

PlanMaryland Planning Area Guidelines

DRAFT MATERIALS

**(Presented as an Informational Item to the
Sustainable Growth Commission
January 30, 2012**

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MDP Planning Directors' Roundtable
December 15, 2011**

**Item #1: Write Up on PlanMaryland Place Planning Areas:
Potential Implications based on Implementation Strategies**

Item #2: Draft Guidelines for Identifying Planning Areas

**Item #3: Issues to be considered in revising/refining draft
Guidelines**

PlanMaryland Place Planning Areas: Potential Implications based on Implementation Strategies*

Targeted Growth and Revitalization Areas

- High priority for additional infrastructure or service capacity: water, sewer, schools, highways, transit, bike/pedestrian, community, colleges, public safety, park and recreation, etc.
- High priority for economic development programs
- High priority for DHCD programs
- Eligible for fast track processing for MDE, SHA or other state permits
- High priority for infrastructure maintenance, renovation, replacement and to fill infrastructure or service gaps
- High priority for historic preservation programs

Established Communities within PFAs

- High priority for infrastructure maintenance, renovation, replacement, and to fill infrastructure or service gaps
- High priority for historic preservation programs
- Medium priority for additional infrastructure or service capacity
- Medium priority for DHCD programs

Future Growth Areas

- High priority for infrastructure maintenance, reservation or replacement
- Low priority for other funding or programs until identified as a Targeted Growth and Revitalization Area

Large Lot Development Areas

- High priority for infrastructure maintenance, renovation or replacement
- Low priority for additional infrastructure or services
- High priority for historic preservation
- Medium priority for agricultural preservation

Rural Resource Areas

- High priority for infrastructure, maintenance, renovation or replacement
- Low priority for additional infrastructure or services
- High priority for agricultural preservation (and economic development)
- High priority for historic preservation

* Original list developed by Howard County Department of Planning and Zoning

Preservation/Conservation Planning Areas

Priority Preservation Area for Agriculture

Natural Resource Areas

Water Resource Areas

Historic and Cultural Resource Areas

Climate Change Impact Areas

Draft Guidelines for Identifying Planning Areas

Planning Area Guidelines

The purpose of Planning Areas is to identify where and how State agencies and local governments can work together to best use their resources, along with the private sector, to achieve the Goals and Objectives of PlanMaryland.

The identification of Planning Areas is intended to be a collaborative process, starting at the local level. Local governments can choose to participate and identify possible Planning Areas for all, portions or none of the lands within their jurisdiction. The Maryland Department of Planning will be available to assist local governments in identifying potential Planning Areas within their jurisdiction and coordinate State agencies assessment of their proposed Planning Areas.

The identification of Planning Areas is intended to build on areas already established through work that has already been done by local jurisdictions, such as local comprehensive plans and implementation measures, as well as areas already targeted by state programs. Planning Areas will be used to identify areas where local and State programs can be better focused to achieve shared public goals. The outcome will be a geographic and public policy framework that local governments, State agencies, nonprofit organizations and the private sector can use to achieve the goals and objectives of PlanMaryland and their own priorities.

Introduction to the Guidelines

The guidelines described in the attached table for each type of Planning Area are “outcome” based rather than “prescriptive.” The focus is on what is being done to achieve desired public outcomes in these Planning Areas, and to avoid a prescriptive one size fits all approach that fails to accommodate differences among jurisdictions.

The guidelines are designed to be flexible in recognition of the different characteristics of places such as geographic size, population, demographics, projected growth, regional economies and associated public needs, preferences and priorities as well as public revenues, budgets and available staff resources among municipalities, counties and regions.

For each category of Planning Area there is an associated Purpose & Intent, Management Guidelines, Location Guidelines, Supporting Objectives, and Examples.

The Purpose & Intent and Supporting Objectives embody the desired public outcomes for each Planning Area. They also serve to relate the Goals and Objectives of the Plan to each type of Area. Management Guidelines articulate the general nature of management necessary to support those outcomes, while Examples illustrate a sampling of more specific management means to those ends. Location Guidelines, of course, specify where different types of Areas may occur, geographically speaking, and do not apply to all types.

It is not intended that every jurisdiction address every Supporting Objective, or place the same emphases on each one. For example, there may be little or no need for a small municipality to concern

itself with objectives relating to mass transit, or for a jurisdiction with no areas potentially impacted by climate change to plan for it. Simply put, if there is relatively little public need or concern relating to a specific Objective, there is little need to emphasize those public outcomes through the Planning Areas establishment process. Conversely, if conditions in a jurisdiction, in conjunction with its population, size, growth rate, location and other attributes create such needs or concerns, then the corresponding Objectives are important to address through the process.

Similarly, the Examples presented for each Planning Area are neither intended to be all inclusive or universal requirements. It is anticipated that local jurisdictions will offer their own specific means to achieve the relevant public outcomes for their areas as part of the Planning Area identification process.

Finally, if there are significant public needs or concerns about some of the desired outcomes in an area, the Area Identification process will not require that all implementation tools (zoning, subdivision, CIP) must be in place to address or solve the public needs or concerns. The process does call for serious steps towards such solutions, for example, in the form of commitment to tools through adopted plans. These steps which, if taken over time, could reasonably be expected to meet the relevant needs or address the relevant concerns.

Areas Currently Targeted by Existing Programs and Their Role in the Planning Area Identification Process

The Areas Currently Targeted by Existing Programs that need to be considered in the process of identifying Planning Areas include:

- GreenPrint areas, used by the Maryland Department of Natural Resources and many local governments, to identify areas including:
 - Tidal fisheries, bay and coastal ecosystems;
 - Non-tidal fisheries, wetlands, rivers and streams;
 - Forests and other lands comprising major hubs and connecting corridors of green infrastructure;
 - Wildlife and endangered species habitats; and
 - Lands conserved for public uses and recreation.
- Water supply areas, targeted for protection by the Maryland Department of the Environment and many local governments, including:
 - Surface water supply watersheds,
 - Outcroppings of confined aquifers used for public water supply,
 - Wellhead protection areas, and
 - Groundwater recharge areas of other aquifers important as public or private water supply.
- Areas subject to impacts of climate change, used by the Maryland Climate Change Commission, numerous state agencies and institutions and local governments, to identify areas including:
 - Areas vulnerable to sea level rise;
 - Areas vulnerable to storm surge;
 - the 50-year and 100-year Sea Level Rise Inundation Zone (Coastal Atlas);
 - 50-Year Erosion Vulnerable (EVA) Zone (Coastal Atlas);
 - Category 2 Storm Surge Inundation Zone (Coastal Atlas) ;
 - Marsh Transition Zones (Coastal Atlas);

- Temperature Sensitive Streams (DNR-MBSS) ;
- Drought Hazard Risk Areas (Maryland State Hazard Mitigation Plan (2011)) ;
- Wildfire Risk Areas (Maryland State Strategic Forest Assessment (2010)); and

[MDP is working with other State agencies to identify additional targeted programs and targeting tools, such as GrowthPrint, that will be added to this listing.]

The Areas Currently Targeted by Existing Programs are important for local governments to consider as they proceed with identifying Planning Areas.

First, it is important to recognize different public objectives. For example, the presence of important natural and/or water supply resources, or constraints associated with areas subject to climate change impacts, should be considered by local governments when identifying Planning Areas. In some cases, the public objectives for a Planning Area may differ from the objectives for a relevant Area Currently Targeted by Existing Programs. When this occurs, the objectives of each should be reconciled as much as possible.

