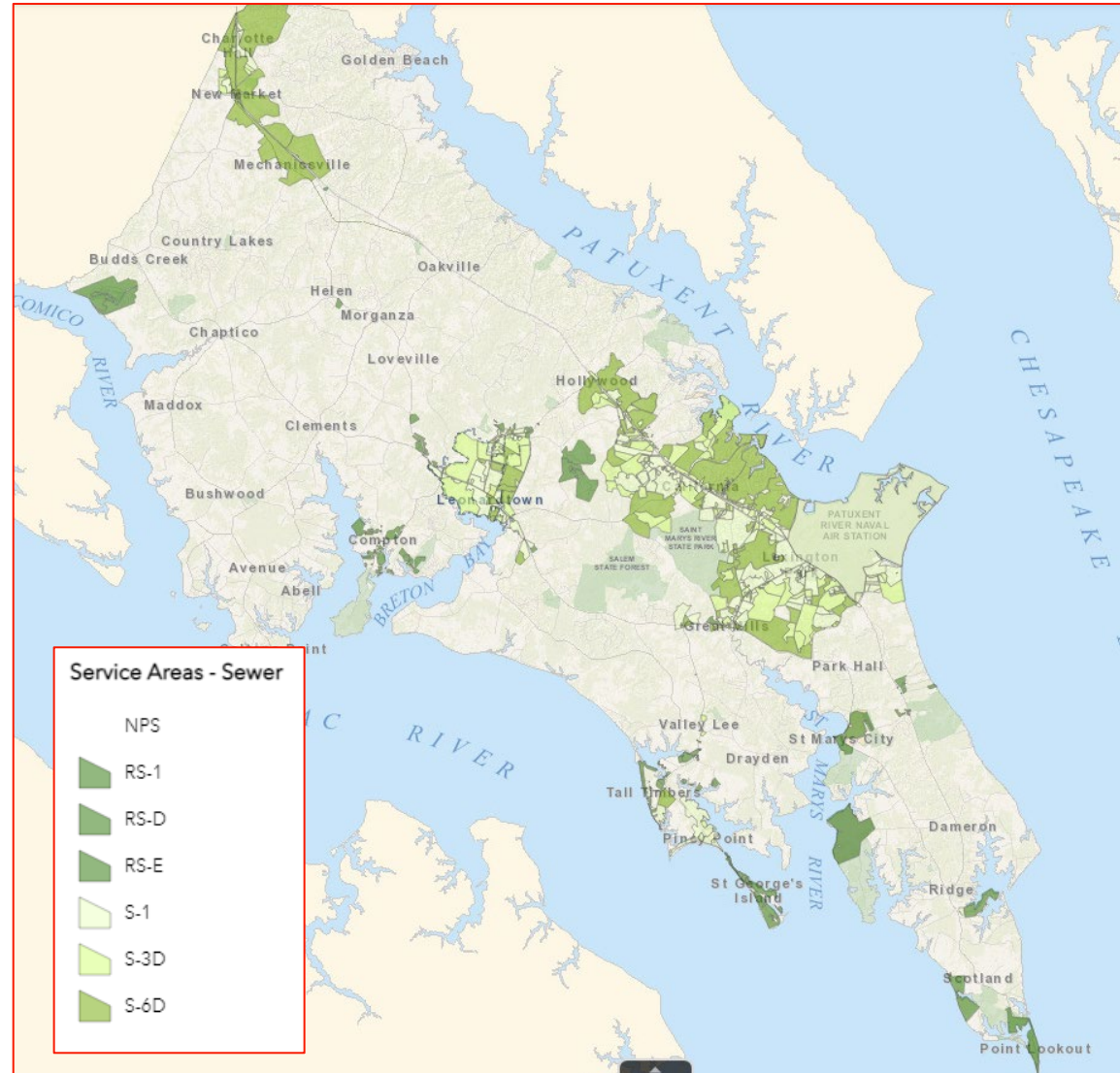


- Governed by State Finance and Procurement Article, Title 5, Subtitle 7B
- [Official Map](#)
- Three Criteria
 1. Locally designated growth area
 2. Planned for water and sewer in 10-year plan
 3. Zoning
 - 3.5 du/acre
 - employment



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Water and Sewer



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Capital Improvement Programs (CIP)

Budgeting and capital expenditures channel growth and reinvestment

Blueprint for planning a community's capital expenditures

Includes a capital budget and a capital program

The Capital Improvement Plan identifies and prioritizes capital projects and major equipment purchases, including phasing and financing plans.



