

# Appendix 2:

## Glossary





Table of Contents

AFFORDABLE HOUSING..... 1
AGRICULTURE ..... 1
AGRI-BUSINESS ..... 1
AGRITOURISM ..... 1
ASSIMILATIVE CAPACITY ..... 1
BEST MANAGEMENT PRACTICES (BMPS) ..... 2
BUILD-OUT ANALYSIS ..... 2
CARRYING CAPACITY ..... 2
CHESAPEAKE BAY CRITICAL AREA ..... 2
COMMERCIAL USE ..... 2
COMMUNITY DESIGN/NEIGHBORHOOD CHARACTER ..... 3
COMPREHENSIVE PLAN ..... 3
COST OF LIVING ..... 3
COUNTY/TOWN PLANNING AREA (COMMUNITY PLANNING AREA/PLANNING AREA)..... 4
CRITICAL WORKFORCE ..... 4
DEPTH TO GROUND WATER..... 4
DEVELOPMENT OR DEVELOPMENT ACTIVITIES ..... 4
DEVELOPMENT DENSITY & INTENSITY ..... 4
DWELLING ..... 4
DWELLING UNIT ..... 5
EASEMENT ..... 5
ECONOMIC DEVELOPMENT..... 5
ECONOMIC INDICATORS ..... 5
ECOTOURISM..... 5
ECONOMIC CENTERS..... 5
EFFLUENT DISPOSAL ..... 5
FARM ..... 5
FOREST MANAGEMENT ..... 6
GROWTH AREA ..... 6
HERITAGE AREA ..... 6
HISTORIC STRUCTURE ..... 6
HISTORIC DISTRICT..... 6
HISTORIC PRESERVATION ..... 6



HISTORIC PROPERTY .....	6
IMPACT FEE .....	7
IMPAIRED WATERBODY .....	7
IMPERVIOUS SURFACE.....	7
IMPERVIOUS SURFACE RATIO .....	7
INDICATORS.....	7
INDEX OF BIOTIC INTEGRITY (IBI) .....	7
INDUSTRIAL USE .....	7
INFILL DEVELOPMENT .....	8
INFRASTRUCTURE .....	8
INSTITUTIONAL RESIDENTIAL USE.....	8
INSTITUTIONAL USE.....	9
INTENSELY DEVELOPED AREA (IDA) .....	9
LANDS AVAILABLE FOR PRESERVATION OR LANDS AVAILABLE FOR DEVELOPMENT.....	9
LARGE-LOT SUBDIVISION .....	9
LIMITED DEVELOPMENT AREA (LDA) .....	10
LOT OF RECORD .....	10
MODERATELY PRICED DWELLING UNITS (MPDUS).....	10
NET BUILDABLE AREA .....	10
NONCONTIGUOUS PARCEL .....	11
NATIONAL WETLANDS INVENTORY (NWI) .....	11
NONTIDAL WETLANDS.....	11
OPPORTUNITY GAP.....	11
OPPORTUNITY SURPLUS .....	11
OPEN SPACE.....	11
PLANNING COMMISSION.....	12
PLANNING IMPLICATIONS.....	12
PRESERVED LANDS.....	12
PRESERVATION PLANNING .....	12
PRIORITY FUNDING AREA (PFA).....	12
PRIORITY PRESERVATION AREA (PPA) .....	12
RECEIVING PARCEL .....	13
RESIDENTIAL USE.....	13
RESOURCE CONSERVATION AREA.....	13
RURAL LEGACY AREAS .....	13



## Appendix 2: Glossary

SENSITIVE SPECIES PROJECT REVIEW AREAS (SSPRA) .....	13
STATEWIDE PRIORITY WETLANDS .....	13
SUBDIVISION .....	14
SUSTAINABILITY .....	14
SUSTAINABLE COMMUNITY .....	14
SUSTAINABLE SMART GROWTH MANAGEMENT STRATEGY .....	14
TARGETED ECOLOGICAL AREAS (GREENPRINT AREA) .....	14
TARGET INVESTMENT ZONE (TIZS) .....	14
TIDAL WETLANDS .....	15
TIER 1 WATERS .....	15
TIER 2 WATERS .....	15
TIER 3 WATERS .....	15
TOTAL MAXIMUM DAILY LOADS (TMDLS) .....	15
TRANSFER OF DEVELOPMENT RIGHTS .....	16
TRANSFERRABLE DEVELOPMENT RIGHT (TDR) .....	16
TRANSFeree .....	16
TRANSFEROR .....	16
TRANSFEROR PARCEL .....	16
WORKFORCE HOUSING .....	16
ZONING .....	17
ZONING MAP .....	17



### Affordable Housing

Affordable housing is defined as housing for which the household is paying no more than 30 percent of their annual income for gross housing costs, including utilities.

### Agriculture

All methods of production or management of livestock, poultry, crops, vegetation and soil, other than commercial logging and timber harvesting operations; and includes but is not limited to:

- A. Tillage, plowing, seeding, fertilization, pest control, harvesting, maintenance of best management practices, and marketing;
- B. Feeding, housing, grazing, raising, and maintaining animals such as cattle, dairy cows, sheep, hogs, poultry, and equine and the handling of their by-products;
- C. Orchards, nurseries, vineyards, cheese making, winery and U-pick operations; and
- D. Silviculture, sod production, and aquaculture.