Second, public objectives should be reconciled through planning and implementation programs. If public objectives or constraints for Areas Currently Targeted by Existing Programs are not addressed through local plans and programs applicable to a specific Planning Area, the resources of interest may be seriously compromised. These undesirable outcomes should be prevented or minimized by designing plans and programs to protect the resources in the Areas Currently Targeted by Existing Programs.

Information About Areas Currently Targeted by Existing Programs

MDP is coordinating the preparation of a central location to access GIS files for Currently Targeted Areas, which will be available prior to March 2012. A single PlanMaryland online site for maps and narrative information will be referenced in the Guidelines. This site may include interim publication of maps while shape files and metadata are finalized, where local governments and other parties can review information about these areas, and acquire GIS data they can use to consider and incorporate these areas in their identified Planning Areas and programs.

PlanMaryland Planning Area Guidelines

Planning Areas (Places)	Purpose & Intent	Management Guidelines	Location Guidelines
Targeted Growth and Revitalization Areas	<ul style="list-style-type: none"> • Provide focal points for growth, economic development, and revitalization. • Attract and accommodate the majority of a jurisdiction's growth. • Support achievement of PlanMaryland's Goal 1 and Goal 3. • Increase the supply of desirable residential and commercial development within a jurisdiction, and minimize market pressure for growth outside PFAs. • Integrate transportation and land use to provide a high level of accessibility to goods, services and resources. 	<ul style="list-style-type: none"> • Supported by an adopted local comprehensive plan and corresponding goal(s), policies and implementation guidelines to concentrate the majority of the jurisdiction's future growth. • Governed by local capital and non-capital plans, policies, ordinances, regulations, and procedures likely to achieve the Purpose and Intent for Targeted Growth and Revitalization Areas. 	<ul style="list-style-type: none"> • Located within a Priority Funding Area. • Should not be located in a PFA Comment Area. <p>If identified by a local government, areas already designated under the Sustainable Communities Act of 2010 will automatically be designated as part of the jurisdiction's Target Growth & Revitalization Area in PlanMaryland.</p>
Established Community Areas	<ul style="list-style-type: none"> • Provide diverse, stable places in which residents and businesses continue to live, work and play and support the stability of property values. • Maintain the quality of life, and social and economic function, and protect the character of existing residential and commercial neighborhoods. • Maintain public facilities and services. • Support the infrastructure and service needs of the community, addressing existing deficiencies, without expanding public facilities and service capacities that encourage significant new growth. • Promote sustainability enhancements where possible. 	<ul style="list-style-type: none"> • Supported by local comprehensive plan and implementation mechanisms to maintain the existing land use pattern, quality of life, and social and economic function, and protect the character of existing residential and commercial neighborhoods. • Governed by local capital and non-capital plans, policies, ordinances, regulations, and procedures likely to achieve the Purpose and Intent for Established Community Areas. 	<p>Located within a Priority Funding Area (including State concurrence and MDP Comment Areas.)</p>

Planning Areas (Places)	Purpose & Intent	Management Guidelines	Location Guidelines
<p>Future Growth Areas</p>	<ul style="list-style-type: none"> • Identify areas, either currently located within the jurisdiction or outside, where future growth is planned, but are not currently a priority for local and State resources. • Plan for the long-term, phased public and private investment in the community. • Plan for public facilities and services. • Provide for the long term land use compatibility of the community and identify potential inter-jurisdictional issues. 	<ul style="list-style-type: none"> • Supported by an adopted local comprehensive plan that identifies the jurisdiction’s future, staged residential, business and employment growth which is not ready for development at this time. • Governed by local capital and non-capital plans, policies, regulations, and procedures that: <ul style="list-style-type: none"> ▪ Reserve the area for future expansion of the community as a logical extension of the existing developed areas and planned growth. ▪ Size the Future Growth Area to reflect the long term market demands of the community. ▪ Discourage premature market force interest in developing the Future Growth Area. ▪ Limit premature delivery of public facilities and services to support growth. • Complementary to and enhance the existing and planned built-environment and protect the natural and cultural resources of the community. • Supported by long-term public facility and service plans to accommodate integration of the area with the existing community. 	<ul style="list-style-type: none"> • Can be located within a Priority Funding Area (PFA) or outside of a PFA • If outside of a PFA – should be either: <ul style="list-style-type: none"> • Identified in Municipal Growth Element, or • Identified in the County Comprehensive Plan as Future Growth Area, and identified in the Water and Sewer Master Plan as a Planned or Future Service Area.
<p>Large Lot Development Areas</p>	<ul style="list-style-type: none"> • Identify these areas for land use purposes. • Maintain existing levels of public services. • Minimize the impacts of existing and future Large Lot Development Areas on rural and other resource lands, resources and resource-based industries. • Discourage expansion of Large Lot Development Areas. • Limit development-related public facilities and services that support additional Large Lot Development Areas. • Minimize public funding for projects, programs and services that encourage additional non-resource-based development in Large Lot Development Areas. 	<ul style="list-style-type: none"> • Comprised of or planned for predominately non-resource based uses on land outside the jurisdiction’s PFA. Large Lot Development Areas can be characterized as low density, auto-dependent, and single-use, with large lot single-family houses being the most prevalent land use • Governed by local capital and non-capital plans, policies, ordinances, regulations, and procedures that: • Limit public facilities and services to the levels appropriate to support population engaged in rural resource-based occupations. <ul style="list-style-type: none"> ▪ Do not support additional services or capacity to accommodate or encourage additional non-resource based development beyond that which already exists. ▪ Are explicitly designed to minimize and limit the impacts of development on resource lands, resources and resource-based industries, and support the achievement of rural land and resource conservation goals of the State and the local government. 	<p>Located outside of a Priority Funding Area (State concurrence)</p>

Planning Areas (Places)	Purpose & Intent	Management Guidelines	Location Guidelines
<p>Rural Resource Areas</p>	<ul style="list-style-type: none"> • Identify areas rich in agricultural, natural, forestry and other rural resources. • Identify areas integral to water supply and quality standards. • Identify properties with significant terrestrial and aquatic living resources, and habitats. • Identify areas that support outdoor recreation and tourism. • Provide a geographic frame of reference for achieving PlanMaryland’s Goal 2 and its related Objectives. • Protect the land, water, and environmental and living resources that are crucial to sustainability and quality of life. • Limit non-resource based development to levels that will support and sustain the resources. 	<ul style="list-style-type: none"> • Be comprised of or planned for predominately resource based uses on land outside the jurisdiction’s PFA. • Be governed by local capital and non-capital plans, policies, ordinances, regulations, and procedures that: <ul style="list-style-type: none"> ▪ Limit public facilities and services to the levels appropriate to support population engaged in rural resource-based occupations. ▪ Do not support additional services or capacity to accommodate or encourage additional non-resource based development beyond that which already exists. ▪ Are explicitly designed to minimize and limit the impacts of development on resource lands, resources and resource-based industries, and support the achievement of rural land and resource conservation goals of the State and the local government. 	<p>Located outside of a Priority Funding Area</p>

