

# 2017 Freedom Community Comprehensive Plan Revised Land Use Definitions

Planning and Zoning Commission  
October 10, 2017



# What is a Land Use Definition?

- Land use definitions are broad descriptions that reflect general land uses such as low density residential and light industrial.
- The land use definitions are not zoning definitions. They do not entitle property with any rights nor do they take any property rights away.
- Each category could eventually have multiple zoning districts implementing it.

# Why aren't land use definitions more specific?

- Land Use definitions apply to all property throughout the County with the designation
- Each definition may apply to more than one zoning category
- Future amendments to the Zoning Code must be consistent with the Master Plan
- The Zoning Code and Subdivision Regulations purposely allow for variances, conditional uses, and flexibility in site design to accomplish stated objectives
  - Planned Unit Development (PUD)
  - Clustering

# Maryland Department of Planning Land Use Classification Definitions

- **Examples**

- **Medium Density Residential** – Detached single-family/duplex, attached single-unit row housing, yards, and associated areas. Areas of more than 90% single-family, duplex units and attached single-unit row housing, with lot sizes of less than one-half acre but at least one-eighth acre (2 dwelling units/acre to 8 dwelling units/acre)
- **Industrial** – Manufacturing and industrial parks, including associated warehouses, storage yards, research laboratories, and parking areas. Also included are power plants.

# Other Examples of Maryland Land Use Definitions

- **Very Broad – Baltimore County 2010 Plan**
  - **Suburban** : includes low-density residential areas, adjacent to higher zones that contain mixed use. Home occupations and outbuildings may be allowed. Landscaping is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

# Other Examples of Maryland Land Use Definitions

- More Specific
  - Frederick County 2010 Plan -Medium Density Residential : This designation has a density range of 6 – 10 dwellings/acre with public water/sewer. This designation would serve to accommodate attached dwellings such as townhouses and also serves as an underlying plan designation for PUD zoning.
  - Harford County 2016 Plan - Medium Intensity: Areas within the Development Envelope where residential development is the primary land use. Development densities shall range from 3.5 to 7.0 dwelling units per acre. Limited commercial uses such as grocery and convenience stores, banks, and professional offices are intended for this designation.

# Staff Proposed Definitions

- More Specifically describes the classification
- Uniform format
- Refers to lot yield rather than lot size for residential
- Includes reference to water & sewer service and proximity to roads, where applicable
- References appropriate uses, generally

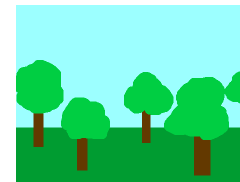
# Agriculture



- Current – Agriculture includes the use of land for growing of crops, dairying, pasturage, horticulture, viticulture, or animal/poultry/honeybee husbandry.
- Proposed – Areas generally outside the Designated Growth Areas where agriculture is the intended primary land use. Residential development potential is limited at a density of approximately 1 dwelling unit for every 20 acres. Commercial and industrial uses are limited to agribusiness, agritourism, and those uses intended to serve the agriculture industry or residents of the area, while maintaining the character of the surrounding countryside. No water or sewer service is planned for extension to these areas.



# Resource Conservation



- **Current** - Resource conservation land relates to property that is occupied by natural or environmental resources, including wooded areas and forests, wetlands, streams, ponds, steep slopes, floodplains, natural vegetation, fish and wildlife and their habitat. These are areas where, because of natural geographic features it is considered feasible and desirable to conserve open spaces, water supply sources, woodland areas, wildlife, and other natural resources. This may include extensive steeply sloped areas, stream valleys, water supply sources and adjacent wooded areas. Residential, commercial and industrial development should be directed to areas with a land use classification for that purpose.
- **Proposed** - Resource conservation land relates to property that is occupied by natural or environmental resources, including wooded areas and forests, wetlands, streams, ponds, steep slopes, floodplains, natural vegetation, fish and wildlife and their habitat. These are areas where, because of natural geographic features, it is considered feasible and desirable to conserve open spaces, water supply sources, woodland areas, wildlife, floodplains, and other natural resources. Commercial and industrial development should not generally be located on land with this designation, and residential development should be limited to one house per three to twenty acres. No water or sewer service is planned for extension to these areas.

# Residential - Very Low Density



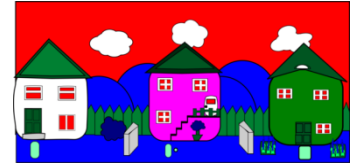
- Current – Residential Subdivision with lot sizes greater than 1 acre and up to 10 acres.
- Proposed – Areas where residential development is the primary land use. Development densities are generally one dwelling unit on up to 10 acres, and single-family homes are the predominant use. No water and sewer service is planned for extension to these areas.

