

QUALITY OF LIFE IN ST. MARY'S COUNTY -- A STRATEGY FOR THE 21ST CENTURY --



A Comprehensive Plan
in accordance with
Article 66B of the
Annotated Code of Maryland

Adopted April 6, 1999

ACKNOWLEDGEMENTS

BOARD OF COUNTY COMMISSIONERS

Julie B. Randall, President Joseph F. Anderson Shelby P. Guazzo
Thomas A. Mattingly Daniel H. Raley

PLANNING COMMISSION

Frank E. Taylor, Chairman Harold L. Willard, Vice Chair Cheryl M. Ahearn
Earl J. Dexter William S. Donaldson Robert Parkinson
John F. Taylor
Shelby P. Guazzo (1993-1998) Joseph F. Anderson (1993-1998)

DEPARTMENT OF PLANNING AND ZONING

Jon R. Grimm, Director Jeffrey G. Jackman, Senior Planner
Sue Veith, Environmental Planner Mary E. Hayden, Planner
Tina L. Bowles, Office Supervisor

BOARD OF COUNTY COMMISSIONERS

MISSION STATEMENT

St. Mary's County Government will:

- be responsive and accountable to the county's citizens;
- provide high quality, cost effective and efficient services;
- preserve the county's environment, heritage and rural character; and
- foster opportunities for present and future generations.

AUTHORITY

This comprehensive plan has been prepared and adopted pursuant to Article 66B of the Annotated Code of Maryland as amended by the 1992 Economic Growth, Resource Preservation and Planning Act and by the 1997 "Smart Growth" initiatives. Specific elements mandated by the Maryland Code are included herein beginning at the section indicated below.

<u>Element</u>	<u>Plan Reference</u>	<u>66 B Reference</u>
<u>Goals and Objectives</u>	Chapter IV	3.05 (a)(1)(i)
<u>Land Use</u>	Chapter IV, Section 1	3.05 (a)(1)(ii)
<u>Transportation, including provisions for bicycles ways</u>	Chapter IV, Section 3.1.2.B	3.05 (a)(1)(iii)
<u>Community Facilities</u>	Chapter IV, Section 3	3.05 (a)(1)(iv)
<u>Mineral Resources</u>	Chapter IV, Section 2.1.3.B.v	3.05 (a)(1)(v)
<u>Land Development Regulations</u>	Chapter V	3.05 (a)(1)(vi)
<u>Sensitive Areas</u>	Chapter IV, Section 2.2	3.05 (a)(1)(vii) and (viii)
<u>Provisions for Fisheries</u>	Chapter IV, Sections 2.1.2.A.i.c. and 5.3.4	3.05 (a)(5)
<u>Economic Development</u>	Chapter IV, Section 5	3.05 (a)(1):(ii) and (vi)3.
<u>Interjurisdictional Coordination</u>	Chapter IV, Section 6	3.01(b), 3.05(a),3.06(a), 3.07, 3.09

This plan also complies with the Maryland Code by incorporating the seven visions as set forth under the 1992 Planning Act. The reader will find that the structure of this plan closely follows those visions.

In addition to gleaning guidance directly from Article 66B, this draft plan incorporates concepts, strategies and recommended policies from:

- St. Mary's County Board of County Commissioners;
- St. Mary's County Planning Commission (and its ad hoc Community Character Committee);
- St. Mary's County Board of Appeals;
- County and state Agencies;
- 1974 and 1988 Comprehensive Plans (many concepts and implementation strategies are still valid);
- Relevant legislation (Critical Area Law, Forest Conservation Law, 1997 "Smart Growth" amendments to Article 66B);
- 1988-1995 annual reports of the Planning Commission and Board of County Commissioners;
- Economic Development Commission (1995 Strategic Plan);
- Statewide Tributary Strategies Program (Patuxent and the Lower Potomac Tributary Teams);
- 1979 Patuxent River Policy Plan
- 1996 Patuxent River Watershed Demonstration Project;
- Sensitive Areas Plan Element and Mapping (1994 and 1995 Coastal Zone Management grant efforts);
- Southern Maryland Heritage Plan (endorsed by the Board of County Commissioners in October 1996);
- Findings and recommendations of the 1996 Wicomico Scenic River Countryside Stewardship Exchange.

