

Glossary of Terms

<u>Activity Center</u>	a community focal point providing for the combination, rather than scattering of general retail, service commercial, professional office, higher density housing, appropriate public and quasi-public and leisure uses
<u>Adaptive Reuse</u>	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
<u>Affordable Housing</u>	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 ($52,400 \times .80 \times .30$))
<u>Afforestation</u>	the establishment of a tree cover on an area from which it has always or very long been absent of forest cover or the planting of open areas that are not presently in forest cover
<u>Antiquated Lots</u>	lots that were created prior to 1952 that are smaller than current regulations require and which must be combined to form buildable lots
<u>At-Grade</u>	level for a road, building or other structure at the same grade or level as the adjoining property (as opposed to a depressed or elevated road, building or other facility).
<u>Average Daily Traffic (ADT)</u>	the average number of vehicles passing a specified point on a highway during a 24-hour period.
<u>Best Management Practices (BMP's)</u>	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
<u>Brownfields</u>	contaminated or potentially contaminated and underutilized industrial and commercial sites whose cleanup costs and future liability make it unattractive to redevelop and reuse

<u>Buffer</u>	an existing naturally vegetated area or an area established in vegetation and managed to protect aquatic, wetland, shoreline and terrestrial environments from man-made disturbances
<u>Capital Improvement Program (CIP)</u>	a schedule prepared annually by the County of all the public facility projects programmed for construction over the next six-year period
<u>Collector</u>	a street that serves the functions of access and mobility equally for short length neighborhood trips by providing direct access to adjacent properties and collects the residential traffic of intersecting local streets and allows easy mobility to the arterial and major road networks as well as to local centers of activity
<u>Commuter Rail</u>	a rail service using heavy rail vehicles, connecting the outlying suburbs and a central business district. Service is generally limited to longer distances (15 to 25 miles and peak period, home-based work trips). MARC is an example.
<u>Commuter Service</u>	peak-period bus or rail transportation provided on a regularly scheduled basis for work trips
<u>Comprehensive Rezoning</u>	the rezoning of a planning area(s) either selectively or in its entirety, to implement an area plan and policies to achieve specified planning goals
<u>Conservation Areas</u>	designated areas of protected open space based on an evaluation of their physical and cultural elements
<u>Conservation Easement</u>	a non-possessory interest in land that restricts the manner in which the land may be developed in order to preserve natural resources
<u>Controlled Intersections</u>	intersections with traffic lights or other traffic control devices
<u>Critical Area</u>	means all wetlands and all land and water areas in the County within 1,000 feet measured planimetrically beyond the landward boundaries of tidal wetlands and the heads of tides
<u>Density</u>	the number of dwelling units per acre of land
<u>Dwelling</u>	a structure or portion of a structure that contains at least one dwelling unit
<u>Dwelling Unit</u>	a room or rooms that are used or intended to be used by one or more individuals living together or maintaining a common household

<u>Expressway</u>	a divided highway of four lanes or more, that provides a high degree of service for through traffic, is designed with no direct access to individual uses on abutting properties and may have some intersections at grade with traffic signal controls
<u>Fiscal</u>	of or relating to taxation, public revenues or public debt
<u>Flood</u>	an overflow of runoff onto land that is normally dry or which inundates existing structures
<u>Floodplain</u>	a relatively flat or low land area adjoining a river, stream, or watercourse that is subject to inundation
<u>Floor Area</u>	the sum of the gross horizontal areas, other than parking areas not part of the structure, of all stories of a structure measured from the exterior faces of the exterior walls or from the center line of party walls, including all basement floors, interior balconies or mezzanines, elevator shafts, stairwells, and enclosed porches and the floor area of each accessory structure located on the same lot
<u>Floor Area Ratio</u>	the floor area of a structure divided by the gross area of the site
<u>Focal Point</u>	usually a structure or vertical symbol that stops or punctuates a view or large area. Focal points usually serve as places for gathering or meeting. They can be seen at a distance and are generally located near the center of activity
<u>Forest</u>	a biological community dominated by trees and other woody plants covering a land area of 10,000 square feet or greater that has at least 100 trees per acre with at least 50% of those trees having a two-inch or greater diameter, 4.5 feet above the ground and larger. This also includes areas that have been cut but not cleared. This does not include orchards.
<u>Freeway</u>	a divided highway of four lanes or more, that provides the highest service in terms of mobility for through traffic on a regional level, is designed with no access to abutting properties and has no at-grade interchanges
<u>Gateway</u>	defines the major entrances into an area or community; generally easily recognized and may actually be identified by a sign or other symbol
<u>General Development Plan Land Use Plan Map</u>	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
<u>Goal</u>	the end toward which effort is directed

