

zoned for commercial use (including the Business General, Business Intensive and Business Local categories). The incorporated towns also include scattered employment sites not located in business parks. The industrial and employment sites can be located in any land use category at an intensity appropriate for the land use district.

The Comprehensive Plan identifies approximately 2,900 acres for new employment uses (Table 4.8). This includes the land available in business and technology parks (Table 4.6), as well as Employment areas that are not currently zoned for employment. In addition, it is the Plan’s goal to develop 70 percent of the Mixed Use Employment and 30 percent of the Mixed Use Residential area as employment uses. This would yield another 688 acres (557+131) for employment in the Mixed Use areas.

Table 4.8: Land Available for Employment Uses, 2009

Land Available for Employment Uses	Acres
Business and Technology Parks	1,243
Employment areas not in Business Parks	955
Mixed Use Employment area	557
Mixed Use Residential area	131
Total	2,886

Source: ERM

At a low density of 15 employees per acre, typical of one-story industrial development, the land identified in Table 4.8 would support more than 43,000 jobs, more than twice the projected job growth. Office-based employment can average 150 employees per acre in multi-story buildings, which would use land more efficiently and generate a higher yield of jobs. The more successful the County is at encouraging the development of office jobs, as envisioned in this Comprehensive Plan, the better able it will be to concentrate employment density and job growth and have land available for economic development projects and utilize public transit.

Table 4.8 does not include scattered industrial sites in the County or employment areas in Towns not located in business parks. Nor does it include the potential of redevelopment of existing employment areas. Therefore, the potential yield of employment lands designated in the Plan is higher than 43,000 jobs.

4.3.2 Infrastructure: Sewer, Water, Roads and Broadband

The 2007 *Cecil County Growth Study (Strategic Plan)* highlights the need for the County to take the lead in developing infrastructure in growth areas. In the past, the County has relied on the municipalities to supply infrastructure – primarily sewer and water service – to these areas. However, complexities between the County and some of the towns in the Growth Area have complicated the implementation of this effort, primarily in regard to residential development. The County will need to continue to lead this effort to ensure that the provision of infrastructure is consistent with its economic development goals.

The provision of public infrastructure, including roads in addition to water and sewer, is critical to attract and retain employment. All of the county’s



North East Commerce Center offices of Delmarva Power, which provides power for much of Cecil County.