

Table 28. Zoning Ordinance Strategy Table

Chapter	Page	Strategy
<p style="text-align: center;">Land Use</p>	110	<p>LU1.1 To support areas best suited in the near term to become economic engines and models for future development, encourage projected new residential and employment growth to concentrate in the Regional Transit Districts that are designated as Downtowns (see the Strategic Investment Program under the Implementation section).</p>
	116	<p>LU9.2 Develop a countywide strategic plan for future retail development and implement its recommendations through the Zoning Ordinance update, master plan process, and public private partnerships with county agencies. As part of this retail plan, inventory older commercial areas and shopping centers to identify candidates for potential (re)development and rezoning to accommodate residential infill or other neighborhood-serving uses.</p>
	117	<p>LU11.2 Amend the Zoning Ordinance and Subdivision Ordinance to support agricultural production and forest preservation in the Rural and Agricultural Areas.</p>
	117	<p>LU11.3 Evaluate the impacts of extractive industries, such as sand and gravel mining, on resource lands, rural character, economic development, and post-reclamation requirements in the Rural and Agricultural Areas. Map remaining sand and gravel natural resources to locate potential future sand and gravel operations, update and revise development standards, and identify post-reclamation land uses, including residential development, agriculture, and forestry. Propose comprehensive legislation to revise county codes and identify recommendations for the Zoning Ordinance update.</p>
<p style="text-align: center;">Economic Prosperity</p>	130	<p>EP1.4 Revise the County Code to create a streamlined development review process and standards for the Downtowns and the Innovation Corridor to encourage business development at these locations.</p>

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Transportation and Mobility	153	TM1.6 Where feasible and practical, require physical connections—such as trail connections, bus-only streets, and roads—within new and between new and existing developments in our Established Communities, while making adequate provisions for the mitigation [☞] of privacy, noise, and cut-through traffic concerns.
	156	TM4.2 Periodically reevaluate various codes and standards, including, but not limited to, the Road Standards and Zoning [☞] and Subdivision Ordinances, to promote the implementation of complete and green street principles and designs.
	160	TM8.2 Support parking reduction strategies such as shared parking, transportation demand management strategies and programs, car and bike share programs, and new sidewalk and trail connections between transit facilities and residential and employment areas in the Downtowns, the Innovation Corridor, Regional Transit Districts, and Local Centers.
Natural Environment	173	NE3.1 Evaluate the County’s various regulatory codes and manuals to assess how to comprehensively provide urban green and open areas.
	174	NE3.4 Revise and update the Zoning Ordinance and Subdivision Regulations to require green building features consistent with Plan 2035 to help fulfill the requirements of the WIP and CAP, as well as other relevant plans, and should vary by land use, location, density [☞] , intensity, and scale of development, and type of project.
	176	NE6.1 Amend the County Code to include lighting standards for appropriate development activities.
	177	NE6.3 Review and amend the County Code to ensure that new roadway lighting meets the guidelines for minimization of light spill-over [☞] and sky glow, and relies on low-energy light sources such as LED or solar-powered street lights.
	177	NE7.1 Evaluate and revise the County Code to mitigate and enforce noise standards and identify uses and/or activities that require additional restrictions. Use the 2012 State of Maryland noise standards as guidelines.
	179	NE10.3 Evaluate and modernize, as warranted, the regulations in the zoning ordinance that impact the location, size, and design of solar, wind, and alternative energy production facilities. Include options for streamlining development review of permit procedures.