Planning Areas (Preservation/ Conservation)	Purpose & Intent	Management Guidelines	Location Guidelines
<p style="text-align: center;">Priority Preservation Area for Agriculture</p>	<ul style="list-style-type: none"> • Maintain the positive economic contribution of agriculture and the important role of farming in creating a high quality environment in Maryland. • Make agricultural land preservation part of an overall effort to manage growth and preserve environmental quality. • Focus the expenditure of state and local land preservation funds. • Ensure the cost-effectiveness of public investment in land preservation by limiting the impact of development through the use of zoning and other land use tools. • Allow time for preservation/ easement acquisition to achieve the goals of the Maryland Agricultural Land Preservation Foundation (MALPF) (and the Certification program, if counties apply for certification), before agricultural and forest land resources are undermined by development. 	<ul style="list-style-type: none"> • Contain the most productive agricultural or forest soils, or are capable of supporting profitable agricultural and forestry enterprises where productive soils are lacking. • Are governed by local plans, policies, ordinances, regulations, and procedures that stabilize the agricultural and forest land base, support working farms and normal farming activities, and provide time to achieve State preservation goals before resource land is excessively compromised by development. • Are of a size that is appropriate in relation to countywide preservation goals for both the number of acres of agricultural land and the agricultural industry. • Are supported in the county comprehensive plan by a PPA Element, including an acreage goal for land to be preserved through easements and zoning in the PPA equal to at least 80% of the undeveloped land remaining in the area at the time it is established in the comprehensive plan. 	<ul style="list-style-type: none"> • Located outside of Priority Funding Areas. • Zoned for agriculture and resource conservation. • Not planned for service by public water and sewer.
<p style="text-align: center;">Natural Resource Areas</p>	<ul style="list-style-type: none"> • Identify and protect lands and waters integral to the preservation and protection of environmentally sensitive and ecologically significant resources from the impacts of development. • Identify and protect lands and waters integral to sustainable resource-based industries associated with Maryland's natural resource areas – such as agriculture, forestry, mining, recreation, tourism, seafood harvesting, renewable energy and other emerging industries – from encroachment and the impacts of incompatible land uses. • Ensure that development in and around Natural Resource Areas is managed to protect the long-term integrity of living resources, habitats and biological communities through land use controls, incentives, and innovative funding mechanisms. • Ensure that the transportation infrastructure in Natural Resource Areas meets the needs of residents and business and does not undermine conservation objectives by encouraging incompatible development. 	<ul style="list-style-type: none"> • Support the State's important natural and ecological resources including tidal fisheries, bay and coastal ecosystems; non-tidal fisheries, wetlands, rivers and streams; forests and other lands comprising major hubs and connecting corridors of green infrastructure; wildlife and endangered species habitats; and areas important for Climate Change Adaptation; and other areas targeted for land conservation, public use and recreation benefits. • Are supported by goals, policies and implementation guidelines in the local comprehensive plan designed to preserve and protect the integrity of the State's important natural and ecological resources from encroachment and the impacts of incompatible land uses • Are governed by local plans, policies, ordinances, regulations, and procedures that stabilize land use to be compatible with sustainable natural and ecological resources to the greatest extent possible; • Are of a size that is appropriate to support conservation of the ecosystem functions and resources, and the businesses and/or associated public uses that depend on them. • Support regional and inter-jurisdictional conservation of Maryland GreenPrint resources. 	<p>Recognize existing natural resources identified through GreenPrint.</p>

Planning Areas (Preservation/ Conservation)	Purpose & Intent	Management Guidelines	Location Guidelines
<p style="text-align: center;">Water Resource Areas</p>	<p>Water Resource Areas are integral to safeguarding a sustainable water supply and consist of:</p> <ul style="list-style-type: none"> • Surface water supply watersheds. • Outcroppings of confined aquifers used for public water supply. • Groundwater recharge areas of other aquifers important as public or private water supply. <p>The purpose of a Water Resource Area is to:</p> <ul style="list-style-type: none"> • Protect public and private water supply and associated water quality standards and designated beneficial uses established under the Clean Water Act. • Ensure that development on and around water resource areas is minimized through effective land use controls and incentives, and through innovative funding mechanisms to preserve tracts of land that are large and contiguous enough to sustain the water resources. • Ensure that transportation infrastructure in Water Resource Areas meets the needs of residents and resource-based industries but does not undermine sustainable water supply by encouraging incompatible development. 	<ul style="list-style-type: none"> • Are recognized and supported by goals, policies and implementation guidelines in the local comprehensive plan designed to preserve and protect the integrity of the relevant water supplies from encroachment and the impacts of incompatible land uses and associated activities • Are governed by local capital and non-capital plans, policies, ordinances, regulations, and procedures that: <ul style="list-style-type: none"> ▪ Limit development and its impacts on the quality and quantity of the relevant water supplies commensurate with the existing and planned populations and purposes to be served. ▪ Provide adequate safeguards against compromising impacts of activities associated with the existing and allowed land uses in the Water Resource Area. ▪ Limit public facilities and services to the levels appropriate to support existing development in Water Resource Areas but not its expansion beyond limits compatible with continued integrity of the relevant water supplies. 	<p>Recognize existing water supply resources as defined in PlanMaryland.</p>
<p style="text-align: center;">Historic and Cultural Resource Areas</p>	<ul style="list-style-type: none"> • Encourage State agencies and local governments to achieve the growth, housing, and economic development needs of a community through the maintenance, rehabilitation, and adaptive use of historically, architecturally, and culturally significant buildings, sites, structures, and districts. • Prioritize and incentivize investment in the rehabilitation of existing building stock. • Retain, maintain, and enhance the distinguishing designs, materials, uses, and spatial relationships that make the area historically, architecturally, and culturally significant. • Ensure that new construction within Historic and Cultural Resource Areas complement the character of the existing building stock and environment. • Minimize or avoid impacts to archeologically sensitive areas and create policies for identifying and recovering such resources when impacts cannot be avoided. 	<ul style="list-style-type: none"> • Documentation Outcomes: The area has been comprehensively surveyed and documented within ten years prior to the date of the proposal. The survey has been conducted according to the <i>Standards and Guidelines for Historical and Architectural Investigations in Maryland</i>. The results are recorded on a Maryland Inventory of Historic Properties form or a National Register of Historic Places form and have been reviewed and accepted by the Maryland Historical Trust. • Evaluation Outcomes: The historical, architectural, or cultural significance of the area has been evaluated using objective, published criteria and the evaluation has been documented in writing. 	<p>Recognize cultural and historic resources targeted by state programs.</p>

Planning Areas (Preservation/ Conservation)	Purpose & Intent	Management Guidelines	Location Guidelines
<p style="text-align: center;">Climate Change Impact Areas</p>	<ul style="list-style-type: none"> • Protect critical natural and built environments from the impacts of climate change (i.e., sea level rise, temperature increase, precipitation change) and climate-induced natural hazards (i.e., erosion, floods, storm surge, wildfire, drought, extreme heat); • Maintain and enhance services provided by ecosystems to protect communities including but not limited to, flood risk reduction, drinking water protection, urban heat reduction, storm surge buffering, and wildfire protection. Additional protection will be provided for game and non-game species and habitats particularly sensitive to the changes in climate; • Ensure adequate capacity and support for current and future infrastructure needs; • Guarantee the safety and well-being of Maryland’s citizens by avoiding infrastructure capacity improvements that increase human exposure to climate-induced risks and hazards; • Decrease financial risks associated with development or redevelopment in areas vulnerable to climate-induced natural hazards; and • Reduce climate-related public health risks and ensure sufficiency of emergency response capacity. 	<ul style="list-style-type: none"> • Comprise critical natural environments that perform important ecosystem functions and services and highly sensitive to changes in climate; • Comprise existing built environments that include infrastructure and areas of concentrated development in vulnerable areas; • Comprise natural environments that buffer man-made environments and infrastructure investments from the impacts of climate change and related natural hazards; and • Are supported by local goals in the comprehensive plan and governed by local capital and non-capital plans, policies, ordinances, regulations, and procedures to preserve and protect critical natural and/or public and private infrastructure, as well as future investments in areas vulnerable to the impacts of climate change. 	<p>For the purposes of building resilience to climate change, the following Climate Change Impact Areas are currently being targeted by Maryland’s Climate Change Adaptation Program at the Department of Natural Resources for land-use planning and zoning code enhancements, heightened building codes, increased protection, or habitat restoration:</p> <ul style="list-style-type: none"> • the 50-year and 100-year Sea Level Rise Inundation Zone (Coastal Atlas); • 50-Year Erosion Vulnerable (EVA) Zone (Coastal Atlas); • Category 2 Storm Surge Inundation Zone (Coastal Atlas); • Marsh Transition Zones (Coastal Atlas); • Temperature Sensitive Streams (DNR-MBSS); • Drought Hazard Risk Areas (Maryland State Hazard Mitigation Plan (2011)); and • Wildfire Risk Areas (Maryland State Strategic Forest Assessment (2010)). <p>These areas were identified as high-priorities for the implementation of on-the-ground climate change adaptation strategies by the Maryland Commission on Climate Change (see the <i>Comprehensive Strategy for Reducing Maryland’s Vulnerability to Climate Change: Phase I (2008) and II (2011)</i> for more information).</p>

