

Glossary of Terms

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 1952 that are smaller than current regulations require and which must be combined to form buildable lots

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

Context Context is the sum total of an environment and the relationship of each piece to the whole. The possible relationship of any piece to the whole spans a spectrum from identical through similar, different to uniquely contrasting.

Continuity Continuity refers to the physical state or the perceptual quality of being connected and coherent. A sense of relatedness is critical to our ability to understand a place since we can sense our relationship to the whole by understanding the pattern. A break in the pattern of continuity and its replacement with another pattern (moving from a neighborhood of single-family detached houses to a landscape of farm fields) is readily evident and often the potential source of pleasure. The lack or loss of continuity can be very disorienting, leaving us unsure of where we are and unclear about

what is expected of us.

Fabric This term compares the relationships between the various physical elements of a town; building size, a setback, land uses, street network, etc. to the physical relationships of a piece of material. One area may be referred to as having a seamless fabric implying that it is uninterrupted by a contrasting or intrusive element, while another area might be described as having had its "fabric" ripped apart by such elements.

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 park land, providing for footpaths or bikeways, passive recreation and wildlife corridors

Hierarchy Hierarchy is the grouping of things by order of rank. Size, importance. Etc. In urban design the principle of hierarchy is used to establish the relative importance of places within the fabric of a community. It is one of several tools used to help order the world around us. For example, cores and centers are often characterized as having large or tall buildings or buildings of greater embellishment or more expensive material - all expressions of hierarchical order that allow us to understand and gain meaning from our environment.

Image Interchangeably used with sense of place and character, image refers to our perception of a place. A community can have a positive or a negative image or some of both.

Infill Lots buildable lots within existing subdivisions

Mass 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.

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- 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
- 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)
- Pattern Similar to rhythm, pattern refers to the aggregate effect of the repetition of similar objects, similarly placed as in a pattern of development. Developing, preserving and enriching pattern is a primary design function of urban design.
- Planned Unit Development large area planning that allows mix of uses, with flexible lot size and setbacks and integrated network of roads and pathways for easy access

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Policy

a definite course of action

Proportion

Proportion is the relationship in size, quantity or degree of one part of an object or system to another. It expresses the relationship between elements, one to another, and of each to the whole. Buildings of similar proportions harmonize more readily with one another, essential to generating a common fabric for the community. Whole developments can and should be judged for their proportional fit with their surroundings.

Residential Cluster
Development

large area planning which encourages grouping of dwelling units in clusters in order to preserve sensitive areas and open space

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Rhythm

Rhythm refers to the regular reoccurrence of similar elements through time and space. An arcade is a classic example of a rhythmic architectural element as is the experience of walking down a street lined with large shade trees spaced 30 feet apart. Rhythm is a powerful organizing tool and is useful in developing and maintaining a sense of place.

Scale

Scale is used interchangeably with proportion. The term human scale refers to the proportions of building and places to the size and proportions of the human body. Traditional architecture, even monumentally large buildings, always referenced the scale of the individual both in its materials and in its proportions. Modern technology allowed the creation of scaleless buildings leading in turn to scaleless places. Understanding and creating places that respond to human scale is not surprisingly proving to be critical to building successful communities.

Sequencing

Sequencing refers to the various stages of movement and our perception of that movement through space. Included in sequencing are events such as: Approach, Boundary/Border, Gateway/Entrance, and Exit.

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

Space

The space we live in can be numbing undifferentiated or richly imbued with variation and detail. Urban design is concerned with the presence and quality of public spaces in particular including public streets, squares, plazas and parks. The care we expend on creating and maintaining public spaces directly effects our image of a place.

Streetscape

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.

Style

Architectural style is the total effect of mass, rhythm, scale materials, textures and decorative details. Neighborhoods of compatible, though not necessarily absolutely identical architecture styles, typically provide significant opportunity for sustaining a strong sense of community identity and place.

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<u>Transferable Development Rights</u>	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
<u>Town Centers</u>	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, 1986 and 1997 to serve as regional centers to provide a variety of uses and services to surrounding areas
<u>Town Center Zoning</u>	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
<u>Town Center Growth Management Area</u>	Defined boundary areas in central Odenton and Parole for which plans have been adopted and policies set forth for future development
<u>Traditional Neighborhood</u>	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
<u>Transit-Oriented Development</u>	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
<u>Upland Forested Area</u>	woodlands located on dry ground outside floodplains and tidal or non-tidal wetland areas
<u>Watershed Management Plan</u>	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
<u>Zoning</u>	a set of land use regulations that govern how real property is used and developed
<u>Zoning Map</u>	a map that shows how real property is zoned and which is used as a legal basis for how land can be developed