Playground at Halloween Point Park

[CAPITAL IMPROVEMENT PLAN DESCRIPTION](#)

[COMPONENTS OF THE PLAN](#)

[PROJECT PRIORITIZATION](#)

[RECURRING / NON-RECURRING SUMMARY](#)

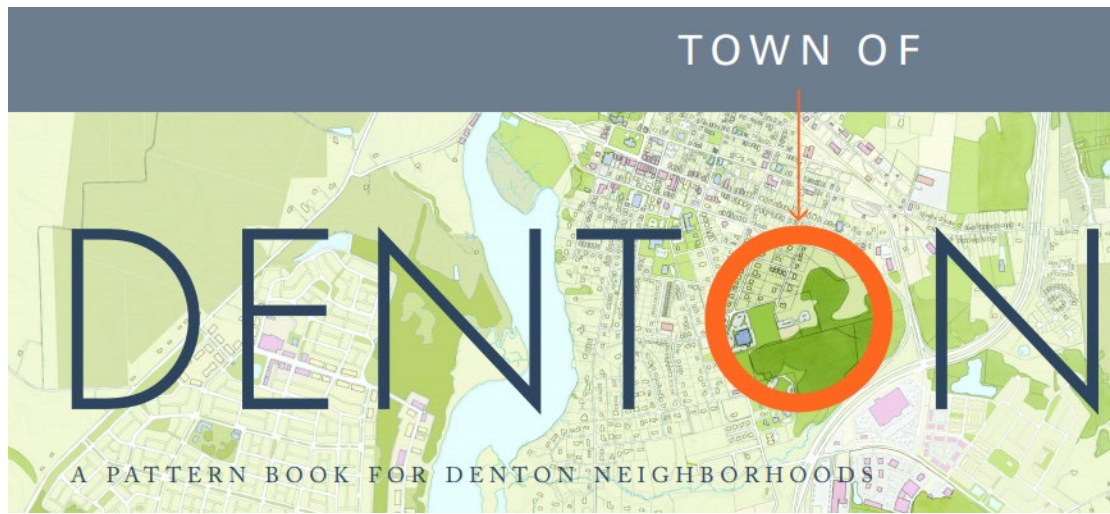
[CAPITAL IMPROVEMENT SUMMARY](#)

[CAPITAL PROJECTS BY EXPENSE CATEGORY](#)

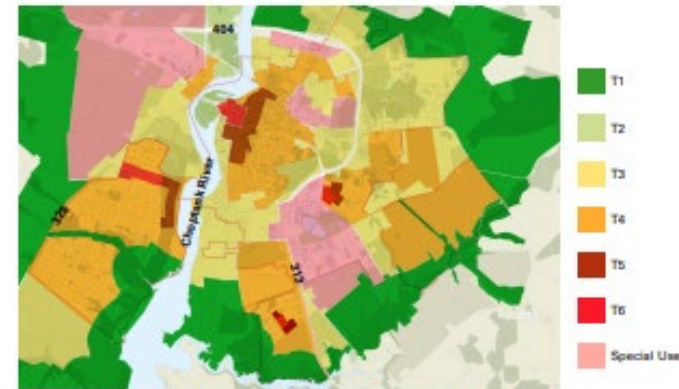
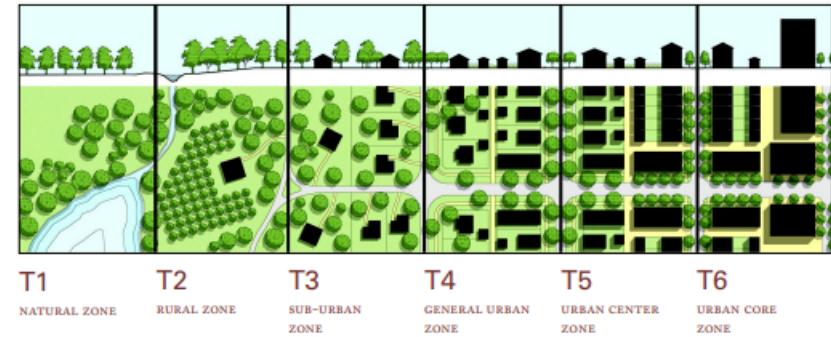
[CAPITAL PROJECTS BY FUNDING SOURCE](#)

A large, vibrant red speech bubble is the central focus of the image. It has a white outline and a white shadow on its left side, giving it a three-dimensional appearance. The text "Infill, Density, and Design" is written in a clean, white, sans-serif font across the center of the bubble. The background is white and features several thin, light gray lines that form concentric circles and arcs, some solid and some dashed, creating a subtle, architectural pattern.

Infill, Density, and Design



The Transect of Denton



This map of Denton's Transect Zones reflects both existing and planned land use characteristics.