Planning Areas (Places)	Supporting Objectives	Examples
<p>Targeted Growth and Revitalization Areas</p>	<p>Land Use Objectives</p> <ul style="list-style-type: none"> • Development and redevelopment is located in more compact and integrated forms. • Urban centers and former single-use developments are retrofitted or restructured to accommodate mixed-use development and enhance transportation linkages to the rest of the community. • Rural centers accommodate a mix of uses that serve the local commercial needs and support the surrounding agriculture and other land -based industries. • Open space and other amenities are provided, partly through allowing increased development densities • Neighborhoods are walkable, streets are connected and a mix of uses is in close proximity to one another. • Employment areas provide for the integration of compatible residential development and/or are designed with multimodal transportation connections with adjacent residential areas. 	<ul style="list-style-type: none"> • Comprehensive Plan designations and policies that support compact development, infill and redevelopment in the Developing Area. • Zoning Regulations that allow higher intensity and/or mixed-use development in the area. • Neighborhood Plans that promote revitalization, respond to market forces, and promote connectivity with surrounding land uses. • Subdivision and land development regulations that encourage compact lot creation and development patterns that accommodate walkable streets. • Design guidelines that facilitate a variety of land uses and densities in the context of community’s character. • Special planning or overlay districts that promote economic development, revitalization, redevelopment or new development within the area. • Local regulations that prioritize development, redevelopment, or revitalization through variable fees, regulations, and/or streamlining in growth and revitalization areas. • Other locally proposed outcomes and examples that support achievement of the outcome-based guidelines.
	<p>Housing Objectives</p> <ul style="list-style-type: none"> • A range of housing choices is provided through redevelopment, new construction, rehabilitation, adaptive use of non-residential buildings, and the introduction of new housing consistent with character of the surrounding a non-residential settings. • Historic buildings are used and other (new) buildings in historic and culturally significant areas are compatible with the character of the area. • Affordable housing is provided through maintenance, rehabilitation, and flexible regulations. • Affordable and workforce housing, for all types of housing needs and for all income levels, minimizes concentrations of poverty, and is close to employment centers. 	<ul style="list-style-type: none"> • Comprehensive Plan designations and policies that accommodate the housing needs of existing and future residents in the Developing Area. • Zoning Regulations that allow a variety of housing types within many of the jurisdiction’s zoning categories. • Support housing rehabilitation efforts through funding and other assistance. • Promote affordable housing through policies and regulations. • Special planning or overlay districts that identify need for greater range of housing opportunities. • Separate housing plans or policies and local organizations tasked with implementation of those plans or policies. • Remove regulatory and permit (fees) that prevent the market from meeting the communities housing needs. • Other Locally Proposed Examples.

Planning Areas (Places)	Supporting Objectives	Examples
Targeted Growth and Revitalization Areas	<p>Economic Development Objectives</p> <ul style="list-style-type: none"> • Expands opportunities for all income levels in development centers and existing places that support walking and transit use, while targeting new jobs close to affordable and workforce housing. • Balances jobs and housing in an effort to minimize commuting distances and enhance locational efficiencies. • Promotes opportunities through land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements. • Encourages tourism and targeted job training and other incentives in these areas. • Encourages private sector investment through supportive government regulations, policies, and programs, including tax policies and expedited review of proposals that support appropriate infill and redevelopment. 	<ul style="list-style-type: none"> • Comprehensive Plan designations and/or policies that promote strategic economic development efforts that address the needs and character of the local jurisdiction within the Developing Area. • Support economic development efforts that focus financial and other assistance toward infill and redevelopment of existing commercial and industrial. • Support the retention and attraction of businesses through local policy and regulatory efforts, e.g., tax credits, expedited development approvals, and other assistance. • Special planning or overlay districts that promote economic development, revitalization, redevelopment or new development within the area. • Local regulations that prioritize development, redevelopment, or revitalization through variable fees, regulations, and/or streamlining in growth and revitalization in the area. • Existence of a Business Improvement District (BID), community improvement district, or special assessment districts to support maintenance and enhancement of the area. • Other Locally Proposed Examples.
	<p>Transportation Objectives</p> <ul style="list-style-type: none"> • Supports higher density/intensity development by encouraging the use of alternative modes of transportation to reduce automobile dependency, and greenhouse gas emissions. • Maximizes pedestrian and bicycle access to and from transit, residential, employment, commercial and cultural sites. • Addresses congestion through programs and investments that help manage travel demand. • Enhances connectivity between existing developed areas and new subdivisions and commercial developments. • Facilitates efficient movement of goods through investments, asset management, and enhanced intermodal linkages. • Supports and enhances significant transportation assets, like ports and airports, through work with local, regional, and state jurisdictions to ensure land use/development compatibility. 	<ul style="list-style-type: none"> • Comprehensive Plan designations and policies that focus capital and non-capital transportation efforts to meet the mobility needs of the Targeted Growth and Revitalization Area and promote the use of existing and planned transportation infrastructure to move people and goods to and through the area. • Local plans, subdivision and land development regulations that accommodate alternative transportation modes and promote a friendly walking and biking environment. • Bike and pedestrian plans that guide capital and private sector development to provide greater connectivity and access. • Parking plans and programs that support economic development and infill development. • Goods movement studies and capital investment programs that promote the efficient movement of goods and services to and through the Developing Area, as well as connections to major transportation centers and corridors. • Local or developer/owner/tenant funded transportation management programs that support provision and/or use of alternate or innovative transportation systems (i.e., transportation management plans, transit subsidies). • Incentives such as discounted or credited impact fees, permit fees, and other fees, that serve to encourage use of alternate or innovative transportation systems. • Other Locally Proposed Examples.