### Agri-Business

Economic activities of farms including those undertaking commercial agricultural production, and those related businesses that produce, harvest, refine, and market raw agricultural commodities into food, fiber, and energy into final products for sale and distribution to local, regional, state and global markets. It encompasses all of the economic activities that are related to commercial agricultural production, the process and refinement of raw form products into consumable goods; and the agriculture-related service industry which supports the production and distribution of agricultural products. It includes but is not limited to the following: animal husbandry, crop production, machinery sales and repair, fertilizer production and distribution, specialized farming, food, fiber, and energy processing and manufacturing, packaging, transportation, wholesale and retail trade, and the distribution of food, fiber, and energy products.

### Agritourism

Agritourism refers to enterprises and activities that are conducted on farm sites for the pleasure, education, recreation and enrichment of visitors. It allows farmers to diversify their core operations and keep farmland in production while preserving scenic vistas and maintaining farming traditions by providing authentic farm experiences for visitors. Agritourism helps educate the public about the importance of agriculture to a community's economic base, quality of life, history, and culture. Agritourism can take many forms including retail sales, hay rides, corn mazes, pick-your-own operations, and use of woodlands on farms for hunting, hiking, horseback riding, and other activities. There may be educational components including programs for schoolchildren and elderhostel tours, as well as exhibits and demonstrations tailored to specific visitor groups. Farms may combine retail sales and tours with accommodations such as bed and breakfasts and farm-stays. In essence, agritourism is providing educational and authentic agricultural experiences that enhance direct marketing of farm products and improve public support for agriculture.

### Assimilative Capacity

The capacity of a natural body of water to receive wastewaters or toxic materials without deleterious effects and without damage to aquatic life or humans who consume the water.



### Best Management Practices (BMPS)

- A. Conservation practices or systems of practices and management measures that control soil loss and reduce water quality degradation caused by nutrients, animal waste, toxic substances and sediment.
- B. Agricultural BMPs include, but are not limited to, strip cropping, terracing, contour stripping, grass waterways, animal waste structures, ponds, minimal tillage, grass and naturally vegetated filter strips, and proper nutrient application measures.

### Build-Out Analysis

A build-out analysis or development capacity analysis is a model estimating a community's potential for development based upon existing conditions (*development supply*) using a certain set of assumptions including existing land use regulations (e.g., zoning) and environmental constraints.

### Carrying Capacity

A measure of the ability of an area to accommodate the level of land use within the limits of existing infrastructure and natural resources without degrading the natural, social, cultural and economic environment of present and future generations.

### Chesapeake Bay Critical Area

All land and waters defined in §8-1807 of the Natural Resources Article, Annotated Code of Maryland, including:

- A. All waters of, and lands under, the Chesapeake Bay and its tributaries to the head of tide as indicated on the state wetlands maps and all state and private wetlands designated under Title 16 of the Environment Article, Annotated Code of Maryland; and
- B. All lands and water areas within 1,000 feet of the landward boundaries of state or private wetlands and the heads of tides designated under Title 16 of the Environment Article, Annotated Code of Maryland.

### Commercial Use

Any development approved by the County or a municipal corporation that involves the retail or wholesale marketing of goods and services. Commercial uses shall be categorized as follows:

- A. **HIGH COMMERCIAL USES** – Include the following and other similar uses of comparable intensity, scope, character, and impact: bowling alleys; package stores/stores selling liquor, beer or soft drinks (in sealed containers, not for consumption on-premises); retail sales or stores; recreational vehicle sales; convenience stores; convenience stores with gas pumps; fast-food restaurants; gasoline service stations; taverns; bars; shopping centers; regional shopping centers; new and used vehicle sales/service and repair with exterior storage and/or repair areas; light manufacturing and assembling of goods in conjunction with retail or wholesale sales (provided that all manufacturing and assembling activities are conducted indoors and such activities are clearly subordinate to the principal commercial use of the property).



- B. **MEDIUM COMMERCIAL USES** — Include the following and other similar uses of comparable intensity, scope, character, and impact: auto accessory stores; commercial or trade schools (e.g., dance studios, schools for martial arts); grocery stores and supermarkets (excluding convenience stores); laundries; theaters and auditoriums (indoor); boat sales and repair; furniture sales; garden centers, garden supplies and greenhouses; lawnmower and garden equipment sales; auto repair with repair areas; warehouses with no exterior storage; and non-fast-food restaurants.
- C. **LOW COMMERCIAL USES** — Include the following and other similar uses of comparable intensity, scope, character, and impact: business or professional offices; medical offices and clinics; veterinary offices; all other office uses; barbershops and hairdressers; deli, coffee shops, ice cream stores and stands; dry cleaners; light mechanical repair stores (e.g., watch, camera, bicycle, television); photography; tailoring; upholstering and upholstery stores; print/copy shop; banks and other financial facilities; service businesses; and travel agencies.

### Community Design/Neighborhood Character

Compact, mixed-use, walkable design consistent with the community character of existing neighborhoods that emphasizes the use of land, resources, preservation and enhancement of natural systems, open spaces and recreational areas, and historical, cultural and archeological resources.