<u>Green Area</u>	a space that provides light and air or scenic, recreational, or other similar benefits for a major structure or group of structures. It is located on the same tract of land as the major structure or group of structures; is available for entry and use by the occupants of the major structure or group of structures; and may include a limited proportion of space providing landscaping features, screening or a general appearance of openness. It may include lawns, decorative plantings, wooded areas, sidewalks and walkways, active and passive recreational areas, and water surfaces that comprise not more than 10% of the total green area. It does not include a parking lot or other vehicle structure.
<u>Greenbelt</u>	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
<u>Greenway</u>	a system of contiguous open space between communities or through a stream valley, parkland, providing for footpaths or bikeways, passive recreation and wildlife corridors
<u>Highly Erodible Soils</u>	those soils with a slope greater than 15% or those soils with a K-value erodibility factor in the universal soil loss equation) greater than .35 and with slopes greater than 5%
<u>Impervious</u>	a surface in the landscape that cannot infiltrate rainfall; consisting generally of hot, bituminous-asphaltic pavement, cold-mix asphaltic pavement, compacted gravel surfacing, and portland cement concrete used for roads, sidewalks, driveways, curb and gutter, patios, porches, swimming pools, tennis courts, parking areas and principal and accessory structure coverage areas
<u>Infill Lots</u>	buildable lots within existing subdivisions
<u>Infrastructure</u>	the physical improvements, which are required to serve development. The infrastructure includes things such as road, water and sewer systems and schools.
<u>Institutional Uses</u>	those uses that serve a recreational, social, educational, or religious purpose such as schools, hospitals, libraries, museums, nonprofit charitable or philanthropic organizations or governmental facilities
<u>Level of Service</u>	a set of operating conditions describing the ability of a road network to handle traffic. Level A specifies the best traffic conditions, Level F indicates the worst traffic conditions (gridlock).
<u>Light Rail</u>	lightweight urban rail vehicles operating predominately on public rights-of-way at surface level or fully grade-separated

<u>Local Street</u>	serves primarily as an access street to adjacent property and residents; and provides only the traffic mobility
<u>Lot</u>	a portion of a subdivision or any other parcel of land for building development, whether existing, immediate or future
<u>Mixed-Use</u>	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
<u>Modal Split</u>	the proportion of total person trips on various types of transportation modes, the distribution of trips among competing travel modes, such as walk, auto, bus, etc.
<u>Mode</u>	the types of transportation available for use such as rail, bus, vanpool, single-occupant automobile or bicycle
<u>Moderately Priced Dwelling Units</u>	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
<u>Multi-modal</u>	a term referring to facilities designed for and used by more than one type of mode
<u>Neotraditional Town Planning</u>	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
<u>Nonconforming Use</u>	a use which is prohibited by, or does not conform to, the Zoning Ordinance. Except when construction has occurred in outright violation of the code, nonconforming uses were generally allowed under the original zoning but which have not been allowed since the land was rezoned or zoning regulations were changed to prohibit the use. Consequently, a person could not build the same use on the land today, but may continue to operate the present use subject to controls.
<u>Nontidal Wetland</u>	an area that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions under normal circumstances. Nontidal wetlands are also referred to as swamps, marshes or bogs.
<u>One hundred year floodplain</u>	the area flooded by a storm that has a 1 in 100 chance (1%) of being equaled or exceeded in a given year

<u>Open Space</u>	land and water areas retained in an essentially undeveloped state
<u>Overlay Zone</u>	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)
<u>Planned Unit Development</u>	large area planning that allows mix of uses, with flexible lot size and setbacks and integrated network of roads and pathways for easy access
<u>Planning Advisory Board</u>	a board consisting of seven citizens living within the County, appointed by the County Executive who provide an objective assessment of proposed Capital Improvement Programs and various other County programs
<u>Policy</u>	a definite course of action
<u>Public Facility</u>	a facility such as a road, school, or sewerage treatment plant financed by public revenues and available for use by the public
<u>Qualitative Stormwater Management</u>	a system of vegetative, structural, nonstructural and other measures that reduce or eliminate pollutants that might otherwise be carried by surface runoff, and includes water quality volume and recharge volume design parameters
<u>Quantitative Stormwater Management</u>	a system of vegetative, structural, nonstructural and other measures that control the increased volume and rate of surface runoff caused by man-made changes to the land and includes channel protection storage volume, overbank flood protection volume, and extreme flood volume design parameters
<u>Residential Cluster Development</u>	large area planning which encourages grouping of dwelling units in clusters in order to preserve sensitive areas and open space
<u>Reforestation</u>	within the Chesapeake Bay Critical Area: the establishment of a forest through artificial reproduction or natural regeneration. Outside the Chesapeake Bay Critical Area: creation of a biological community dominated by trees and other woody plants containing at least 100 live trees per acre with at least 50% of those trees having the potential of attaining a two-inch or greater diameter measured at 4.5 feet above the ground within seven years or establishment of a forest according to procedures set forth in the Forest Conservation Technical Manual. Reforestation outside the Chesapeake Bay Critical Area includes

landscaping of areas under an approved landscaping plan, establishing a forest at least 35-feet wide and covering 2,500 square feet or more of area.

Road Capacity the maximum number of vehicles which has a reasonable expectation of passing over a given section of a lane or a roadway during a given period under a specified speed or level of service

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

Smart Growth Smart Growth is a way of preserving our remaining natural and environmental resources, protecting existing investments and saving taxpayers money by targeting fiscal resources where the infrastructure exist or is planned to exist supporting more town-centered and transit-oriented development to occur in existing communities.

Steep Slope a slope characterized by increased runoff, erosion and sediment hazards and that has an incline greater than 15 % and in the Critical Area has an incline of 15% or greater

Streetscape the space along a street typically defined to the fronts of buildings or walls, adjacent to a street; the way in which a street is landscaped, oriented or enhanced to strengthen the image of an area. Streetscaping usually is seen as a method of softening the impact of sidewalks or street edges. Streetscape elements include, but need not be limited to, trees, paving materials, lighting, furniture (benches, trash receptacles, signs, etc.), building facades and arcades.

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

Transition the way in which adjacent or adjoining uses are made to relate to each other. The goal is to have good transition in terms of scale, massing, height, landscaping and intensity of use.

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 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 Design</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