<https://dentonmaryland.com/wp-content/uploads/2021/11/Pattern-Book-June-2007.pdf>

Design guidelines/pattern books

- Essential Qualities of Denton Today
- Strategies for New Development
- Building Types
- Architectural Styles
- Green Building Guidelines
- Homeowner's Guide
- Environmentally Responsible Landscape Design



Character Survey

- Create a process to decide on areas that need to be adjusted
- Pick example blocks to measure in each of the districts you intend to revise
- Take a walking tour and measure the elements using a character survey form
 - Ex. Lot widths, building heights, setbacks, uses, parking location, and percent window glazing
- Measure less visible elements using online maps or aerial photography
 - Ex. lot coverage, the number and setback of outbuildings, and parking location.
- Analyze results and recalibrate requirements

Modified Zoning
Requirements to
Support Infill

Setbacks

Height Requirements

Open Space

Lot Size

Parking Policy



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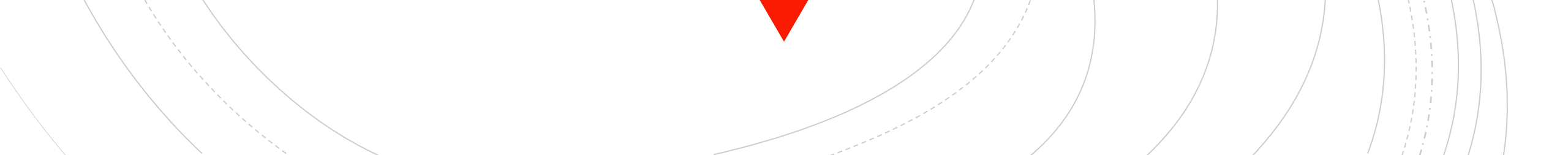
Parking Requirements Case Study: Bel Air

- Removed parking minimums for all service/retail uses in downtown
- Lowered many other parking minimums
- Relaxed the ability to share parking between uses
- 'Building Height Bonus' if a use included structural parking as part of its design
- Changed the code to allow for non-asphalt paving for lots of 15 spaces or less



Citizen Planning Academies

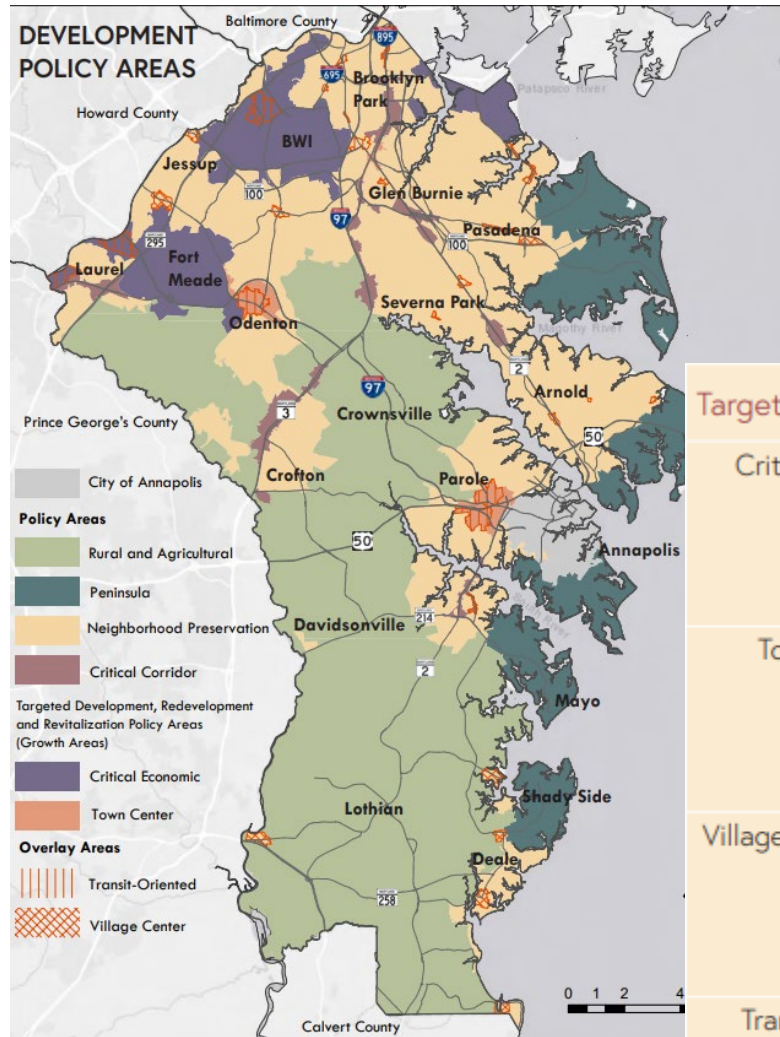
Case Studies: Baltimore City; Howard County; Philadelphia





