

## **GLOSSARY OF TERMS**

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- 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 ( $52,400 \times .80 \times .30$ ))
- Antiquated Lots** lots that were created prior to 1952 that are smaller than current regulations require and which must be combined to form buildable lots
- Best Management Practices (BMPs)** 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
- General Development Plan 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 **Land Use Plan Map** and zoning
- Greenway** a system of contiguous open space between communities or through stream valley park land, providing for footpaths or bikeways, passive recreation and wildlife corridors

<b>Infill Lots</b>	Buildable lots within existing subdivisions
<b>Mass</b>	Mass refers to the volumetric size of an object such as a building. Relative mass refers to the appearance of an object such as a building in proportion with its context.
<b>Mixed Use</b>	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
<b>Moderately Priced</b>	
<b>Dwelling Units</b>	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
<b>Overlay Zone</b>	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 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)
special	
<b>Planned Unit Development</b>	large area planning that allows mix of uses, with flexible lot size and setbacks and integrated network of roads and pathways for easy access
<b>Residential Cluster Development</b>	large area planning which encourages grouping of dwelling units in clusters in order to preserve sensitive areas and open space
<b>Sensitive Areas</b>	streams and their buffers, 100-year floodplains, habitats of threatened and endangered species, steep slopes, tidal and nontidal wetlands
<b>Small Area Plans</b>	plans that are prepared for areas smaller than the entire County that may encompass defined areas such as communities or special planning areas
<b>Smart Growth</b>	Beginning October 1, 1998, <i>Smart Growth</i> establishes a policy for the use of State funds which support communities and influence the location of development. <i>Smart Growth</i> Legislation directs State funding towards designated growth

areas where infrastructure is already in place and protects rural areas. Related Programs within the *Smart Growth* Legislation are: *Priority Funding Areas*, *Rural Legacy*, *Brownsfields Bill*, *Job Creation and Tax Credit Program*, and *the Live Near Your Work Program*.

<b>Streetscape</b>	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.
<b>TDR</b>	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
<b>Town Centers</b>	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 Plan in 1978 and 1986, to serve as regional centers to provide a variety of uses and services to surrounding areas
<b>Watershed</b>	A plan studying the natural environment of a watershed with a
<b>Management Plan</b>	focus on improving and preserving the water resources including, but not limited to, water quality, water quantity, groundwater recharge, stormwater management and habitat
<b>Zoning</b>	a set of land use regulations that govern how real property is used and developed
<b>Zoning Map</b>	a map that shows how real property is zoned and which is used as a legal basis for how land can be developed