Planning Areas (Places)	Supporting Objectives	Examples
<p>Targeted Growth and Revitalization Areas</p>	<p>Natural Resource Conservation Objectives</p> <ul style="list-style-type: none"> • Environmentally damaged sites are reclaimed and future negative impacts are mitigated, particularly to waterfronts, scenic vistas, wildlife habitats, environmental sites, and historic/cultural sites. • Improvements to air quality are emphasized. • Open spaces are used to reinforce neighborhood and community identity, protect natural systems that rely on undeveloped corridors, and maximize access to resource-based recreation. • Open space and natural resource conservation is used as amenities to encourage redevelopment. 	<ul style="list-style-type: none"> • Comprehensive Plan designations and policies that support the protection and enhancement of the natural resources in the Targeted Growth and Revitalization Area. • Support brownfield redevelopment efforts through financial and other assistance. • Zoning and land development regulation that promote the protection, mitigation, and enhancement of natural resources. • Programs that focus on integrating street trees and other green infrastructure to support other outcomes for growth and revitalization areas. • Coordinate forest conservation, stormwater management, and other environmental programs to create regional environmental benefit districts or other collaborative mitigation strategy. • Local land use regulations or policies that provide incentives, such as increased height or density, discounted parking, lower permit fees, in exchange for protection/enhancement of onsite or offsite natural resources such as stream corridors; or for provision of additional green space, green buildings/sites, etc. • Other Locally Proposed Examples.
	<p>Historic Preservation Objectives</p> <ul style="list-style-type: none"> • Encourages the rehabilitation and re-use of historically significant buildings in redevelopment projects. • Utilizes preservation and enhancement of historic resources as a primary strategy for economic growth. • Identifies and prioritizes buildings, sites, structures, and districts of historic, architectural, and cultural significance for preservation and adaptive. 	<ul style="list-style-type: none"> • Comprehensive Plan designations and policies that support historic preservation in the Developing Area. • A local designated historic district is located in the Targeted Growth and Revitalization Area. • Historic preservation design guidelines are used to evaluate proposed development and redevelopment in the area. • Historic preservation tax credit/abatement programs are available for qualified rehabilitations. • Local incentives, such as design assistance, streamlined approval processes, and reduced fees, for redevelopment of historic sites or new compatible development within historic districts. • Other Locally Proposed Examples.

Planning Areas (Places)	Supporting Objectives	Examples
<p>Targeted Growth and Revitalization Areas</p>	<p>Public Facilities and Services Objectives</p> <ul style="list-style-type: none"> • Repair or replace existing infrastructure to eliminate deficiencies and provide capacity expansions for growth, redevelopment, and revitalization. • Provide public services to create an attractive and safe place to live, work and play. 	<ul style="list-style-type: none"> • Comprehensive Plan designations and policies that address public facility and service deficiencies and support maintenance of a high quality of life in the Developing Area. • Neighborhood plans that evaluate public facilities and services and develop improvement program to address identified deficiencies. • Special funding mechanisms supported by the local government and/or nonprofit organizations (such as parking districts, special assessment districts, BIDs) that support maintenance, improvement, enhancement of existing facilities and services. • Capital facility programs and funding that provides support for facilities and services. • Other Locally Proposed Examples.
	<p>Other Important Supporting Objectives and Guidelines</p> <p>In addition to the above guidelines, Areas Currently Targeted by Existing Programs for resources or climate change that occur in locations identified as Targeted Growth and Revitalization Areas are of considerable importance. Where this geographic overlap occurs, supporting guidelines for the Planning Area – specifically local comprehensive plans and implementing programs and procedures – should recognize and reconcile the different public objectives for the areas. Mechanisms designed to achieve desired outcomes for Targeted Growth and Revitalization Areas should be tempered and modified with limits or other provisions that will support sustainable resources relevant to the overlapping Currently Targeted Areas, or will minimize or prevent compromising impacts of climate change effects, in ways that are commensurate with the importance of the resources or the magnitude of the potential climate change impacts.</p>	

Planning Areas (Places)	Supporting Objectives	Examples
Established Community Areas	<p>Land Use Objectives</p> <ul style="list-style-type: none"> • Have a land use pattern, i.e. lot and block configuration and mix of uses, that is stable and not likely to change significantly in the future. • There are only minor alterations or expansions to existing structures and no major changes in land uses. • Public and private reinvestments continue to take place to maintain the quality of life in the area, but there is limited redevelopment or new development occurring. • In response to changes over time, some minor diversification of land uses is anticipated to take place. • Existing structures are properly maintained and deteriorated structures are rehabilitated. 	<ul style="list-style-type: none"> • Comprehensive Plan designations and policies that support maintenance and stability of the Established Community Area. • Zoning Regulations reflect the predominant land use pattern in the area, and do not support changes in land use or density/intensity. • Subdivision and land development regulations that encourage retaining the existing land use pattern. • Other Locally Proposed Examples.
	<p>Housing Objectives</p> <ul style="list-style-type: none"> • Well maintained existing housing stock, with the occasional rehabilitation project in the area. • Targeted Assistance to address spot blight from isolated deteriorated structures or foreclosed units. • In areas with historic and cultural significance, existing buildings are preserved and new construction is compatible with existing community character. • Housing strategies are planned and coordinated for jurisdiction wide application. 	<ul style="list-style-type: none"> • Comprehensive Plan designations and policies that support maintenance of the housing stock and housing affordability in the Established Community Area. • A separate Housing Element in the Comprehensive Plan that addresses supply, demand and affordability. • Zoning Regulations that support the existing housing types and densities and allow a variety of housing types within many of the jurisdiction zoning categories. • Support housing rehabilitation and foreclosure assistance programs that help to stabilize the housing conditions in the area. • Promote affordable housing through policies and regulations. • Other Locally Proposed Examples.
	<p>Economic Development Objectives</p> <ul style="list-style-type: none"> • The economic and business conditions for the employment portion of an Established Community Area are financially sound, and are reflected by increasing property values, lease rates and retail sales. • Economic development and business retention efforts focus on existing employment and commercial centers. • Tourism promotes the unique character of the Established Community Area, and attracts continued reinvestment in the area. • Private sector investment is encouraged through supportive government regulations, policies, and programs. 	<ul style="list-style-type: none"> • Comprehensive Plan designations and policies that support continued economic development efforts to address the needs and character of the local jurisdiction within the Established Community Area. • Support economic development efforts that stabilize the tax base of existing commercial and industrial areas. • Support the retention and attraction of businesses through local policy and regulatory efforts, e.g., tax credits, expedited development approvals, and other assistance. • Other Locally Proposed Examples.

Planning Areas (Places)	Supporting Objectives	Examples
Established Community Areas	<p>Transportation Objectives</p> <ul style="list-style-type: none"> • Links employment centers and existing mixed-use to single-use areas is maintained and enhanced. • Focuses highway capacity improvements on safety and system efficiency. • Supports non-motorized transportation and managed access to meet existing land-use/transportation needs. 	<ul style="list-style-type: none"> • Comprehensive Plan designations and policies that focus capital and non-capital transportation efforts to maintain or improve existing levels of service for the Established Community Area and promote the efficient use of existing and planned transportation infrastructure to move people and goods to and through the area. • Local plans, subdivision and land development regulations that accommodate alternative transportation modes and promote a friendly walking and biking environment. • Other Locally Proposed Examples.
	<p>Historic Preservation Objectives</p> <ul style="list-style-type: none"> • Historic preservation in Established Community Areas : • Maintains historically significant buildings in redevelopment projects. • Preserves and enhances historic resources as an integral part of residential and commercial neighborhood stabilization. • Fosters tourism and community pride in historic areas and commitment to the ideals of historic preservation. 	<ul style="list-style-type: none"> • Comprehensive Plan designations and/or policies that support historic preservation in the Established Community Area. • A local designated historic district is located in the Established Community Area. • Historic preservation design guidelines are used to evaluate rehabilitation projects and promote compatible small-scale infill development. • Other Locally Proposed Examples.
	<p>Other Important Supporting Objectives and Guidelines</p> <p>In addition to the above guidelines, Areas Currently Targeted by Existing Programs for resources or climate change that occur in locations identified as Established Communities are of considerable importance. Where this geographic overlap occurs, Supporting Objectives for the Planning Area – specifically local comprehensive plans and implementing programs and procedures – should recognize and reconcile the different public objectives for the areas. Mechanisms designed to achieve desired outcomes for Established Communities should be tempered and modified with limits or other provisions that will support sustainable resources relevant to the overlapping Currently Targeted Areas, or will minimize or prevent compromising impacts of climate change effects, in ways that are commensurate with the importance of the resources or the magnitude of the potential climate change impacts.</p>	