Appendix

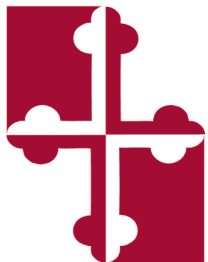
Anne Arundel Plan 2040



Development Policy/Growth Areas/Envelopes

Targeted Development, Redevelopment and Revitalization Policy Areas (Growth Areas)

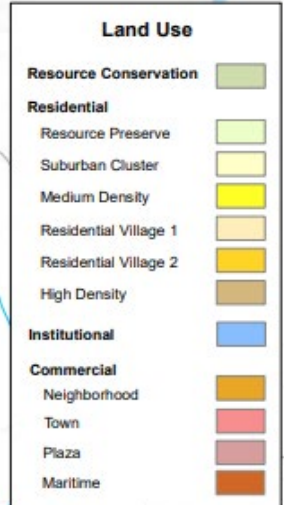
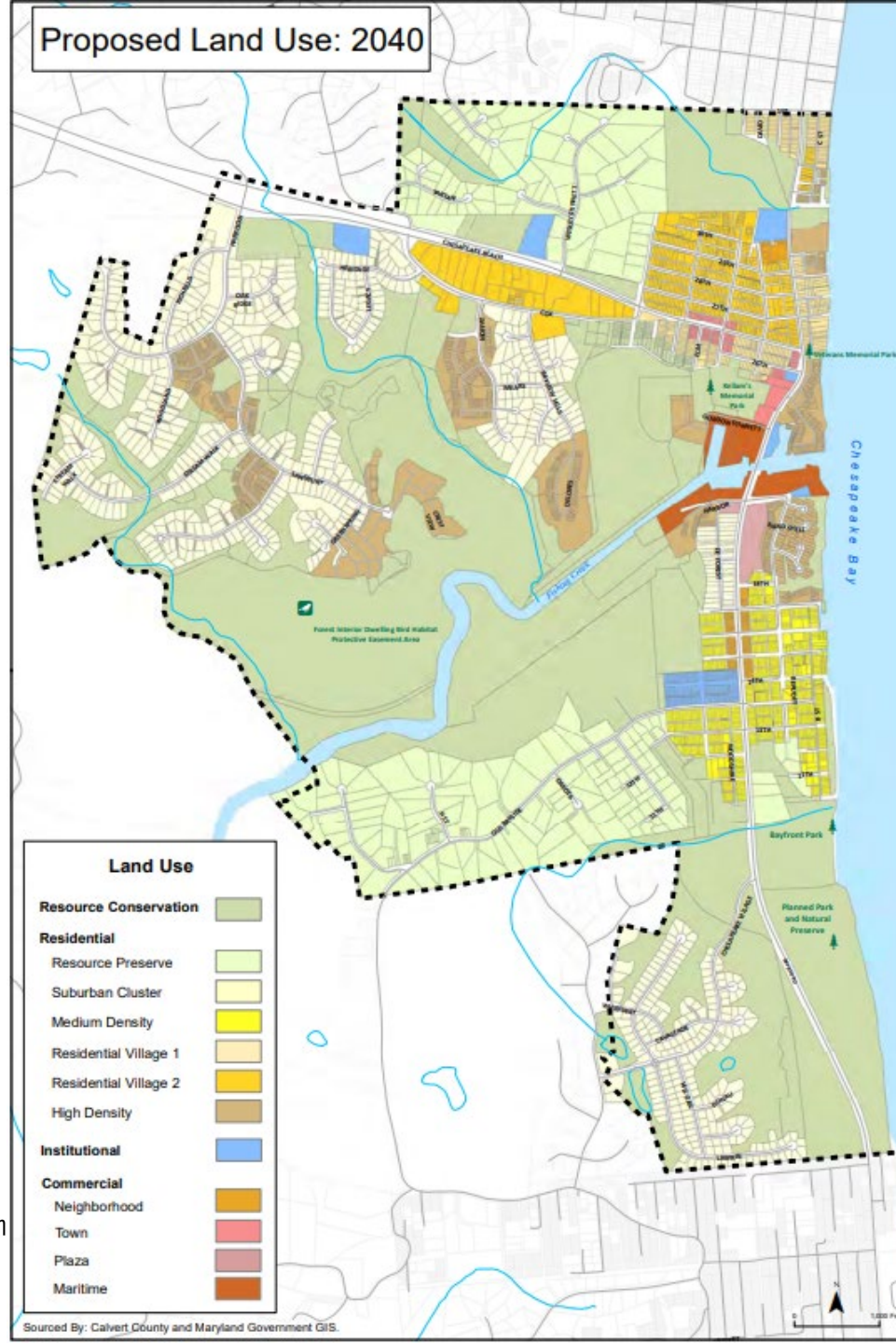
Critical Economic	Existing or planned regional-scale destinations, employment centers, or areas supporting the County's major economic drivers where development, redevelopment and revitalization are encouraged. These areas are primarily industrial, commercial, and mixed land uses within the Priority Funding Area, and have flexible land use policies to facilitate business growth and job creation.
Town Centers	Existing or planned compact, walkable, pedestrian-oriented, higher-density residential and nonresidential mixed-use areas within the Priority Funding Area that take the most urban form in character within the County. Development, redevelopment and revitalization are focused and encouraged to take advantage of existing infrastructure. Implementation is guided by a town center master plan.
Village Center Overlay	Existing or planned; walkable, pedestrian-oriented, mixed-use areas that are suburban or rural in character compatible with the underlying Policy Area and surrounding community; development and redevelopment is oriented toward the community, enhances community heritage, and is implemented by a village sector plan.
Transit-Oriented Overlay	Compact, walkable, pedestrian-oriented, mixed-use areas that are within a ½ mile of an existing or planned transit station and compatible with the underlying Policy Area and surrounding community; all are within the Priority Funding Area; implementation is guided by a transit area sector plan.