Specific and general input was received from county citizens by the listed commissions and was solicited directly by the Department of Planning and Zoning through the use of surveys, questionnaires and at workshops, citizen information forums, and during presentations to numerous citizen organizations

A COMMUNITY VISION:

Preserve and enhance the quality of life by recognizing and protecting the unique character of St. Mary's County as a rural Chesapeake Bay peninsula. Foster economic growth and create an atmosphere of excellence by focusing and managing growth to create vibrant, attractive communities, by protecting the rural character and economy of the countryside, by nurturing the shoreline and adjacent waters and by preserving and capitalizing on the other natural resources and historical quality of the county.

This plan has been prepared in response to the 1992 Economic Growth, Resource Protection and Planning Act adopted by the Maryland legislature in 1992. In reviewing it one finds that most of the 1988 plan was then, and remains now, valid in principle, if not in practice. It is the multiple objective of this plan to build upon the successes and positive components of the 1988 plan, evaluate its provisions and eliminate those which did not fulfill the objectives specified and revise the plan to meet the statutory requirements of the Planning Act.

Citizen input and public opinion played a large role in the planning process. For the most part the opinions given reinforce what was stated or suggested in 1994 at a "visual preference" workshop. In response to a citizen survey, some of the responses given to the question "What issues do you believe should be addressed in the comprehensive plan?" included: maintaining rural character, clustering growth, aesthetics, more focus on people less on cars, agricultural land preservation, breaking up of farmland and open space, and transferable development rights (TDRs). Many of these issues were repeated under a separate survey question which asked citizens to rate the quality of services in the county. Transportation, agricultural preservation, and rural preservation all received a high number of poor ratings.

The county has been successful in directing the majority of new high-density residential and nonresidential development to the designated development districts, but increased efforts toward directing other types of development there is needed. Some strides toward land preservation have been made, but significant protection of farmlands as an economic component of rural character has *not* occurred. Application of the implementation strategies of the 1988 Plan, particularly the establishment of density in the Rural Preservation District at one dwelling unit per three acres, has shown that they have not achieved and are probably incapable of achieving the goal of preservation of open space. Protection of land for agriculture and resource utilization will not occur without additional strategies to guide how that density is located, how it functions and "looks" in the landscape.

Major expenditures on capital facilities since 1988 *have* been concentrated in designated growth areas. However, designated growth areas are larger than projected development needs dictate, and the 1988 plan provided little or no guidance for sequencing improvements and services within those areas. This plan suggests some reduction of these development areas based on the mandated sensitive areas considerations and on the projected "build out" needed to accommodate new growth.

This plan proposes several "win-win" initiatives intended to guide growth and to preserve natural, cultural and economic characteristics of value to the community's citizens, while attempting to equitably assess the cost of growth against the benefit. The plan also proposes to address the equity value inherent in landowners' holdings by providing economic options to preserve natural areas and lands of high productive value. The plan states our community vision and directs citizen and government action within the context of this vision and within the context of the seven visions of the Economic Growth, Resource Protection, and Planning Act of 1992: 1. Development is concentrated in suitable areas. 2. In rural areas growth is directed to existing population centers and resource areas are protected. 3. Sensitive areas are protected. 4. Stewardship of the Chesapeake Bay and the land is a universal ethic. 5. Conservation of resources, including a reduction in resource consumption is practiced. 6. Economic growth is encouraged and regulatory mechanisms are streamlined. 7. Funding is available to achieve these Visions.