Planning Areas (Places)	Supporting Objectives	Examples
Future Growth Areas	<p>Land Use Objectives</p> <ul style="list-style-type: none"> • Interim use of land is undeveloped or agriculture or other low-intensity use that does not require public facilities and services. • The planned use of the area is a logical and compatible extension of existing and planned development. • The local comprehensive plan recognizes the benefit of deferring development of the area in order to direct current market demands for development to other parts of the community that can accommodate the growth. • Zoning and other development regulations discourage premature growth in the area at low densities that is not in character with the adjacent existing or planned development of the jurisdiction’s PFA. 	<ul style="list-style-type: none"> • Comprehensive Plan designations and policies that support the reservation of the area as a Future Growth Area. <ul style="list-style-type: none"> ▪ Adequate open space, recreational areas are planned. ▪ Sensitive areas are protected and integrated into Future Growth Areas. • Zoning Regulations, if applicable, support reserving the land for future growth and discourage premature development. • Subdivision and land development regulations that discourage development of the area at this time. • Other Locally Proposed Examples
	<p>Transportation and Public Facility Objectives</p> <ul style="list-style-type: none"> • Not ready to be developed; however, the local government recognizes the need to plan for the logical extension of the transportation system and public facilities. • Not allocated local and State resources to promote development of these areas, at this time. • Included in long range planning efforts to ensure the continuity of public infrastructure and land use compatibility. 	<ul style="list-style-type: none"> • Comprehensive Plan policies that plan for the future transportation system and other public facilities, e.g. public facilities element, to serve the Future Growth Area. • Local master facility plans that identify infrastructure expansions to serve Future Growth Areas. • Other Locally Proposed Examples.
	<p>Other Important Supporting Objectives and Guidelines</p> <p>In addition to the above guidelines, Areas Currently Targeted by Existing Programs for resources or climate change that occur in locations identified as Future Growth Areas are of considerable importance. Where this geographic overlap occurs, supporting guidelines for the Planning Area – specifically local comprehensive plans and implementing programs and procedures – should recognize and reconcile the different public objectives for the areas. Mechanisms designed to achieve desired outcomes for Future Growth Areas should be tempered and modified with limits or other provisions that will support sustainable resources relevant to the overlapping Currently Targeted Areas, or will minimize or prevent compromising impacts of climate change effects, in ways that are commensurate with the importance of the resources or the magnitude of the potential climate change impacts.</p>	

Planning Areas (Places)	Supporting Objectives	Examples
Large Lot Development Areas	<p>Land Use Objectives</p> <ul style="list-style-type: none"> • Land that is or can be developed at low densities without an encouragement to concentrate buildings or uses into an integrated land use pattern. • Areas are auto-dependent, and single-use, with large lot single-family houses being the most prevalent land use. • Areas are not served by public water and sewer, but may require higher levels of public services than agricultural and other resource-based uses. • Land use patterns do not encourage walking or biking as an alternative to the car to access commercial or employment centers. 	<ul style="list-style-type: none"> • Comprehensive Plan designations and policies that promote low density, auto-dependent development. • Zoning Regulations that require large lots and low density development. • Subdivision and land development regulations that do not require sidewalks outside of the internal development, which would connect to adjacent residential or commercial areas. • Other Locally Proposed Examples.
	<p>Transportation Objectives</p> <ul style="list-style-type: none"> • Maintain and enhance the transportation system to accommodate community and regional pass-through traffic. • Focus on highway capacity improvements that address safety and system efficiency. 	<ul style="list-style-type: none"> • Comprehensive Plan designations and policies that focus capital and non-capital transportation efforts to maintain or improve existing levels of service for the Large Lot Development Area and promote the efficient use of existing and planned transportation infrastructure to move people and goods to and through the area. • Other Locally Proposed Examples.
	<p>Other Important Supporting Objectives and Guidelines</p> <p>In addition to the above guidelines, Areas Currently Targeted by Existing Programs for resources or climate change that occur in locations identified as Large Lot Development Areas are of considerable importance. Where this geographic overlap occurs, supporting guidelines for the Planning Area – specifically local comprehensive plans and implementing programs and procedures – should recognize and reconcile the different public objectives for the areas. Mechanisms designed to achieve desired outcomes for Large Lot Development Areas should be tempered and modified with limits or other provisions that will support sustainable resources relevant to the overlapping Currently Targeted Areas, or will minimize or prevent compromising impacts of climate change effects, in ways that are commensurate with the importance of the resources or the magnitude of the potential climate change impacts.</p>	

Planning Areas (Places)	Supporting Objectives	Examples
Rural Resource Areas	<p>Land Use Objectives</p> <ul style="list-style-type: none"> • Agriculture, forestry, other resource-based uses dominate Rural Resource Areas. • Non-resource based developed land is limited to low intensity uses, primarily residential and those that support tourism and public access to rural recreational resources, • Land uses, other than resource based uses, do not fragment resource lands that compromise agriculture, forestry, other resource-based uses and rural natural resources. 	<ul style="list-style-type: none"> • Comprehensive Plan designations and policies that <ul style="list-style-type: none"> ▪ Support resource-based uses, such as agriculture, forestry, mining, and fishing. ▪ Preserve the long-term integrity and sustainability of the water resources. ▪ Preserve and protect environmentally sensitive and ecologically significant lands, waters and resources. ▪ Protect and encourage the continued use of historic and cultural resources. • Zoning, subdivision and land development regulations that: <ul style="list-style-type: none"> ▪ Promote the preservation of farmland and discourage/limit the subdivision of land that would fragment resource lands or impair the productive use of resource lands. ▪ Protect environmentally sensitive land. ▪ Preserve historic and cultural resources. • Other Locally Proposed Examples.
	<p>Housing Objectives</p> <ul style="list-style-type: none"> • Supports people engaged in resource-based businesses, including tourism, outdoor recreation and the provision of goods and services to residents and visitors. • Additional housing not related to resource-based industries should be avoided or minimized. • The historic housing is well maintained and adaptively reused for residential purposes. 	<ul style="list-style-type: none"> • Comprehensive Plan designations and policies that: <ul style="list-style-type: none"> ▪ Support housing opportunities to serve predominantly resource-based uses. ▪ Discourage residential subdivision activity not related to family farms. ▪ Promote the maintenance of the existing housing stock, particularly those eligible for the National Register of Historic Places. • Zoning, subdivision and land development regulations that limit residential development in the Rural Resource Area. • Other Locally Proposed Examples.
	<p>Economic Development Objectives</p> <ul style="list-style-type: none"> • Focuses efforts mainly on agriculture, forestry and other rural resource-based businesses; including value-added processing, resource-based tourism and recreation (such as hunting, fishing, boating and hiking), and the provision of goods and services to rural residents and visitors. • Encourages future economic development to occur through redevelopment and not on undeveloped, greenfields. • Reduces impervious cover, when possible, during redevelopment. 	<ul style="list-style-type: none"> • Comprehensive Plan designations and policies that support resource-based economic development efforts. • Zoning regulations that foster the growth of resource-based industries and support services. • Other Locally Proposed Examples.