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Chesapeake Beach Comprehensive Plan

Proposed Land Use: 2040

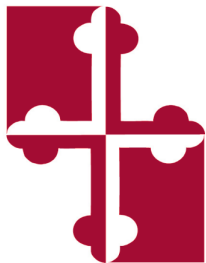


Sourced By: Calvert County and Maryland Government GIS.

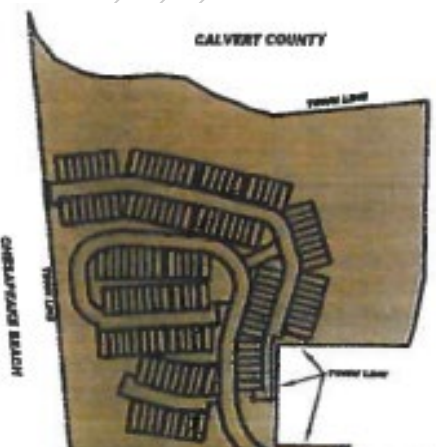
Land Use Designations and Density/Intensity

Residential

Resource Reserve	Conserve the wooded and naturalized residential setting, and where existing steep slopes, stream buffers, and wetlands	Single-family detached houses on large lots, open space and woodlands
Suburban, cluster	Conserve the character of more recently developed neighborhoods which are clustered among preserved woodlands and open spaces	Single-family detached houses
Medium Density	Conserve the character of the neighborhoods south of Fishing Creek distinguished by houses built along narrow streets on the hilly and wooded terrain	Single-family detached houses
Residential Village 1	Conserve traditional cottage neighborhood character	Single-family detached houses
Residential Village 2	Conserve the traditional cottage neighborhood character	Single-family detached with allowance for other housing types compatible with neighborhood character
High Density	Conserve the quality of denser housing projects	Single-family attached and multi-family buildings



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Land Use Categories	Density	Typical Uses	Existing Zoning Designations	Proposed Zoning
Low Density Residential	3.5-8	Single Family; Duplex	R-1	R-1
Medium Density Residential	9-12	Townhouses	R-3	R-2
High Density Residential	13-50	Apartments	R-2	R-3
Waterfront Mixed Use	Variable	Variable	W	W



- ZONING**
- R-1 RESIDENTIAL-SINGLE FAMILY
 - R-2 RESIDENTIAL-MULTI-FAMILY & MIXED USE
 - R-3 RESIDENTIAL-MULTI-FAMILY & MIXED USE
 - C-1 NEIGHBORHOOD COMMERCIAL
 - C-2 TOWN CENTER COMMERCIAL
 - PW PARKS AND RECREATION
 - W WATERFRONT MIDDLEBLACK DISTRICT

Residential Density

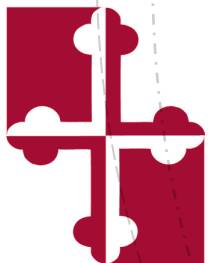
GROSS DENSITY (TOTAL DWELLING UNITS / TOTAL AREA)



NET DENSITY (TOTAL DWELLING UNITS / TOTAL LOT AREA)