### Comprehensive Plan

The Queen Anne's County Comprehensive Plan text and all accompanying maps, charts and explanatory material adopted by the County Commissioners on May 21, 2002, and all amendments to the Comprehensive Plan.

A document, officially adopted by the local governing body, which spells out the manner in which a municipality, county or sub-area of a county must develop. Typically, it includes a map showing proposed future land use and anticipated transportation and community facilities. It also contains policies for protecting environmental features and recommendations for amending local development – related ordinances in a manner that helps achieve the comprehensive plan's objectives. It must also explain how the jurisdiction will provide water for development and address the handling of sewage treatment plant discharges. Municipal comprehensive plans must explain how anticipated growth will impact community facilities and the environment, and identify areas where growth will occur. The plan has legal significance in that zoning, provision of water and sewer, and other local actions and other actions must be consistent with its recommendations. The comprehensive plan may also be known as a “master plan”, “master development plan” or “comprehensive master plan.”

Comprehensive Plans, also known as Master Plans, capture how people want their communities to function and grow. Local jurisdictions are required to review and, if necessary, to update their Comprehensive Plans every six years.

### Cost of Living

The cost of maintaining a certain standard of living measured by the average cost of the basic necessities of life, such as food, shelter and clothing. A rise in the cost of living reflects the rate of inflation.



### County/Town Planning Area (Community Planning Area/Planning Area)

A geographical area, defined by the Queen Anne's County Planning Commission and the Town governing body, to be considered as a "designated growth area," as defined by the state, in the development of a community plan or comprehensive plan.

### Critical Workforce

Individuals employed in Queen Anne's County by the following professions:

- Teacher employed full time;
- Law enforcement officers, including correctional officers, employed full time;
- Emergency medical technicians employed full time;
- A active member of a Volunteer Fire Company for the past 12 months, including both firefighters and emergency medical technicians, and must be certified by the president of the County Volunteer Chief's Association; and
- Emergency dispatcher.

### Depth to Ground Water

Refers to the shallowest depth to a wet soil layer (water table) at any time during the year expressed in centimeters from the soil surface, for components whose composition in the map unit is equal to or exceeds 15%.

### Development or Development Activities

- A. The division of a parcel of land into two or more parcels;
- B. The construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structures;
- C. Any use or change in use of any structures or land;
- D. Any extension of any use of land; or
- E. Any clearing, grading or other movement of land for which permission may be required pursuant to this Chapter 18.

### Development Density & Intensity

- A. Density – The number of dwelling units allowed per acre based upon zoning after environmentally sensitive lands have been deducted.
- B. Intensity – The carrying capacity or the degree to which an area of land can be physically developed to the fullest extent possible.
  - The development intensity of a land area is determined by the degree of suitability it has after conservation measures have been deducted.
  - A development intensity factor may be assigned based on land suitability, sensitive water resources and infrastructure.
  - Development intensity can be controlled by a density for residential development as well as through floor area ratio on the parcel level for commercial, mixed use and industrial developments.

### Dwelling

A building or portion of a building that is designated or used for residential purposes.



### Dwelling Unit

A principal building, room or group of rooms providing, or intended to provide, living quarters for not more than one family.

### Easement

The authorization by a property owner for the use by another and for a specified purpose of any designated part of the property.

### Economic Development

Economic development is the process of improving a community's well-being through job creation, business growth, and income growth, as well as through improvements to the wider social and natural environment that strengthen the economy.

### Economic Indicators

Economic indicators consist of data and information assembled and evaluated to determine the fiscal health or welfare of a community. These indicators should be reviewed and assessed in connection with determining County plans and policies.

### Ecotourism

Ecotourism is environmentally responsible travel and visitation to relatively undisturbed natural areas, in order to enjoy and appreciate nature (and any accompanying cultural features - both past and present) that promotes conservation, has low negative visitor impact, and provides for beneficially active socio-economic involvement of local populations.

### Economic Centers

Areas of the County where economic development has recently or traditionally occurred and where a large percentage of residents and commuters work located in or near established Towns including: Centreville, Chester, Stevensville, Grasonville, Queenstown, Sudlersville, and Church Hill.

### Effluent Disposal

The disposal or treatment of sewage, water, or other liquid, either partially or completely treated, or in its natural state, whether generated on-site or off-site; including sewage treatment plants, berm infiltration ponds, spray irrigation facilities and other state and County approved facilities and activities.[Amended 2-7-2006 by Ord. No. 05-11]

### Farm

- A. A parcel or combination of parcels under the same ownership that is:
  - (1) Classified as an agricultural use by the Maryland Department of Assessment and Taxation; and
  - (2) Used for agricultural purposes, including farming, dairying, pasturing, agriculture, horticulture, floriculture, viticulture, aquaculture, silviculture and animal and poultry husbandry.
- B. Includes necessary accessory uses for packing, treating or storing produce that are purely secondary to and support normal agricultural activities conducted on the parcel.



- C. Does not include the business of garbage feeding of hogs or other animals or the raising of such animals as rats, mice, monkeys and the like for use in medical or other tests and experiments.

