

Glossary

Accessory dwelling unit is an additional attached or detached dwelling unit on a lot with a principal dwelling unit.

Aesthetics relates to the pleasantness of the total environment and the perceptual aspects of the physical surroundings—their appearance to the eye and the comfort and enjoyment offered to the other senses.

Agricultural or Agricultural Purposes is the raising of farm products for use or sale, including livestock or poultry husbandry, and the growing of crops such as grain, vegetables, fruit, grass for pasture or sod, trees, shrubs, flowers, and similar products of the soil, and including stables for boarding and training horses.

Amend or Amendment means any repeal, modification, or addition to a regulation, any new regulation, any change in the number, shape, boundary or area of a zone or any repeal or abolition of any map, part thereof or addition thereto.

Board of Zoning Appeals (BZA) are residents of the County appointed by the County Commissioners to hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the Zoning Administrator in the administration and enforcement of the zoning ordinance. The BZA may also hear and decide requests for a conditional use to the zoning ordinance. The power to authorize variances from the zoning ordinance, upon appeal, in specific cases is also given to the Board when this action will not

jeopardize the public health, safety, and welfare.

Census data is the information published every 10 years by the U.S. Bureau of the Census for each state, incorporated towns and cities over 2,500 persons, and for all counties. There is a wide range of data available, including populations, ages, sexes, ethnic groups, housing conditions, property ownership, incomes, and commuting patterns, to mention but a few. The Agricultural Census is taken every 5 years (1987, 1992, 1997, etc.). Information includes farm size, crops, animal types, etc.

Cluster development means a development that groups residential, commercial, or industrial uses on a specific portion of a development site in order to provide for a reduction in permitted lot size and an increase in resulting open space, environmental or landscape resources, or recreation or other public facilities for the development.

Community Investment Plan (CIP) is a six-year timetable for the installation of permanent public structures, facilities, roads, and other public improvements based upon budget projections.

Concurrency Management is a program designed to ensure that proposed or planned residential growth proceeds at a rate that will not unduly strain public facilities, including schools, roads, water and sewer facilities, police, fire, and emergency medical services. The program establishes minimum adequacy standards

or thresholds for these facilities and services and mandates that the cumulative impacts of proposed or planned residential growth, within the incorporated municipalities and the County, be considered in testing for adequacy under these standards.

Conditional use means a use which may be permitted in a district, through the granting by the BZA upon a finding by the BZA that it meets specified conditions.

Connection Charge is a one-time fee levied when a sewer or water transmission line is made available to a dwelling or business. The proceeds are used to fund future capital improvements and to upgrade existing facilities.

Cul-de-sac is a turnaround at the end of a dead-end street. Generally, it is circular in shape, and is wide enough to allow an emergency vehicle or school bus to turn around.

Demographics are the characteristics of the population, such as average household size, density, growth rate, birth rate, etc.

Density means the number of buildings, offices, or housing units on a particular area of land.

Designated Growth Area (DGA) is an area on the Countywide Master Plan for which a more detailed comprehensive plan has been prepared. Most of the DGAs have a municipality at their center. These are the areas in the county where the majority of residential, commercial, and industrial development is concentrated, as they are generally also the areas where public and private services are available. Directing growth into the DGAs helps to reduce

sprawl, preserve farmland, and maintain the rural character surrounding the towns.

Development means any activity, other than normal agricultural activity, which materially affects the existing condition or use of any land or structure.

Dwelling is any building arranged, designed, or used in whole or in part for residential purposes, but not including a tent, cabin, trailer, or mobile home, or a room in a hotel or motel.

Easement is the right to use property owned by another for a specific purpose, such as power line easement, or the property owner gives up the right to some of the uses he or she may otherwise have of that property.

Environmental Resources Element (ERE) is the sensitive areas element of the master plan which was required under the 1992 Planning Act and which was adopted by the County Commissioners on January 16, 1997. This stand-alone element of the Master Plan was incorporated to this document. Legislation passed in 2006 amended Article 66B to require agricultural land and forest land to be addressed as “sensitive areas” in the Environmental Resources Element. These additional sensitive areas are addressed in the Environmental Resources chapter of this document.

Floodplain, 100-year, is that area which, after ultimate development of its watershed based on current zoning, would be inundated by water runoff from the 100-year storm.

Goals identify the purpose toward which an endeavor is directed. They are broad statements of intended accomplishments

which, if accomplished as a whole, would bring the community closer to meeting its overall vision of the future. They do not identify specific activities that will be undertaken.

Growth Area Boundary (GAB) is the border around the Designated Growth Area, outside of which allowable densities would be lower.

Growth management is a conscious program intended to influence the rate, amount, type, location, and/or quality of future development within a local jurisdiction. Recommendations vary, but they can include capping the annual number of building permits, relating allowable development intensity to certain levels of infrastructure service, or limiting the location of new development.

Impact fees are fees charged as a precondition to construction or development approval which are related to funding public improvements necessitated in part or in whole by the development.

Improvements refer to facilities which aid in land development, such as streets, sewer and water lines, curbs, sidewalks, street lights, fire hydrants, and street signs.

Industrial Park means a tract of land suitable for industrial use and subdivided and developed for occupancy by a group of industries.

Infrastructure is a general term for public and quasi-public utilities and facilities such as roads, bridges, sewer plants, water lines, power lines, fire stations, etc.

Infill development refers to development that occurs on vacant land which is scattered throughout an area which is already mostly developed. It does not refer to development that occurs on the fringes of a growth area.

Jurisdiction means the territory of a county or municipality within which its powers may be exercised.

Lot means a parcel of land occupied or intended to be occupied by a principal building and its accessory buildings and uses.