Source: MRSC Visualizing Compatible Density



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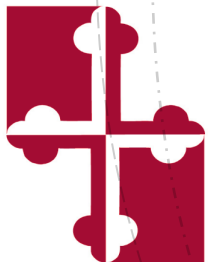
Density Overview Gross Vs. Net

Hypothetical 100 Acre Parcel

Total Gross Area	100 Acres
Undevelopable Area	40 Acres
Highway ROW	10 Acres
Floodway	5 Acres
Slope Protection	25 Acres
Net Developable Area	60 Acres

Residential
Density

Gross Density Acts Like		Net Density Looks Like:
1 DUA (gross) [100 acres x 1 unit per acre yields 100 units]	→	1.67 DUA (net) [100 units on 60 acres, or approximately 18,000 SF Lots]
2 DUA (gross) [100 acres x 2 unit per acre yields 200 units]	→	3.33 DUA (net) [200 units on 60 acres, or approximately 9,000 SF Lots]
3 DUA (gross) [100 acres x 3 unit per acre yields 300 units]	→	5.00 DUA (net) [300 units on 60 acres, or approximately 6,000 SF Lots]



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Source: Knoxville Tenn. Metropolitan Planning Commission

Floor Area Ratio (FAR)

1:1 Ratio

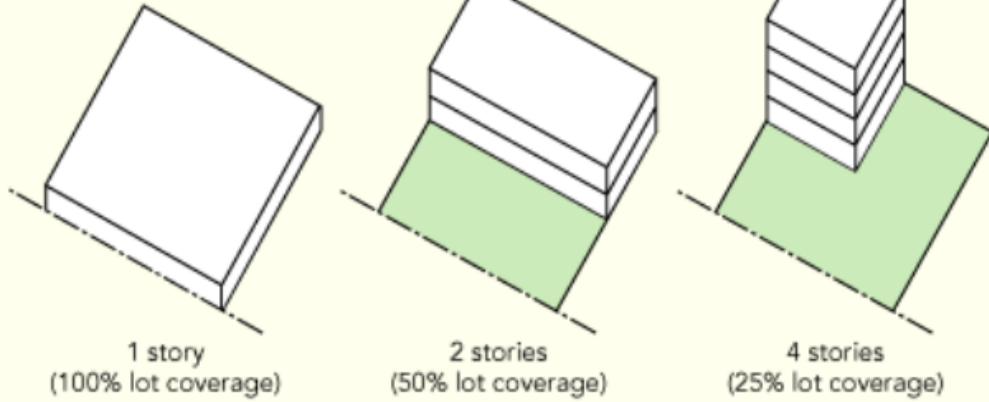


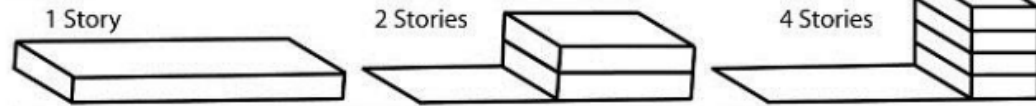
Exhibit 23.84A.012 A

Floor Area Ratio

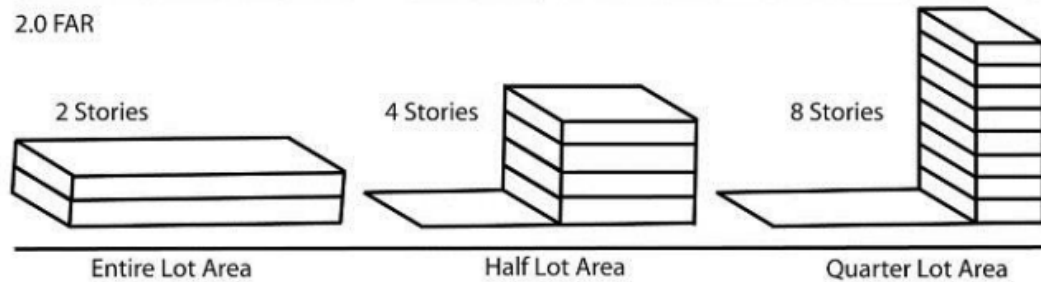
0.5 FAR



1.0 FAR



2.0 FAR



Floor Area
Ratios
(Intensity)