### Forest Management

The identification, evaluation, and act of preservation of the County's forest and tree resources for the purpose of enhancing and increasing existing forest and tree resources, restoring and improving non-forested lands, and protecting and restoring forest ecosystems throughout the County.

### Growth Area

Those lands designated and identified as most appropriate for future growth and residential density. The growth areas have been designated as follows: Stevensville, Chester, Kent Narrows, Grasonville, Centreville and Queenstown in accordance with the 2002 Comprehensive Plan.

### Heritage Area

Heritage Areas are locally designated and State certified regions that contain high concentrations of historical, cultural and natural resources. Heritage areas rely on public and private partners who make commitments to preserving historical, cultural and natural resources for sustainable economic development through heritage tourism.

### Historic Structure

Any structure or cultural resource, including but not limited to residential, agricultural and commercial buildings, that is equal to or greater than 50 years of age, or otherwise deemed to be of exceptional historical significance by meeting one or more of the following aspects of Queen Anne's County, Maryland or United States history.[Added 5-15-2007 by Ord. No. 06-20]

- A. Association with historic events or activities;
- B. Association with persons who are important to the community or to specific developments of history;
- C. Embodiment of distinctive characteristics of a type, period, method of construction, or the work of a master; and/or
- D. Potential to provide important information about history or prehistory.

### Historic District

A district is a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.

### Historic Preservation

The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.

### Historic Property

A district, site, building, structure or object significant in history, architecture, engineering, archeology or culture at the national, State or local level.



### Impact Fee

Any charge, fee, or assessment that is:

- A. Levied as a condition of issuance of a building permit or development approval; and
- B. Intended to fund any portion of the costs of capital improvements or any public facilities.

### Impaired Waterbody

A waterbody (i.e., stream reaches, lakes, waterbody segments) with chronic or recurring monitored violations of the applicable numeric and/or narrative water quality criteria.

### Impervious Surface

Any man-made surface that is resistant to the penetration of water. "Impervious surface" includes areas of stored lumber, outdoor storage or display, and junkyards.

### Impervious Surface Ratio

The total impervious surface area of a lot or site divided by the base site area.

### Indicators

Indicators are a tool for community assessment and measurement of various aspects or factors of health, safety and welfare of our community. Indicators measure impacts and evaluate criteria and are used to help link the past to the present and the present to the future.

The Maryland Department of Planning is promoting the use of indicators to measure progress toward achieving local and state land use goals. Indicators are measurements of physical quantities, of money, of public opinion. Indicators measure impact and are evaluation criteria.

Three significant planning bills are signed into law as part of the Smart, Green & Growing legislative package: The Smart and Sustainable Growth Act of 2009; The Smart Growth Indicators; and Planning Visions. This package strengthened local government comprehensive plans; directed local jurisdictions and the State to collect smart growth measures and establish a statewide land use goal; and updated the planning process to include 12 new planning visions.

### Index of Biotic Integrity (IBI)

The Index of Biotic Integrity (IBI) is a tool or index which is used to determine the health and integrity of the fish community in a given waterway. The IBI is a numeric measure of the biological completeness of a system. This is a comprehensive, rapid bio-assessment technique which can be applied on a relatively large scale.

### Industrial Use

- A. Any development approved by the County or a municipal corporation that have the following characteristics and include the following categories of use.
  - (1) **LIGHT INDUSTRIAL USES** — Include wholesale distribution and manufacturing activities generally conducted indoors where nuisances associated with the use, such as noise, odor, smoke and dust, are minimal; blacksmith shops; boat building; mini-warehouses (with and without outdoor storage); materials sales or storage yards (excluding asphalt or concrete mixing); bulk materials or machinery storage (fully enclosed); boat repair and auto repair; carpet and rug cleaning plants; contractors' offices and equipment storage yards; dry-



cleaning and laundry plants serving more than one outlet; extermination shops; food processing and packing plants; fuel oil (storage and sales); furniture cleaning plants; furniture refinishing shops; lumberyards; manufacturing (including the production, processing, cleaning, testing and distribution of materials, goods, foodstuffs and products) in plants with fewer than 500 employees on a single shift; mirror supply and refinishing shops; monument works; ornamental iron workshops; pilot plants; printing plants; scientific (e.g., research, testing or experimental) laboratories; trade shops (including cabinet, carpentry, planning, plumbing, refinishing and paneling); truck terminals; wholesale business and storage (wholesale business are not warehouse clubs that can be joined for a membership fee where a variety of goods are offered in bulk at wholesale or discounted prices); showrooms; incidental retail stores (that do not exceed 25,000 square feet of floor area) associated with building and plumbing supply distribution operations.

### (2) HEAVY INDUSTRIAL USES

(a) Have severe potential for negative impacts on any uses located relatively close to them; differ from light industrial uses in that they require unenclosed structures that are large, tall and unsightly, such as concrete batching plants; have severe potential for generation of odor and may involve large amounts of exterior storage; and, because of their scale, are likely to have a regional impact.

(b) Include public airports and public heliports; manufacturing activities (including outdoor storage), a significant part of which may be conducted outdoors, where nuisances associated with the use, such as noise, odor, smoke and dust, are significant; asphalt or concrete mixing plants; bulk material or machinery storage (unenclosed); motor or rail terminals; and manufacturing (including the production, processing, cleaning, testing and distribution of materials, goods, foodstuffs and products) in plants with 500 or more employees on a single shift.

