

Glossary of Terms

- Active Recreation:* Recreational uses ranging from, but not limited to, equestrian centers, boat docks, basketball courts, swimming pools, golf courses, camp grounds, tennis courts, picnic shelters, skateboarding/roller blading facilities, roller skating rinks, large playground complex and ball fields such as football, soccer, rugby, lacrosse, baseball, softball and field hockey.
- Adaptive Reuse:* Adapting an older unused structure to accommodate a new use, such as adapting a vacant motel to a residential use or a warehouse to office/retail use.
- Affordable Housing:* Housing that is available and affordable to households which earn at or below 80% of the median household income for the area and for which 30% of income is spent on housing costs (example: housing affordability for median household income of \$52,400 would not exceed \$1,048 per month (52,400 X .80 X .30)).
- Antiquated Lots:* Lots that were created prior to 1987 that are smaller than current regulations require and which must be combined to form buildable lots.
- Areas of Significant State Concern:* Areas considered to be of “significant State concern” include those areas of unique, scarce, fragile or vulnerable natural habitat usually having a high natural productivity or comprised of essential habitat for living resources including fish, wildlife, and endangered species and the various trophic levels in the food web critical to their well-being.
- Best Management Practices (BMP’s):* Environmental protection measures applied to land development and agriculture, involving state-of-the-art techniques for maintenance of water quality through effective sediment and erosion control and stormwater management; also, practices designed to protect, manage and reduce the loss of soils, during periods of land cover disturbance from erosive forces. BMPs are generally considered as those vegetative, physical or mechanical barriers which reduce erosive impacts caused by the elements. Success of BMPs are dependent upon how management design structures incorporate soil erodibility, vegetative cover, topography and climate.
- Brownfields:* Contaminated or potentially contaminated and underutilized industrial and commercial sites whose cleanup costs and future liability make it unattractive to redevelop and reuse.

Critical Area: All wetlands and all land and water areas in the County within 1,000 feet from mean high tide or the edge of tidal waters.

General

Development Plan

Land Use Plan Map: A map that shows proposed land use in general terms and in general locations in the County and which is used as a guide for future land use and zoning.

Goal: The end toward which effort is directed.

Greenbelt: An area with natural features that is targeted for rural and low density development and has limited planned public infrastructure generally serving as a buffer between more intensively developed areas.

Greenway: A system of contiguous open space between communities or through stream valley parkland, providing for footpaths or bikeways, passive recreation and wildlife corridors.

Infill Lots: Buildable lots within existing subdivisions.

Mixed Use: A flexible approach to land use planning, combining a variety of uses, including housing, employment, commercial and open space uses on a single development site or on adjacent sites within a designated area in accordance with a unified design.

Moderately Priced

Dwelling Units: Housing units developed under governmental programs or private initiatives to assist families of low or moderate income, which are sold or rented at a cost that does not exceed a maximum price or rental established by the County.

Multi-Modal

Mobility: Various means of transportation (i.e. bicycles, cars, airplanes).

Neotraditional Town

Planning: Area planning which emphasizes more traditional layout, such as street grids, rather than curvilinear or cul-de-sac streets, with activity focused in common areas.

Overlay Zone: A superimposed zone with special options, standards and guidelines applied to a given area, over and above requirements of the underlying zoning district(s); provides additional control over the type and quality of new development or redevelopment, administrative flexibility and special incentives to achieve defined objectives (as in Town Center Growth Management areas, commercial corridor revitalization projects, historic preservation districts, and the Critical Area environmental overlay zone).

- Passive Recreation:* Recreational uses ranging from developed trail uses to bird watching, nature walks, photography and painting, picnicking, off-trail hiking, fishing, canoeing, and environmental protection activities.
- Planned Unit Development Policy:* Large area planning that allows mix of uses, with flexible lot size and setbacks and integrated network of roads and pathways for easy access a definite course of action.
- Residential Cluster Development:* Large area planning which encourages grouping of dwelling units in clusters in order to preserve sensitive areas and open space.
- Sensitive Areas:* Streams and their buffers, 100-year floodplains, habitats of threatened and endangered species, steep slopes, tidal and nontidal wetlands.
- Small Area Plans:* Plans that are prepared for areas smaller than the entire County that may encompass defined areas such as communities or special planning areas.
- Streetscape:* Refers to our image of the entire space that starts at the front facade of the abutting buildings (often referred to as the street wall) and moves forward to include front yards, landscaping, street trees, signs, public utilities, sidewalks, curbs, parked and moving vehicles and finally, the street bed itself. The arrangement and maintenance of each is critical to creating an overall sense of order and harmony.
- Transferable Development Rights:* Development credits, usually for residential dwelling units, that may be purchased from a willing seller (usually on rural or agricultural property) to be transferred by the buyer to a designated and appropriate property for development, usually at a slightly higher density.
- Town Centers:* The three designated areas of the County, Glen Burnie, Odenton and Parole, first shown on the 1968 *General Development Plan* and shown on each successive *General Development Plans* in 1978, 1986, and 1997 to serve as regional centers to provide a variety of uses and services to surrounding areas.
- Town Center Zoning:* A special zoning category found in the County's three designated Town Centers that permits a variety of commercial, residential, office and other uses at higher levels of intensity than other zoning categories.
- Town Center Growth Management Area:* Defined boundary areas in central Odenton and Parole for which plans have been adopted and policies set forth for future development.

*Traditional
Neighborhood
Design:*

Similar to Neotraditional Town Planning; however, applied at the scale of the residential neighborhood, or within individual subdivisions; generally based on grid pattern of streets with smaller lots and mix of housing types, with convenient commercial uses and orientation to public space and facilities.

*Transit-Oriented
Development:*

New development, infill or redevelopment of land in the vicinity of commuter stations or light rail service, intended to provide an appropriate combination of commercial, employment and residential uses at sufficient density to support public transit usage.

*Upland Forested
Area:*

Woodlands located on dry ground outside floodplains and tidal or non-tidal wetland areas.

*Watershed
Management Plan:*

A plan studying the natural environment of a watershed with a focus on improving and preserving the water resources including, but not limited to, water quality, water quantity, groundwater recharge, stormwater management and habitat.

Zoning:

A set of land use regulations that govern how real property is used and developed.

Zoning Map:

A map that shows how real property is zoned and which is used as a legal basis for how land can be developed.