CONTENTS

<u>BOARD OF COUNTY COMMISSIONERS MISSION STATEMENT</u>	i
<u>AUTHORITY</u>	i
<u>EXECUTIVE SUMMARY</u>	ii
<u>INTRODUCTION</u>	1
Chapter I: TRENDS	3
1 <u>A Profile of St. Mary's County</u>	3
1.1 A Chesapeake Bay Peninsula	3
1.2 An Early American Settlement	3
1.3 A Farming Community	3
1.4 The Home of a Premier Aircraft Testing and Evaluation	4
1.5 The Outer Edge of the Washington D.C. Commutershed	4
1.6 A Regional Recreational Resource	5
2 <u>The Dynamics of Change</u>	6
2.1 Population	6
2.2 Land Use	7
2.3 Employment	8
2.4 Housing	9
2.5 Community Facilities	9
Chapter II: SUCCESSES AND PROBLEMS SINCE ADOPTION OF THE 1988 PLAN	17
1 <u>Introduction</u>	17
2 <u>Analysis</u>	18
Chapter III: A GROWTH MANAGEMENT STRATEGY	23
1 <u>Development is concentrated in suitable areas</u>	23
2 <u>In rural areas, growth is directed to existing population centers and resource areas are protected</u>	23
3 <u>Sensitive areas are protected</u>	24
4 <u>Stewardship of the Chesapeake Bay and the land is a universal ethic</u>	24
5 <u>Conservation of resources, including a reduction in resource consumption, is practiced</u>	24
6 <u>Economic growth is encouraged and regulatory mechanisms are streamlined</u>	24
7 <u>Funding is available to achieve these Visions</u>	25
Chapter IV: GOALS, OBJECTIVES, AND POLICIES	29
1 <u>LAND USE AND GROWTH MANAGEMENT ELEMENT</u>	29
2 <u>RESOURCE PROTECTION ELEMENT</u>	69
3 <u>PUBLIC AND COMMUNITY FACILITIES ELEMENT</u>	85
4 <u>HOUSING ELEMENT</u>	109
5 <u>ECONOMIC DEVELOPMENT ELEMENT</u>	113
6 <u>INTERJURISDICTIONAL COORDINATION ELEMENT</u>	117

APPENDICES	119
Buildout Analysis	121
Comprehensive Plan Compliance, 1991-1996	123
Citizen Participation	125
Zoning Density Table	135
Glossary	137

LIST OF TABLES

Population Projection	6
Land Use	7
Housing	9
Buildout Analysis	21

LIST OF MAPS

Election Districts	13
Population Distribution	14
Land Use Concept	27
Lexington Park Development District	41
Leonardtwn Development District	43
Charlotte Hall Town Center	45
New Market Town Center	47
Mechanicsville Town Center	49
Hollywood Town Center	51
Piney Point Town Center	53
Callaway Village Center	55
Chaptico Village Center	57
Clements Village Center	59
Loveville Village Center	61
Ridge Village Center	63
St. Inigoes Village Center	65
Valley Lee Village Center	67
Agricultural Overlay District	81
Historical Sites Inventory 1997	83
Community Facilities	93
Transportation Plan 1997	95
Transportation Plan 2020	97

Action 1: <u>Urban Central Cores</u>	29
Action 2: <u>Setbacks and Buffers</u>	30
Action 3: <u>TDR Receiving Zone Requirements</u>	30
Action 4: <u>Highway Access</u>	31
Action 5: <u>Watershed Protection and Planning</u>	31
Action 6: <u>TDR Sending Zone</u>	33
Action 7: <u>Right To Farm</u>	34
Action 8: <u>Limit "Sprawl"</u>	34
Action 9: <u>Farmstead Subdivisions</u>	34
Action 10: <u>Clustered Development</u>	35
Action 11: <u>Rural Residential District</u>	35
Action 12: <u>Minor Subdivisions</u>	36
Action 13: <u>Rural Service Centers</u>	36
Action 14: <u>Regulatory Incentives:</u>	37
Action 15: <u>Regulatory Disincentives</u>	37
Action 16: <u>Redevelopment Incentives</u>	37
Action 17: <u>Residential Neighborhood Conservation Districts</u>	38
Action 18: <u>Managing Existing Unbuildable Lots</u>	38
Action 19: <u>Performance Standards for Landscaping</u>	39
Action 20: <u>Architectural and Design Standards</u>	39
Action 21: <u>Design and Performance Standards for Signs</u>	39
Action 22: <u>Storm Water Management</u>	39
Action 23: <u>Critical Area Program</u>	70
Action 24: <u>Streamline Forest Conservation Program</u>	71
Action 25: <u>Tributary Strategies Teams</u>	72
Action 26: <u>Floodplain Management</u>	74
Action 27: <u>Protection of Open Space</u>	74
Action 28: <u>Buffer Expansion for Resource Protection</u>	76
Action 29: <u>County Historic Districts</u>	77
Action 30: <u>Heritage Area Planning</u>	78
Action 31: <u>Marinas</u>	79
Action 32: <u>Open Space Protection Activities</u>	79
Action 33: <u>Scenic Roadways</u>	80
Action 34: <u>Agricultural Protection Activities</u>	80
Action 35: <u>Comprehensive Water and Sewerage Plan</u>	86
Action 36: <u>Water Resources Planning</u>	87
Action 37: <u>Road and Parking Standards</u>	88
Action 38: <u>New and Improved Road Needs</u>	90
Action 39: <u>Bicycle Plan</u>	91
Action 40: <u>Commuter Services</u>	91
Action 41: <u>Solid Waste Management</u>	99
Action 42: <u>Law Enforcement and Public Safety</u>	100
Action 43: <u>Emergency Services</u>	100
Action 44: <u>Animal Control</u>	101
Action 45: <u>Schools and Educational Facilities</u>	102
Action 46: <u>Primary and Secondary Educational Programs</u>	103
Action 47: <u>Adult Education Programs</u>	103
Action 48: <u>Libraries</u>	104
Action 49: <u>Information Centers and Signage</u>	104
Action 50: <u>Parks and Recreation</u>	105
Action 51: <u>Financing Public Facilities</u>	106
Action 52: <u>Adequate Facilities Evaluation</u>	107
Action 53: <u>Manufactured Housing</u>	109
Action 54: <u>Accessory Apartments</u>	109
Action 55: <u>Affordable Housing Units</u>	110
Action 56: <u>Managing Costs of Residential Development</u>	110
Action 57: <u>Improved Subdivision Plans</u>	111
Action 58: <u>Private and Public Amenities</u>	111
Action 59: <u>Business and Commerce Parks</u>	113
Action 60: <u>Revitalization Efforts</u>	114
Action 61: <u>Rural Industry</u>	114
Action 62: <u>Bed and Breakfast Facilities</u>	115
Action 63: <u>Wicomico Scenic River Commission</u>	117