### Infill Development

Development that takes place on vacant or underutilized parcels within an area that is already characterized by development.

### Infrastructure

Publicly supported infrastructure includes transportation networks, schools, parks, libraries, police stations, firehouses and in many cases public water and sewer. Smart Growth directs state investment in these facilities to existing communities and areas designated by local governments for future growth. Adequate and well-maintained infrastructure in these areas is a cornerstone of Smart Growth; without it, growth will be inadvertently directed further from established communities.

### Institutional Residential Use

Includes convents or monasteries, group-care facilities, rooming houses, migrant labor camps, shelter-care homes, and assisted living programs. [Amended 9-7-2004 by Ord. No. 04-28]



### Institutional Use

Uses approved by the County or a municipal corporation, including:

- A. Outdoor recreational uses, which include:
  - (1) Areas of active recreational activities, including, but not limited to, jogging, cycling, tot-lots, playfields, playgrounds, outdoor swimming pools, tennis courts and golf courses;
  - (2) Passive recreational uses, including, but not limited to, arboretums, areas of hiking, nature areas and wildlife sanctuaries; and
  - (3) Picnic areas, public and private parks, garden plots and beaches;
- B. Institutions such as aquariums, youth camps, cemeteries, churches, conference centers associated with nonprofit institutions, community or recreational centers, gymnasiums, privately owned libraries or museums, indoor recreational centers, public or private schools, indoor skating rinks (ice or roller), indoor swimming pools, tennis, racquetball, handball courts, rural country clubs and all other indoor recreational uses;
- C. Institutional residential uses such as convents or monasteries, group-care facilities, nursing homes, protective living facilities, rooming houses and sheltered-care homes;
- D. Public services;
- E. Public utilities;
- F. Family day-care centers; and
- G. Group day-care centers.

### Intensely Developed Area (IDA)

An area of at least 20 adjacent acres or the entire upland portion of the critical area within the boundary of a municipality, whichever is less, where residential, commercial, institutional, and/or industrial developed land uses predominate, and where relatively little natural habitat occurs. An intensely developed area shall have at least one of the following features as of December 1, 1985:

- A. Housing density equal to or greater than four dwelling units per acre;
- B. Industrial, institutional, or commercial uses are concentrated in the area; or
- C. Public sewer and water collection and distribution systems are currently serving the area and housing density is greater than three dwelling units per acre.

### Lands Available for Preservation or Lands Available for Development

Lands available for preservation are undeveloped lands that may have capacity for development and is a technical term that meets the state's requirement for measuring the theoretical estimate for development capacity to estimate development rights that can be preserved.

Lands available for development are undeveloped lands that may have capacity for development and is a technical term that meets the state's requirement for measuring the theoretical estimate for development capacity.

### Large-Lot Subdivision

A residential subdivision in which single-family residential lots are of sufficient size such that on-site lands are protected and the character of the entire community is preserved in accordance with the district regulations set forth in Chapter 18:1, Part 3, Article V, of this Chapter 18.



### Limited Development Area (LDA)

An area which is currently developed in low- or moderate-intensity uses which contains areas of natural plant and animal habitats, and in which the quality of runoff has not been substantially altered or impaired. A limited development area shall have at least one of the following features as of December 1, 1985:

- A. Housing density ranging from one dwelling unit per five acres up to four dwelling units per acre;
- B. Areas not dominated by agriculture, wetland, forest, barren land, surface water, or open space;
- C. Areas having public sewer or public water, or both; or
- D. Areas meeting the definition of intensely developed areas above, less than 20 acres in size.

### Lot of Record

Any validly recorded lot in the Land Records of Queen Anne's County that, at the time of its recordation, complied with all applicable laws, ordinances and regulations.

### Moderately Priced Dwelling Units (MPDUs)

A *dwelling unit* which:

- (1) Is offered for sale or rent to eligible *persons* or the Housing Department and sold or rented under this article;
- (2) Is offered for a maximum sales price based on number of *bedrooms*, to be determined by the Housing Department by:
  - (a) First, calculating the amount of monthly income available for mortgage principal and interest by using the formula: (median income for three-*person* household) x (target income range) x (portion of household income available for housing) / (12 months) – (property taxes) – (hazard insurance);
  - (b) Second, calculating a monthly payment for a thirty-year term mortgage at market interest rate, ensuring that the monthly payment is less than or equal to the calculation in Subsection (2)(a);
- (3) The sales price of which shall be recalculated each year by the Housing Department by taking the maximum base prices and adjusting them up or down according to changes in the CPI;
- (4) Is offered for a monthly rental price of:
  - (a) Eighty percent of HUD's fair market rents if the landlord pays all utilities (heat, water, sewer, electric, and trash); or
  - (b) Sixty-five percent of HUD's fair market rents if the landlord does not pay all utilities (heat, water, sewer, electric, and trash); and
- (5) The monthly rental price of which shall be recalculated each year by the Housing Department based on HUD's recalculation of fair market rents.