# Residential - Low Density



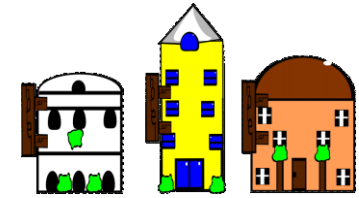
- Current – Residential subdivision with lot sizes of approximately 1 acre.
- Proposed – Areas where residential development is the primary land use. Development densities are generally one dwelling unit per acre, and single-family homes are the predominant use. Water and sewer service is generally not planned for extension to these areas.

# Residential - Medium-Density



- Current – Residential subdivision with lot sizes of approximately 1/2 acre.
- Proposed – Areas within the Designated Growth Areas where residential development is the primary land use. Development densities are generally two dwelling units per acre, and single-family homes are the predominant use. Water and sewer service should be planned for extension to these areas.

# Residential - High-Density



- Current – Residential subdivision with lot sizes of approximately 1/4 acre.
- Proposed – Areas within the Designated Growth Areas where residential development is the primary land use. Development densities generally range from four to six dwelling units per acre, and a variety of dwelling unit types are permitted. Water and sewer service is planned for extension to these areas.

# Commercial - Low Intensity



- **Current** - The purpose is to provide for services needed by a neighborhood population characterized by low volumes of traffic. Activities would involve the sale of services, goods, products, wares, or merchandise directly to the consumer (e.g., retail) of a small, local nature. Generally would not include uses with expanded hours of operation.
- **Proposed** – Areas intended to provide for services needed by a neighborhood population characterized by low volumes of traffic and limited hours of operation. Activities would involve the sale of services, goods, products, wares, or merchandise directly to the consumer, and certain limited offices of a small, local nature.

# Commercial - Medium Intensity



- **Current** - The purpose is to provide for services needed by a larger, suburban area population characterized by low to medium volumes of traffic. The intent is to provide for land use for activities involving the sale of goods, products, wares or merchandise directly to the consumer (e.g., retail).
- **Proposed** – Areas intended to provide for services needed by a larger, suburban area population characterized by low to medium volumes of traffic. Activities would involve the sale of services, goods, products, wares, or merchandise directly to the consumer, as well as professional and business office uses.

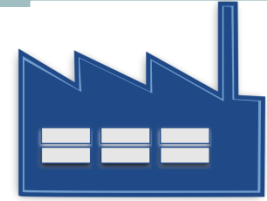
# Commercial - High Intensity



- **Current** - The purpose is to provide logical locations for businesses with high volumes of traffic that serve the region for warehousing, large scale retail, wholesale and some light processing operations. Longer hours of operation are to be expected.
- **Proposed** - Areas intended to provide for services needed by a more regional population characterized by high volumes of traffic and longer hours of operation, generally with access to major transportation corridors. Activities would involve office, warehousing, distribution, large-scale retail, wholesale and some light processing operations. Water and sewer service is generally planned for extension to these areas.



# Industrial - Light



- Current – Land that is used to warehouse, assemble, fabricate, finish, reduce, light manufacture, package, or process goods in a manner where the form, character, or appearance changes. Manufacturing involves a series of actions that transform one or more raw materials into a finished product. Industrial uses also include mineral processing.
- Proposed - Areas intended to be used to assemble, fabricate, finish, reduce, manufacture, package, or process goods in a manner where the form, character, or appearance changes, as well as warehousing and distribution of goods. Light manufacturing typically involves a series of actions that transforms partially processed materials that are used to produce relatively small or light consumer goods. These areas typically have direct access to major roads or other modes of transportation.

# Industrial - Heavy



- Current – Land that is to provide for the manufacturing, refining, or processing which may require extensive transportation, water, and/or sewerage facilities, as well as open space, because of the number size of plant, its byproducts, which might result because of the heavier or larger manufacturing plants proposed.
- Proposed - Areas intended to be used to manufacture, refine, process, or package materials or products predominantly from raw materials into large or heavy products. These products are often intermediaries for use by other industries, and the manufacturing may have the potential for environmental impacts. These areas typically have direct access to major roads or other modes of transportation.
- Not applicable in the Freedom Planning Area

# Employment Campus



- Current – To provide an area for business activities in a campus like setting to attract employers of highly skilled workers and primarily higher paying jobs.
- Proposed - Areas intended to provide for comprehensively planned, high quality employment centers in campus-like settings, to attract employers of highly skilled workers and primarily higher paying jobs, including research and development, institutional, office, flex space, and other light and limited industrial uses, while also providing a more flexible approach to design and development. These areas typically have access to a major road and should be within the planned water and sewer service area.