Master plan means a *comprehensive plan* or any portion of the general plan which may consist of maps, data and other descriptive matter as a guide for the physical development of the County or any portion thereof, including any amendments, extensions, or additions thereto adopted by the Commission, indicating the general locations for major roads, parks or other public open spaces, public building sites, routes for public utilities, zoning districts or other similar information.

Mixed-use development means a single, relatively high-density development project, usually commercial in nature, which includes two or more types of uses. Zoning approvals for a mixed-use development may require the approval of a schematic or other development plan at the time of zoning.

Overlay zone is a zone which is superimposed upon other zoning. Overlay zones are used in areas which need special protection or have special problems. Development of land subject to an overlay must comply with the

regulations of the underlying zoning district and the overlay.

Parcel is a contiguous lot or tract of land owned and recorded as the property of the same persons or controlled by a single entity.

Plan means the policies, statements, goals, and interrelated plans for private and public land use, transportation, and community facilities documented in texts and maps which constitute the guide for the area's future development. "Plan" includes general plan, master plan, comprehensive plan, and the like as adopted in accordance with §§ 3.01 through 3.09 of Article 66B.

Planned unit development (PUD) means a development comprised of a combination of land uses or varying intensities of the same land use in accordance with an integrated plan that provides flexibility in land use design approved by the local jurisdiction with at least 25 percent of the land permanently dedicated to open space. Zoning approvals for a planned unit development may require the approval of a schematic or other development plan at the time of zoning.

Planning Commission refers to an official body appointed by the governing body of a city or county that is responsible for making the comprehensive plan. In addition, the Planning Commission makes recommendations to the governing body on the zoning ordinance and zoning decisions as well as subdivision regulations. The Planning Commission has authority over approval of development proposals.

Policies identify the course of action to be taken when presented with a decision to

be made on a given issue. To fulfill its role as a guidance tool, policy statements are included in the plan. These policy statements express the community's desires for future decisions and help to guide the achievement of the goals they have developed. The policies indicate the direction that decision-makers would take when decisions are to be made regarding County services and land use development. The policy statements are based on an overall set of goals for the community and its future.

Preliminary plan refers to the plan submitted by a developer after the concept plan submittal. The preliminary plan shows the property to be subdivided, lots, all roads, and easements.

Preservation Incentive Lot (PIL) is a buildable lot used for residential purposes only offered to a property owner in exchange for a permanent preservation easement on a remaining portion.

Recommendations are optional courses of action which assist in the achievement of goals. Goals help to identify where a community wants to be and toward what they are striving. However, they do not identify specific things that can be done to help the community get there. Recommendations are planning, land use, and general government-related activities that can be pursued, ideally as a whole, to help the community meet its goals. Recommendations can also be described as implementation measures.

Regulation means any rule of general applicability and future effect including any map or plan.

Right-of-Way means the right to cross over property. A right-of-way (ROW) usually

refers to public land. For example, public land on which a street is built is a right-of-way. The ROW includes not only the street, but the land between the street and sidewalk and the sidewalk. Rights-of-way across private property are usually for utility lines or driveways.

Stream means part of a watercourse, either naturally or artificially created, that contains intermittent or perennial base flow of groundwater origin. Ditches that convey surface runoff exclusively from storm events are not included in this definition.

Stream buffers are the undisturbed zone extending from the banks of a stream. Stream buffers are applied countywide, regardless of whether they are located within another Water Resource Management Area (e.g., Surface Watershed Area). All stream buffers shall be a minimum of 50 feet wide from each stream bank. The existing conditions of the site shall determine the ultimate stream buffer width. Land features such as wetlands and slopes greater than 25 percent do not count toward the calculation of the stream buffer width. The average stream valley slope shall be calculated to determine the stream buffer width for each area along the stream; it shall be measured at regular intervals along the stream. The average stream valley slope shall be measured from the edge of the stream bank to a point 100 feet from the edge of the stream bank (measured perpendicular to the stream). The stream buffer is calculated by adding two feet to the minimum stream buffer width (50 feet) for each one percent of the adjacent stream valley slope.

Strip development is commercial and high-density residential development located

adjacent to major streets. This type of development is characterized by its shallow depth, street-oriented layout, orientation for vehicles rather than pedestrians, lack of unified design (especially one which reflects the character of the community), and numerous points of street access. It impedes smooth traffic flow.

Subdivision is the division of any tract or parcel of land into 2 or more lots or parcels.

Subdivision regulations are the controls that government exercises over the creation of lots and parcels.

Townhouse means one of a group of multi-family dwelling units in the same structure, each of which units is separated by a party wall from any adjacent unit and each of which dwelling units has its own entrance directly from the outside.

Variance is a relaxation of the terms of Chapter 223 (Zoning) of the Carroll County Code of Public Local Laws and Ordinances, in accordance with §§ 223-176, 223-178, and 223-186, where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the results of the actions of the applicant, a literal enforcement of the chapter would result in practical difficulty or unreasonable hardship.

Vision or Vision Statement refers to a statement that defines a community's preferred future.

Water Resources Element (WRE) is a required element of the Master Plan put into place by HB 1141 which was signed into law May 2, 2006. The purpose is to

ensure that future county and municipal comprehensive plans reflect the opportunities and limitations presented by local and regional water resources. The WRE will address the relationship between planned growth and water resources.

Zone means an area within which certain uses of land and buildings are permitted

and certain others are prohibited, yards and other open space are required and lot areas, building height limits, and other requirements are established.

Zoning Capacity is the maximum number of dwelling units or businesses that could be expected to be built in an area based on the zoning.