### Net Buildable Area

The portion of a lot that may be developed after all district regulations and site development standards have been calculated. Net buildable area shall equal base site area less those portions of a lot set aside to meet the requirements for setbacks, open space, landscape surface area, pervious surface area, forest conservation requirements, resource protection, and any other area regulations that prohibit development set forth in this Chapter 18.



### Noncontiguous Parcel

- A. A parcel included within a development plan that:
- (1) Is not contiguous with the developed parcel;
  - (2) Is to be designated as open space, wherein only those uses as specified in Column A of the table in § 18:1-12 of this Chapter 18 are allowed; and
  - (3) Meets the following soils criteria:
    - (a) At least 50% of the land shall classify as Class I, II or III soils; or
    - (b) If the land is wooded, 50% of the land is classified as Woodland Groups 1 or 2; or
    - (c) If there is an insufficient percentage of Class I, II or III soils alone and there is an insufficient percentage of Woodland Groups 1 or 2 soils alone, the land must have a combination of the classifications that meets or exceeds 60%.
    - (d) Plats of the noncontiguous parcel must provide the location of all existing buildings.
  - (4) May be less than all of a lot of record.
- B. The area of the noncontiguous parcel used must be at least 40 acres in size or constitute at least 1/2 the total area of the lot of record, whichever is less

### National Wetlands Inventory (NWI)

Reference to Map ESA-1 through 3 – NWI is an inventory of wetlands as identified by the US Fish & Wildlife Service. Typically these include wetlands that are 5 acres or larger in size, additional wetlands may exist.

### Nontidal Wetlands

- A. Those areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and which under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as "hydrophytic vegetation"; and
- B. Are regulated under Title 16 of the Environment Article, Annotated Code of Maryland.

### Opportunity Gap

An **opportunity gap** occurs when a household must resort to spending their retail dollars on goods and services outside their neighborhood or locale due to one or more of the following conditions:

- The specific type retail opportunity does not exist in the neighborhood;
- The quality of goods and services is simply better outside the region;
- The existing retail establishments do not carry enough product to service the neighborhood; and
- The type of retail goods or services does not meet the needs of the neighborhood residents.

### Opportunity Surplus

A surplus gap occurs when local retail sales of goods and services exceed household spending for goods and services. A surplus indicates that local retail stores are making sales to non-local households.

### Open Space

Lands specifically designated on a site plan or subdivision plat to be preserved in accordance with the provisions of Chapter 18, Chapter 18:1, Part 3, Article V, and upon which only those uses set forth in § 18:1-12 of this Chapter 18 will be allowed.



### Planning Commission

An appointed body that advises the municipal or county governing body on all matters related to the planning of growth and development, including the comprehensive plan, zoning, subdivision and other issues. It generally has the authority to approve subdivision plats and other development plans. In most cases, the planning commission advises concerning proposed rezoning, variances, special exceptions, amendments to, and redrafting of, comprehensive plans and various development-related ordinances. The planning commission generally oversees the drafting of the comprehensive plan and amendments thereto, holds public hearings and advises the governing body as to whether to adopt.

### Planning Implications

Planning implications are conclusions or circumstances that are implied based upon various trends, patterns or conditions and that if not addressed will impact the economic vitality and sustainability of the County.

### Preserved Lands

All lands subject to any legal instrument or restriction that prohibits the development of residential or nonresidential uses, including but not limited to conservation easements, covenants, and deed restrictions made pursuant to the following:

- A. the Maryland Environmental Trust or private nonprofit land trust;
- B. The Maryland Agricultural Land Preservation Foundation;
- C. A TDR instrument of transfer;
- D. A noncontiguous development; or
- E. A planned residential development

### Preservation Planning

A process that organizes preservation activities in a logical sequence including identification, evaluation, registration and treatment of historic properties. The process discusses the relationship among these activities and defines three key principles.

### Priority Funding Area (PFA)

PFAs are existing communities and places where local governments want State investment to support future growth. In accordance with the 1997 Priority Funding Areas Act, beginning October 1, 1998, the State of Maryland directed funding for projects that support growth in Priority Funding Areas (PFAs). PFAs are areas identified by the County and designated by the State where the state, county and municipalities want to target their efforts to encourage and support economic development and new growth.

### Priority Preservation Area (PPA)

Areas containing productive agricultural or forested soils, or areas capable of supporting profitable agricultural and forestry enterprises where productive soils are lacking; and areas governed by local policies that stabilize the agricultural and forested land base so that development does not convert or compromise agricultural or forest resources.



### Receiving Parcel

- A. A parcel that is eligible to receive development rights from a transferor parcel.
- B. Includes:
  - (1) A parcel in any zoning district, except the Agricultural (AG) or Noncritical Area Neighborhood Conservation (NC) Districts, that is located within the geographic boundaries of a growth area; and
  - (2) A parcel in any Countryside (CS) or Neighborhood Conservation (NC) District located within the Chesapeake Bay Critical Area.

### Residential Use

Any use approved by the County or a municipal corporation that is for existing or proposed dwelling units, including but not limited to single-family residential dwellings, single-wide manufactured homes, single-family clusters, manufactured home communities, commercial apartments, multifamily, and first floor apartments.