Source: stpaul.gov

Schedule 32.1 Development Standards

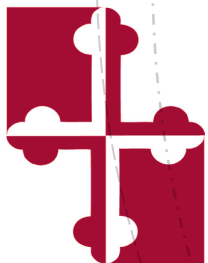
	RPD	RSC	RCL	RL-T	RL	RH	RNC ⁹	RMX	VMX	TMX	DMX	CMX	CC	OBP	I	CM
Residential Density																
Base Density (units per acre)	1 dwelling per 5 acres subject to footnote 13	none ¹⁴	none ¹⁴	1 ¹⁶	1	10	1	1	1	1	20	1	none	none	none	none ¹⁴
Maximum/Density (units/acre) See Table 32.2 for methods to achieve Residential Density Increase	1 dwelling per 3 acres	none	none	3 ¹⁶	5	20	2	5	5	5	20	15	none	none	none	none
Development Intensity (per acre)																
Base Floor Area Ratio	0.05	0.10	0.25	0.10	0.10	0.30	0.10	0.20	0.20	0.20	0.60	0.40	0.35	0.40	0.40	0.20
Maximum Floor Area Ratio (see Table 32.2 for methods to achieve FAR Increase) (per acre)	0.15	0.30	0.30	0.20	0.20	0.30	0.15	0.35	0.45	0.60	none	0.50	0.50	0.50	0.60	0.30

St. Mary's County Zoning Ordinance and FAR

Section 426. Standards – General


(a) No special exception shall be approved by the Board of Appeals unless such Board shall find:

- (i)** That the establishment, maintenance and operation of the special exception will not be detrimental to or endanger the public health, safety, convenience, morals, order or general welfare.
- (ii)** That the special exception will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- (iii)** That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the



1.5: Open Space Standards

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.



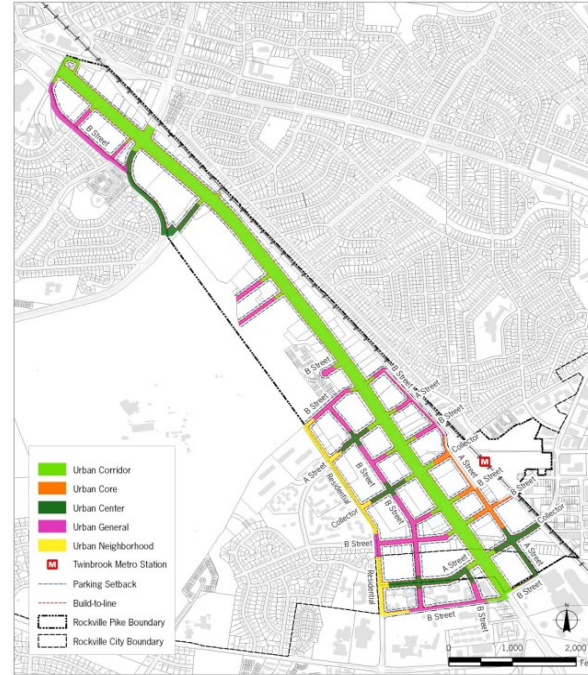
for illustration only

A plaza is a formal open space available for civic and commercial uses and spatially defined by building frontages. 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.

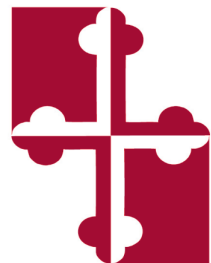
* For properties along the Corridor Street Frontage, the 10% public open space requirement may be met by contribution of, and improvements to, the sidewalk within the defined easement area adjacent to the Rockville Pike right-of-way, and in accordance with Section 1.9 Streetscape Standards. The 5% open 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



- Different districts based on the character and intensity of land development, as well as the desired urban form.
- Form-based codes are zoning, but they also regulate things that are not typically part of zoning

Form Based Codes



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Source: <https://www.dpz.com/Initiatives/Transect>

