

Maryland Department of Planning 2018 Statewide Land Use Classification Definitions (2024 Edition)

Urban Land Uses

11 Low-density residential - Detached single-family/duplex dwelling units, yards, and associated areas. Includes generalized areas with lot sizes of less than five acres but at least one-half acre (0.2 to 2 dwelling units/acre).

12 Medium-density residential - Detached single-family/duplex, attached single-unit row housing, yards, and associated areas. Includes generalized areas with lot sizes of less than one-half acre but at least one-eighth acre (2 to 8 dwelling units/acre).

13 High-density residential - Attached single-unit row housing, garden apartments, high-rise apartments/condominiums, mobile home and trailer parks, yards, and associated areas. Includes generalized areas with more than eight dwelling units per acre. This may include subsidized housing.

14 Commercial - Retail and wholesale services. Areas used primarily for the sale of products and services, including associated yards and parking areas. This category may include airports, welcome houses, telecommunication towers, and boat marinas.

15 Industrial - Manufacturing and industrial parks, including associated warehouses, storage yards, research laboratories, and parking areas. Warehouses that are returned by a commercial query should be categorized as industrial. This also includes power plants.

16 Institutional - Elementary and secondary schools, middle schools, junior and senior high schools, public and private colleges and universities, military installations (built-up areas only, including buildings and storage, training, and similar areas), churches, medical and health facilities, correctional facilities, government offices and facilities that are clearly separable from any surrounding natural or agricultural land cover, and other non-profit uses.

17 Extractive - Surface mining operations, including sand and gravel pits, quarries, coal surface mines, and deep coal mines. Status of activity (active vs. abandoned) is not distinguished.

18 Open urban land - Includes parks, open spaces, recreational areas not classified as institutional, golf courses, and cemeteries. Includes only built-up and turf-dominated areas that are clearly separable from any surrounding natural or agricultural land cover.

190 – Very Low Density Residential – Clustered residential parcels that have lot sizes less than 20 acres but at least five acres (0.2 to 0.05 dwelling units/acre)

Water

50 – Water

Transportation

80 Transportation - Transportation features include impervious roads, roadway rights-of-way, and parcels primarily containing light rail or metro stations and park-and-ride lots.

Other

99 – Other Land - Remaining land not covered under another category. Examples include but are not limited to unbuilt lots, rural land, single-family residential parcels greater than or equal to 20 acres in size, and undeveloped portions of large parcels containing urban uses. May include undeveloped land that is either developable or constrained from further development.

Note: Urban Land Use classifications encompass the entire parcel on parcels less than five acres that contain a structure as of 2018 based on the Maryland Department of Planning and Maryland State Department of Assessment and Taxation's Computer-Assisted Mass Appraisal (CAMA) Building dataset. Elsewhere, the Chesapeake Bay Program's 2017/18 Land Use Land Cover dataset (2022 edition) is used to delineate the extent of development on a parcel. For more information, see Methodology Documentation.