### Resource Conservation Area

An area characterized by nature-dominated environments (that is, wetlands, forests, abandoned fields) and resource-utilization activities (that is, agriculture, forestry, fisheries activities, or aquaculture). A resource conservation area shall have at least one of the following features as of December 1, 1985:

- A. Density is less than one dwelling unit per five acres; or
- B. Dominant land use is in agriculture, wetland, forest, barren land, surface water, or open space.

### Rural Legacy Areas

Rural Legacy Areas are established through Maryland's Rural Legacy Program for the purpose of achieving the following goals:

- to establish greenbelts of forests and farms around rural communities in order to preserve their cultural heritage and sense of place,
- to preserve critical habitat for native plant and wildlife species,
- to support natural resource economies such as farming, forestry, tourism and outdoor recreation, and
- to protect riparian forests, wetlands, and greenways to buffer the Chesapeake Bay and its tributaries from pollution run-off.

### Sensitive Species Project Review Areas (SSPRA)

Primarily represents the general locations of documented rare, threatened and endangered species as created and updated by staff of the Wildlife and Heritage Service.

### Statewide Priority Wetlands

Wetlands identified by MDE based on the "Prioritizing Sites for Wetland Restoration, Mitigation, and Preservation in Maryland" 2006 Report. Refer to National Wetland Inventory for a standard definition of wetland.



### Subdivision

- A. Any division or redivision of a tract, parcel or lot of land into two or more parts by means of mapping, platting, conveyancing, change, or rearrangement of boundaries.
- B. All subdivisions are also developments.

### Sustainability

The maintenance or enhancement of economic opportunities and community well-being while protecting and restoring the natural environment upon which people and economies depend, in order to meet the needs of the present without compromising the ability of future generations to meet their own needs.

### Sustainable Community

A sustainable community is one whose prospects for long-term vitality are good with consideration of characteristics such as: housing opportunities and choices; walkability within towns and planned residential neighborhoods; community and stakeholder collaboration; distinctive, attractive communities and neighborhoods with a strong-sense of place; predictable, fair and cost-effective development decisions; mix of land uses; preservation of open space, neighborhoods, architecture, historic/cultural resources and environmental areas; variety of transportation choices; and design standards for development and public space. A sustainable community consists of strong, attractive and economically thriving neighborhoods.

### Sustainable Smart Growth Management Strategy

The County strategy to create sustainability through preservation and conservation of agricultural land and natural and cultural resources while managing growth to reduce sprawl by directing growth in and around existing communities and planned development areas, promoting economic development and protecting sensitive natural resources, while continuing to reaffirm the county's vision of maintaining a quintessential rural community.

### Targeted Ecological Areas (Greenprint Area)

Areas where lands and watersheds of high ecological value that have been identified as conservation priorities by the Maryland Department of Natural Resources (DNR). These lands include: large blocks of forests and wetlands, rare species habitats, aquatic biodiversity hotspots and areas important for protecting water quality. These high priority lands were identified by DNR using a variety of methods developed by Agency ecologists.

### Target Investment Zone (TIZs)

Small areas within Heritage Areas where the region wishes to attract and focus interest and capital investment for rapid heritage tourism development. Capital projects within TIZs are given preference for Maryland Heritage Area Authority (MHAA) capital funds.



### Tidal Wetlands

State wetlands that are defined as any land under the navigable waters of the state below the mean high water line, affected by the regular rise and fall of tide, and private wetlands defined as any land not considered state wetlands bordering or lying beneath tidal waters, that is subject to regular or periodic tidal action and supports aquatic growth. Private wetlands include wetlands transferred by the state by a valid grant, lease, patent, or grant confirmed by Article 5 of the Declaration of Rights of the Constitution to the extent of the interest transferred. The term "regular or periodic tidal action" means the rise and fall of the sea produced by the attraction of the sun and moon uninfluenced by the wind or any other circumstance.

### Tier 1 Waters

Tier 1 mandates that water uses and the level of water quality necessary to protect the uses (i.e. fishable and swimmable) designated by the Clean Water Act shall be maintained and protected. Maryland's antidegradation policy assures that water quality continues to support designated uses. EPA regulations provide for three tiers of protection: Tier 1 specifies the minimum standard that must be met—support of balanced indigenous populations and support of contact recreation—this is often referred to as "fishable-swimmable."

### Tier 2 Waters

Tier 2 specifies existing high quality water that is better than the minimum needed to support "Fishable-Swimmable" uses. While water quality can be slightly impacted, the State Anti-degradation Policy identifies procedures that must be followed before an impact to Tier 2 water quality can be allowed. Maryland's antidegradation policy assures that water quality continues to support designated uses. EPA regulations provide for three tiers of protection: Tier 2 protects water that is better than the minimum specified for that designated use.

### Tier 3 Waters

Tier 3 governs high-quality waters that are considered *outstanding national resources, such as waters of national and State parks and wildlife refuges, or waters of exceptional recreational or ecological significance*. Tier 3 guidelines prevent any action that would threaten the quality of these waters, with the possible exception of short-term activities such as road construction or park improvements that would have no lasting impacts. Maryland's antidegradation policy assures that water quality continues to support designated uses. EPA regulations provide for three tiers of protection: Maryland is developing the third Tier of protection (Tier 3) called an Outstanding National Resource Water or ONRW.