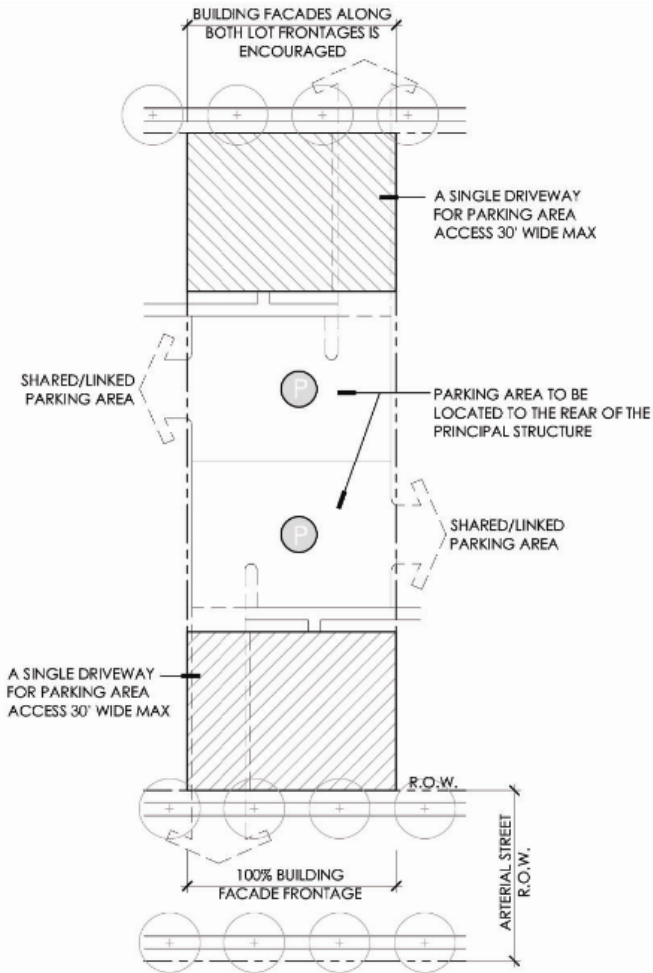


Figure 165-30.IV

Illustration of site design standards: through lot.

culated or fenestrated facades.

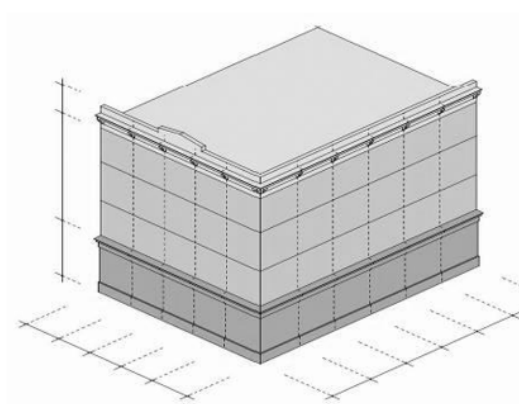


Figure 165-30.V

Facade walls should be designed to break down into component pieces horizontally and vertically.

- [Congress For New Urbanism List](#)

- [Bel Air, MD Central Business District \(B-2\)](#)

- Purpose: infill and redevelopment at a human scale that promotes economic vitality and respects existing fabric

- Design Goals

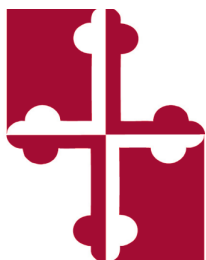
- (a) The streetscape and the building facade facing the street shall be the primary focus of the development.

- (b) New development shall contribute to the creation or reinforcement of a pedestrian-friendly streetscape with sidewalks and a defined pedestrian edge.

- (c) Buildings on corner lots shall establish a strong presence with unified facade design along both street frontages.

- (d) Parking shall not be a dominant visual element of the streetscape. Views of parking should be screened by buildings or buffered with attractive plantings or low walls.

- (e) Building and site designs should preserve and enhance special street views, in particular, views of landmark buildings and natural features, focal points at T-intersections and views along curving roadways.

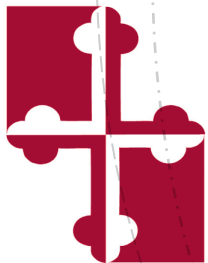


Denton Zoning Ordinance § 128-95 Multifamily housing and apartments

In addition to the design standards set forth in this section, townhouses shall meet the standards set forth in the Denton Pattern Book, prepared by Urban Design Associates, which is attached to the Zoning Ordinance and copies of which are maintained in the Town office. **The Pattern Book is intended to supplement existing applicable design guidelines.** Persons proposing townhouses should consult the Denton Pattern Book and incorporate the design concepts and standards into the proposed townhouse design. **Failure to adhere to the design principles set forth in the Pattern Book may be a basis for the denial of the site plan by the Town.** The Town may approve townhouses that meet or exceed the goals and objectives of the Denton Pattern Book.

T3	T4	T5	T6		
				Civic Buildings	 
				Large-Scale Commercial	 
				Mixed-Use & Multi-family	 
				Townhouses & Live/Work	 
				Attached Housing	 
				Single Family	 
				Carriage Houses	 
T3	T4	T5	T6		

Visual Preference surveys



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General Funds

General
Obligation
Bonds

CDBG
(Community
Development
Block Grants)

POS (Program
Open Space)

State Waterway
Improvement
Fund

State Aid

Federal Aid

Developer
Contributions
(Impact Fees,
etc.)

CIP Funding Sources

CIP Process

Inventory of Existing Facilities

Analysis of Previously Approved Projects

Solicit, compile and evaluate project requests

Capital Project Evaluation Criteria

Establish Project Priority

CIP Approval process

Monitoring approved projects