Planning Areas (Places)	Supporting Objectives	Examples
<p>Rural Resource Areas</p>	<p>Transportation Objectives</p> <ul style="list-style-type: none"> • Focus on infrastructure that supports the agricultural, forestry and water-resource-based industries. • Have roads connect rural residents to rural towns, municipalities and county development centers for access to goods, services and entertainment. • Manage highway access to limit development not associated with agricultural and other resource industries. • Limit transportation improvements generally to safety enhancements, but may address regional or national mobility needs through controlled access facilities to minimize induced local growth. 	<ul style="list-style-type: none"> • Comprehensive Plan designations and policies that focus capital and non-capital transportation efforts to maintain or improve existing levels of service for the Rural Resource Area, but limit induced growth resulting from future transportation improvements. • Other Locally Proposed Examples.
	<p>Natural Resource Conservation Objectives</p> <ul style="list-style-type: none"> • Benefit from the limited non-resource-based development and from concentrations of publicly owned land and private lands under conservation easement. • Identify, protect and reclaim, those lands associated with historically significant events, persons, or cultures, and where appropriate, open space to reinforce neighborhood and community identity. 	<ul style="list-style-type: none"> • Comprehensive Plan designations and policies that support conservation of natural, historic and cultural resources. • Other Locally Proposed Examples.

Planning Areas (Preservation/ Conservation)	Supporting Objectives	Examples
Priority Preservation Area for Agriculture	<p>Land Use Objectives</p> <ul style="list-style-type: none"> • The vast majority of PPA acreage is used for agriculture, forestry, and/or resource conservation. • Development is limited so easement acquisition programs have time to achieve their goals before the land base is fragmented by development, and developed uses and populations do not compromise agricultural operations. 	<p>The following land use characteristics and measures are used to assess the ability of an area to meet the outcome-based guidelines for identification and certification of a PPA. The Maryland Department of Planning can assist local governments with analysis for these or similar measures of their own choosing.</p> <ul style="list-style-type: none"> • Local land use management tools prevent excessive fragmentation of resource land. Fragmentation refers to number of improved or unimproved residential parcels (for example, per 100 acres) in the proposed PPA. • Vulnerability of resource land is limited. Vulnerability is a measure of potential residential subdivision and development in the area, based on consideration of current zoning and land use management tools, as well as existing preserved parcels and land that will not support development due to environmental constraints. • Threat of further fragmentation and development is limited. Threat, as used here, is a measure of likely future levels of development in the PPA, based on the pattern of development that took place within a jurisdiction during their most recent 10-year period. • Land Use Stability is high or moderate. Stability is a combination of the first three measures (Status, Vulnerability and Threat). Highly Stable Areas better support conservation goals because they are not highly fragmented by development, have limited vulnerability and are subject to limited threat. Relatively Unstable Areas have combined levels of fragmentation, vulnerability and threat that are unlikely to meet outcome-based guidelines for PPAs in light of these measures. Moderately Stable Areas are somewhere between stable and unstable areas; this may reflect stability that results from local land use management or a lack of high development pressure. • The PPA Element of the local comprehensive plan and the county's implementing programs meet the requirements of the State Finance and Procurement Article, §§5-203 (b)(2) and 5-408 and COMAR 34.03.03.

Planning Areas (Preservation/ Conservation)	Supporting Objectives	Examples
Priority Preservation Area for Agriculture	Housing Objectives <ul style="list-style-type: none"> • Should limit new houses in PPAs to an amount that is compatible with a wide range of agricultural operations and does not compromise the land base before easement programs have had time to achieve their goals. • Provides enough houses for next-generation farmers 	<ul style="list-style-type: none"> • Supported by the local comprehensive plan, zoning ordinances and other land development regulations and procedures that discourage non-resource related residential development.
	Economic Development Objectives <ul style="list-style-type: none"> • Priority Preservation Areas for Agriculture support a range of agricultural enterprises and have potential to adapt to new markets. 	<ul style="list-style-type: none"> • Zoning laws allow the sale and processing of products raised on site, to an extent that is compatible with the continued productivity of the land, the rural surroundings, and the capacity of existing infrastructure. • Right-to-farm statutes that protect normal agricultural operations. • Notification to new residents about the nature of agricultural operations in the area into which they are moving; mediation committee to resolve disputes. • Land use regulations that require new subdivisions to provide buffers between farms and new houses. • Local marketing programs for farm products and economic development efforts that target farm/forest products, including the creation of value-added products. • Easement acquisition programs—state, local, and private—to preserve large contiguous tracts of land that can support agricultural operations and support services integral to profitable farming and marketing.

Planning Areas (Preservation/ Conservation)	Supporting Objectives	Examples
Natural Resource Areas	<p>Land Use Objectives</p> <ul style="list-style-type: none"> • The majority of land in is devoted to agricultural, forestry, or other resource conservation compatible uses. • Development is limited so that land, water and natural resources are sustainable, resource conservation goals can be accomplished over time and developed uses and populations do not compromise resource integrity in the long-term. 	<ul style="list-style-type: none"> • Vulnerability of resource land is limited to levels that support relevant land, water and natural resources and resource-based industries and activities. Evaluation of vulnerability is based on potential development in the area, considering current zoning and land use management tools, existing preserved parcels, and land that will not support development due to environmental constraints. • Land use is stability enough to support relevant land, water and natural resources and resource-based industries and activities. Evaluation of stability is based on consideration of the extent of existing development in the area and anticipated development in the foreseeable future. • Land management objectives and strategies support the needs of the identified resources.
	<p>Housing Objectives</p> <ul style="list-style-type: none"> • Be limited to an amount that is compatible with the land, water and natural resources and resource-based industries and activities in the Areas. • Support accessibility of people to the resource-based industries and activities in the Areas. 	<ul style="list-style-type: none"> • Supported by the local comprehensive plan, zoning ordinances and other land development regulations and procedures that discourage non-resource related residential development.
	<p>Economic Development Objectives Natural Resource Areas support a range of resource-based enterprises and recreational uses</p>	<ul style="list-style-type: none"> • Zoning laws allow the sale and processing of products raised or harvested on site or in nearby habitats, to an extent that is compatible with the continued productivity of the habitat, surrounding land uses, and the capacity of existing infrastructure. • Notification to new residents about the nature of resource-based industries and recreational uses in the area into which they are moving; mediation committee to resolve disputes. • Land use regulations that require new subdivisions to provide buffers between sensitive resources and new developments. • Local marketing programs for resource-based products and economic development efforts that build on the specific resources supported in the area, including the creation and marketing of value-added products. • Easement and land acquisition programs—state, local, and private—support preservation of tracts of land needed to sustain resource integrity and resource-based industries and recreational uses.
	<p>Other Important Supporting Objectives and Guidelines In addition to the above guidelines, reconciling protection of ecological resources with public objectives for other PlanMaryland Planning Areas occurring in the same locations as Natural Resource Areas is also of considerable importance. Where this geographic overlap occurs, local comprehensive plans and implementing programs and procedures should recognize and reconcile the differing public objectives of the areas. Specifically, mechanisms designed to achieve desired outcomes for other proposals should be tempered and modified with limits or other provisions that will help achieve desired Natural Resource Area outcomes.</p>	