### Total Maximum Daily Loads (TMDLs)

The following describes Total Maximum Daily Load (TMDL) for a waterbody:

- A TMDL (Total Maximum Daily Load) establishes the maximum amount of an impairing substance or stressor that a waterbody can assimilate and still meet WQs and allocates that load among pollution contributors.
- TMDLs are a tool for implementing State water quality standards. They are based on the relationship between pollution sources and in-stream water quality conditions.
- A TMDL addresses a single pollutant or stressor for each waterbody.



TMDL is the sum of the individual wasteload allocations (WLAs) for point sources, load allocations (LAs) for nonpoint sources and natural background, and a margin of safety (MOS). TMDLs can be expressed in terms of mass per time, toxicity, or other appropriate measures that relate to a state's water quality standard.

### Transfer of Development Rights

- A. A transfer of development rights from a transferor parcel to a receiving parcel by an instrument of transfer.
- B. Includes any intermediate transfers to or among transferees.

### Transferrable Development Right (TDR)

A development right transferred to a receiving parcel, either by deed, easement, or other legal instrument, pursuant to Chapter 18:1, Part 6, Article XX, of this Chapter 18.

### Transferee

- A. A person to whom development rights are transferred; and
- B. All persons who have any lien, security interest, or other interest with respect to development rights held by a transferee.

### Transferor

- A. A person who transfers development rights; and
- B. All persons who have any lien, security interest or other interest with respect to development rights held by a transferor.

### Transferor Parcel

- A. A parcel of land in an Agricultural (AG) or Countryside (CS) District:
  - (1) From which development rights are transferred;
  - (2) Which is to be designated as open space, wherein only those uses as specified in Column A of the table in § 18:1-12 of this Chapter 18 are allowed; and
  - (3) Which may be less than all of a lot owned by an original transferor.
- B. A transferor parcel must meet the following soils criteria:
  - (1) At least 50% of the land shall classify as Class I, II or III soils; or
  - (2) If the land is wooded, 50% of the land is classified as Woodland Groups 1 or 2; or
  - (3) If there is an insufficient percentage of Class I, II or III soils alone and there is an insufficient percentage of Woodland Groups 1 or 2 soils alone, the land must have a combination of the classifications that meets or exceeds 60%.
- C. Plats of transferor parcels must provide the location of all existing buildings.

### Workforce Housing

Federal guideline define workforce housing as housing that is affordable to households earning incomes within the range of 60 to 120 percent of the area's median household income. Workforce housing includes single-family homes, townhouses, condominiums, starter homes and apartments affordable to area workers.



### Zoning

The reservation of an individual property, section or areas of a jurisdiction for a specific land use or particular type of residential, commercial or industrial structure, enterprise, or activity. The areas reserved for specific land uses or building types are known as zones. The zoning of a municipality or county is addressed in a zoning ordinance that lists the zones and the types of development allowed in each, plus the conditions under which they are allowed. The ordinance includes the zoning maps, which depicts each zone within a jurisdiction, and all landowners, and the zoning of land, along with the zoning ordinance and zoning map, and amendments thereto, must be officially enacted by the local governing body.

- A. **REZONING** – A change of a property’s zoning classification. This rezoning could be a change in land use, such as a rezoning from residential to commercial development, or a change in density, such as a rezoning from a classification allowing only low-density single-family development to high density classification allowing apartment development. Rezoning generally must be enacted by the local governing body and when only after they follow certain administrative procedures such as hearings. A petition for a rezoning may be initiated by an agency or entity of the local government, the property owner or another party, depending on the jurisdiction. Laws provide for advance notification to the property owner when a rezoning is being considered.
- B. **UPZONING** – A rezoning from a less intense use, such as agriculture or open space, to a more intense use such as residential or commercial.
- C. **DOWNZONING** – A downzoning is a rezoning of land in a more dense use, such as commercial or high-density apartment residential, to a lesser density use such as open space or low density single-family residential. A downzoning could also be rezoning of land currently zoned for one-acre residential lots to a less dense classification that allows only 20- or 25-acre residential lots. Unless a comprehensive rezoning is planned, parcels may only be rezoned based on two criteria and must be approved by the applicant.
  - (1) That a substantial change has occurred in the neighborhood, or
  - (2) A mistake was made during the last comprehensive plan cycle.
- D. **COMPREHENSIVE REZONING** – A comprehensive rezoning can be done after the local jurisdiction thoroughly examines all of the land use and development activity and trends for that jurisdiction as a whole or for a particular section, region, or neighborhood. Once that analysis is complete, the local governing body can rezone one or more properties within the areas to be comprehensively rezoned. Because it has analyzed all land use and development issues, it can rezone without having to prove that a substantial change has occurred in the neighborhood or that a mistake was med during the last comprehensive plan cycle. A comprehensive rezoning is usually initiated by the local jurisdiction itself and often follows an update of a comprehensive plan. The intent is to ensure that the zoning is made consistent with the new plan.

### Zoning Map

- A. A detailed map showing the location and boundaries of the zoning districts established by Chapter 18 or Chapter 14.
- B. Zoning maps are entitled "Official Zoning Maps, Queen Anne's County, Maryland."

Appendix 2:  
*Glossary*