



CHAPTER 16: 2008 LAND USE DESIGNATIONS

The 2008 Union Bridge Community Comprehensive Plan essentially validates the 1990 Union Bridge & Environs Comprehensive Plan, with some modifications to reflect issues that have emerged over the past ten years. While the plan contains a host of recommendations related to a variety of topics, one of the most important expressions of the plan’s vision, goals, and recommendations is the “2008 Land Use Designations” map. In conjunction with the other maps and text recommendations contained in the plan, the 2008 Land Use Designations map will guide the future use of land both within Town and in the Community Planning Area. The desired land use in any given area is the starting point for nearly all other land development-related actions, including zoning changes, the provision of services, planning for anticipated population growth, and the creation of parks and other public facilities, among other things. For this reason, the plan culminates in the “2008 Land Use Designations” map.

The following table summarizes the type, acreage, and percentage of land use designations shown on the map.

2008 Land Use Designations Acreage Union Bridge GA				
Land Use Category	Existing Town	Percentage of Town	Existing County	Percentage of County
Conservation	101.72	16.56%	291.78	31.53%
Urban Residential	96.18	15.64%	0.00	0.00%
Suburban Residential	294.45	47.93%	171.66	18.55%
General Business	24.49	3.99%	0.00	0.00%
Local Business	9.26	1.51%	0.00	0.00%
Industrial General	0.00	0.00%	150.05	16.21%
Industrial Restricted	88.27	14.37%	311.95	33.71%
Total Acres	614.37	100.00%	925.45	100.00%

Source: Carroll County Planning Department, 2006

Following are brief descriptions of the seven land use designations utilized by the Town of Union Bridge at the time of preparation of this comprehensive plan. The designations are shown on map number 16 “2008 Land Use Designations.” The following descriptions are only brief overviews of the designations; the complete text for each may be found in the Town of Union Bridge’s code documents.

Conservation

The “Conservation” designation is intended to recognize sensitive environmental areas, including, but not limited to, steep slopes, wetlands, water recharge areas or flood plains. While residential development may be allowed, the maximum permitted density is one dwelling unit per three acres, if the parcel is found to contain a buildable lot. Most “Conservation” areas are not planned to be served by either water or sewer facilities.



Urban Residential

The “Urban Residential” designation enables a higher density per acre to occur in the urban areas of Town where both public water and sewer service are available at a density 4.2 dwelling units per acre. This designation also provides for the use of multi-family housing where determined appropriate as part of a Planned Unit Development (PUD) provision of the code. When utilizing this provision, the housing units may be a prescribed mix of differing types with a maximum density of 6 units per acre.

Suburban Residential

The “Suburban Residential” designation is a classification that allows for a density of 2.8 units per acre and are to be serviced by public water and sewer systems. This designation also provides opportunities for PUD projects.

General Business

The “General Business” designation provides for businesses of a more general type than would be found in a neighborhood. This type of business may be described as retail, wholesale and some light processing operations. These uses are generally found along major transportation corridors and near population centers.

Local Business

The purpose of the “Local Business” designation is to provide for logical, easily accessible locations where service or convenience-type retail establishments can be made available. Typically, these designations are near existing and projected population concentrations, such as neighborhood business locations or the downtown business area.

Industrial General

The “Industrial General” designation provides for heavy manufacturing and processing of raw or unprocessed materials. Similar to the other industrial use designation, the “Industrial General” areas are purposely located near major transportation facilities and on relatively flat ground. These areas may or may not be served by public water and sewer services depending on the nature of the uses and its location.

Industrial Restricted

The “Industrial Restricted” designation provides for industrial parks, as well activities involved with light manufacturing, research, processing, warehousing and assembly or other lighter or cleaner uses. In the main, these areas are intended to be served by public water and sewerage facilities but depending on the specific nature of the use and its location, adequate on-site facilities may be allowed.