Planning Areas (Preservation/ Conservation)	Supporting Objectives	Examples
<p>Water Resource Areas</p>	<p>Water Resource Objectives</p> <p>A wide variety of conditions exist in potentially important Water Resource Areas, with respect to land uses, housing, economic development, infrastructure, transportation and public services. Ideally, the majority of land in Water Resource Areas is devoted to agricultural, forestry, or other resource conservation compatible uses. In reality, in many places, levels of development and incompatible uses were already established in these areas before their importance and sensitivity for water supply was fully recognized. For the same reasons, Water Resource Areas may occur wholly or in part in the same locations as any of the other PlanMaryland Places or Preservation/Conservation Areas.</p> <p>Accordingly, desired objectives for land uses, housing, economic development, infrastructure, transportation and public services in Water Resources Areas are designed to address the range of conditions that may exist in these areas. In general, where land uses, development levels or associated human activities are already compromising the integrity of water supply for existing population, public policy for land use in Water Resource Areas is designed to reduce and mitigate for the impacts of incompatible land uses and associated activities to levels that will restore and sustain the integrity of water supply. Where land uses, development levels and activities have not reached compromising levels, public policy is designed to limit and manage development and associated activities to ensure continued integrity of water supply.</p> <p>Other Important Supporting Objectives and Guidelines</p> <p>In addition to the above guidelines, reconciling protection of ecological resources with public objectives for other PlanMaryland Planning Areas occurring in the same locations as Water Resource Areas is also of considerable importance. Where this geographic overlap occurs, local comprehensive plans and implementing programs and procedures should recognize and reconcile the differing public objectives of the areas. Specifically, mechanisms designed to achieve desired outcomes for other proposals should be tempered and modified with limits or other provisions that will help achieve desired Water Resource Area outcomes.</p>	<ul style="list-style-type: none"> ● Comprehensive Plan designations and policies that seek to <ul style="list-style-type: none"> ▪ Support land uses, development and economic activities compatible with restoration and sustainability of water supply. ▪ Discourage levels of land uses, development and economic activities that are incompatible with restoration and sustainability of water supply. ▪ Mitigate for impacts of exiting land uses, development and economic activities that have already impacted the integrity of water supply. ▪ Preserve and protect environmentally sensitive and ecologically significant lands, waters and resources integral to protection of water supply. ● Zoning, subdivision and land development regulations and procedures that: <ul style="list-style-type: none"> ▪ Allow levels of land uses, development and economic activities compatible with restoration and sustainability of water supply. ▪ Prevent levels of land uses, development and economic activities that are incompatible with restoration and sustainability of water supply. ▪ Preserve and protect environmentally sensitive and ecologically significant lands, waters and resources integral to protection of water supply. ● Programs, projects and procedures to mitigate the impacts of exiting land uses, development and economic activities that have already impacted the integrity of water supply. ● Locally Proposed Examples.

Planning Areas (Preservation/ Conservation)	Supporting Objectives	Examples
<p>Climate Change Impact Areas</p>	<p>Local jurisdictions should consider including all regionally relevant areas currently being targeted by Maryland’s Climate Change Adaptation Program as proposed Climate Change Impact Areas. The Maryland Departments of Natural Resources, Environment and Planning and the Maryland Emergency Management Agency can assist local governments with the analysis of areas to be proposed as Climate Change Impact Areas.</p> <p>Climate Change Impact Area Objectives: Climate change will affect communities and local government functions in a variety of ways. More obvious impacts could include an increased risk for extreme events such as drought, storms, flooding, and forest fires; more heat-related stress; the spread of existing or new vector-borne disease into a community; and increased erosion and inundation of low-lying areas along coastlines. In many cases, communities are already facing these problems to some degree. Climate change raises the stakes in managing these problems by changing the frequency, intensity, extent, and/or magnitude of these problems.</p> <p>In assessing what the future climate holds, local governments may find that many of the projected climate change impacts are in fact more extreme versions of what communities are already experiencing today as a result of present day climate variability and extreme events. Being proactive and strategic in planning for climate change impacts can create opportunities for modifying present-day policies and practices that can increase vulnerability to climate change. For example, zoning that concentrates development in an area at risk to future sea level rise and coastal flooding can be altered before that area is built out.</p> <p>The process of designating a Climate Change Impact Area will assist communities with this process, by identifying areas where the State has prioritized as most sensitive to climate change and, subsequently taking action to protect communities from loss of economic and ecological assets. It will also allow communities to respond to the currently changing climate, by being better prepared for sea level rise, increased precipitation that is already occurring in September and January, and rising air and water temperatures that will impact human health, infrastructure integrity, and ecosystems.</p> <p>In addition to protecting communities from the impacts of climate change, the identification of a Climate Change Impact Area should allow communities to realize potential benefits of climate change including, but not limited to new resource industries in fisheries, forests, reduced drought risk, a longer growing season, and additional job creation for industries, including restoration and green businesses.</p>	<ul style="list-style-type: none"> • Assessment of local and/or community-based vulnerability to the climate change and development of a climate change adaptation strategy. • Local comprehensive plan, zoning ordinances and other land development regulations and procedures that seek to: <ul style="list-style-type: none"> ▪ Incorporate climate change adaptation strategies into existing elements (i.e. land-use, transportation, water resource) of the local comprehensive plan or development of a stand-alone climate change adaptation element; ▪ Use land-use or density restrictions to support protection of species and habitats particularly sensitive to the changes in climate, such as intermittent streams, vernal pools, temperature sensitive streams, and at-risk Greatest Conservation Need species; ▪ Establish targets for restoration and land conservation to protect natural features (wetland/habitat transition zones, storm surge buffers) which perform important ecosystem functions and services and buffer built environments from the impacts of climate change and related natural hazards; ▪ Establish urban tree canopy goals focused on reducing community climate change vulnerability; ▪ Discourage new growth, development and redevelopment in sea level rise inundation zones or other high hazard areas; ▪ Allow for the continued development and redevelopment in vulnerable areas, provided that public and private infrastructure is carefully sited and designed (i.e., septic tank restrictions, enhanced floodplain management requirements, setback standards and /or building codes); ▪ Incorporate climate change considerations into engineering design standards and regulations for public and private infrastructure improvements; and ▪ Link local hazard mitigation plans with local comprehensive plans.

Planning Areas (Preservation/ Conservation)	Supporting Objectives	Examples
Historic and Cultural Resource Areas	None	Locally Proposed Examples

Issues to be considered in revising/refining draft Guidelines

State agencies and local governments will be working with MDP over the next 90-120 days to refine these draft Guidelines, so they can function as a practical tool to identify appropriate locations for each Planning Area. Issues we would like to discuss and address with stakeholders are:

- Given the intended flexibility of the guidelines, how do we define clear expectations for local governments to use of them without structuring prescriptive, one-size-fits-all requirements?
 - Develop a systematic process that local governments should follow to apply the guidelines, which also defines reasonable expectations about Smart Growth Subcabinet endorsement of Planning Areas.
 - Find a way to determine substantial compliance with the guidelines that avoids the one-size fits all trap, by identifying which Supporting Objectives are important and relevant in each jurisdiction. Answering this question is an essential part of the aforementioned “systematic process.”
 - Are the Supporting Objectives and Examples for each Planning Areas appropriate and adequately defined?
 - Are there other good Examples we should include, recognizing that the aspiration is not to name all means to accomplish the desired outcomes?
 - Develop a way to explain to local governments how the state, in considering their proposed Planning Areas, will distinguish between euphemistic or ambiguous statements of intent versus substantive commitments to implementation tools?
- How do jurisdictions of different sizes and resources apply the guidelines, and what expectations should they have about the way in which the state will consider these differences?