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Chapter	Page	Strategy
Housing and Neighborhoods	187	HN2.1 Adopt an inclusionary zoning  ordinance to require market-rate housing projects set aside a percentage of units for low and moderate income household to create mixed-income communities. Units should be distributed within individual projects and the larger community to maximize their contributions to diversity and quality of life.
	189	HN4.1 Encourage new housing development to incorporate universal design features by providing incentives through the zoning ordinance, reduction in permit fees, tax credits, streamlined permit review, and other tools.
	190	HN5.1 Expand housing options by eliminating regulatory barriers to the construction of elderly accessible housing, accessory apartments, and assisted living facilities. Revise the zoning ordinance to encourage a variety of housing types.
Community Heritage, Culture, and Design	211	HD5.1 Evaluate and amend county regulations to strengthen the protection of archeological resources.
	214	HD9.1 Rewrite the Zoning Ordinance to include a set of modern, user-friendly urban design standards and guidelines that promote sustainability, allow for creativity and individuality, and respect context instead of creating unique development and transit district overlay zones through the master plan process.
	214	HD9.3 Require new developments at all scales to be designed around an interconnected street network rather than limited access culs-de-sac.
	217	HD12.1 Identify and address the barriers to the redevelopment of existing parking lots as development sites.
	217	HD12.2 Include block size, building placement, and density requirements in the Zoning Ordinance that support walkable, mixed-use development in identified Regional Transit Districts and Local Centers.
	218	HD13.2 Amend applicable codes to implement context-sensitive design for roadways and residential and commercial development to preserve the County's rural character.

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Chapter	Page	Strategy
Healthy Communities	225	HC1.2 Reevaluate and enhance the existing Health Impact Assessment process to improve its effectiveness and consider whether revisions should be made to address specific health impacts, including indoor air quality and potential exposure to hazards, such as lead paint.
	226	HC2.1 Evaluate and revise, as appropriate, the County Code to accommodate urban agriculture and ease restrictions on the production of locally-grown food.
	227	HC4.1 Work with the Department of Health, the Maryland State Community Health Resources Commission, and Maryland Department of Health and Mental Hygiene to evaluate, leverage, and replicate the achievements of the HEZs in the County.
Public Facilities	238	PF1.4 Revise the methodology that calculates the surcharge fees for schools and public safety. Items to be evaluated are charging fees by unit type, identifying a schedule to review school construction costs, and standardized methodology for pupil yield.
	238	PF1.8 Obtain dedication and/or reservation of land for planned public facilities through the development review process.
	239	PF1.9 Consider alternative forms of developer contributions and financing techniques including, but not limited to, developer agreements and special assessment districts.
	241	PF6.3 Adopt new park land, recreation, and aquatics service standards.
	241	PF6.5 Adopt comprehensive design guidelines to provide consistent standards for publicly- and privately-developed parks and recreation facilities and promote a unified approach to park development.
	241	PF6.7 Enact an adequate public facilities test that integrates parks with other public facility needs generated by new development.
	241	PF6.8 Update the parkland dedication ordinance to more effectively grow the park and recreation system and reduce uncertainty in the development process.
	243	PF10.1 Reevaluate land requirements for site acquisition and explore alternative and innovative development models for new facilities in order to improve their accessibility, enhance their integration with surrounding communities, and reflect changes in technology.
	243	PF11.1 Review Adequate Public Facility standards and surcharge fees to encourage development in local centers and Regional Transit Districts.

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Public Facilities	243	PF12.1 Evaluate the Zoning  Ordinance to remove impediments to the establishment of innovative recycling/recovery industries in industrial zones.
	244	PF12.4 Examine existing, or create new, guidelines and regulations, as warranted, regarding the type, size, and location of composting facilities, backyard composting, and curb-side yard and waste collection.
Implementation	256	PD1.7 Establish a by-right development approval process and fast track permit process for the Downtowns with clear and consistent regulatory standards and processes and shortened review periods. This can be accomplished through the proposed comprehensive update to the Zoning Ordinance or by exploring opportunities to further streamline the review of applications in the Downtowns.
	256	PD1.8 Establish a flexible framework of design standards to facilitate Downtown development while ensuring a high level of development quality. The comprehensive update of the Zoning and Subdivision Ordinances should support the elements of a “Complete Center” (see Appendix A).
	256	PD1.9 Reduce surcharge fees or exempt the Downtowns from the public facility and school surcharge fees to facilitate development, in particular for multi-family units.
	256	PD1.10 Amend the Level of Service (LOS) standards or exempt the Downtowns from the adequate public facility transportation requirements to encourage development in transit locations. Since Downtowns rely on multi-modal transportation, bike and pedestrian standards should not be reduced.
	256	PD1.12 Incentivize compact development and the use of green building programs, such as LEED® for Neighborhood Development or similar comprehensive, sustainable development approach.
	271	S1.1 Update the Zoning Ordinance to include a 10-year review cycle for all plans, including sector, master, and functional plans and the County’s general plan.