INTRODUCTION

This growth opportunity plan is about the county's past almost as much as it is about its future. It is about where it has come from as a community of people and what that means for where it will go as new growth pressures it toward an increasingly (sub)urban future. St. Mary's County celebrated its 350th birthday and Lexington Park its 50th birthday in recent years. What do the next five, ten, 20 or even 50 years hold? Will we be able to preserve those things of value that new and long time residents alike cherish about St. Mary's County? This plan should specify a desired future and chart a realistic and viable means of reaching the charted destination. Planning is and plans are more than trying to predict a future land use pattern; the effort at hand is to assess the quality of our living environment and to fashion policy that will preserve and enhance the quality of life for current and future residents, workers, and visitors.

The county's first county commissioner adopted plan in 1974 was largely unchanged until 1988. All counties and municipalities must update and revise their current plans as necessary to conform to the requirements of the Economic Growth, Resource Protection, and Planning Act (hereafter "The Planning Act") enacted in 1992 by the Maryland Legislature. This plan has been prepared in response to the Planning Act. Most of the 1988 plan was then and remains now, valid in principle, if not in practice. It is the dual objective of this plan to build upon the successes and positive components of the 1988 plan and to revise provisions which did not fulfill the specified objectives.

The Planning Act established a seven point growth management Vision, 1. Development is concentrated in suitable areas. 2. In rural areas growth is directed to existing population centers and resource areas are protected. 3. Sensitive areas are protected. 4. Stewardship of the Chesapeake Bay and the land is a universal ethic. 5. Conservation of resources, including a reduction in resource consumption is practiced. 6. Economic growth is encouraged and regulatory mechanisms are streamlined; and 7. Funding is available to achieve these Visions. The Act requires that all communities identify sensitive areas and develop programs to ensure the protection of the natural environment, as a plan element. The Planning Act also requires interjurisdictional cooperation and coordination of various programs. State law requires provisions for forest conservation, mineral resource management and fishery operations.

A comprehensive plan is not just a land use analysis and projection, but also deals with many issues which affect quality of life in the community, such as water supply, traffic congestion, and education. In addressing such diverse topics, any one document would gloss over important concepts; therefore, many other functional and geographic plans must be and are coordinated with the overall comprehensive plan. A comprehensive water and sewerage plan directs the provision of these public facilities, while a solid waste management plan advises public policy on matters of trash disposal. The county commissioners have adopted a land preservation and recreation plan, a Wicomico Scenic River Management Plan, an airport master plan, and a school facilities master plan. Several geographic plans are under review or in preparation, such as the Lexington Park-Tulagi Place Master Plan, and watershed management plans for the St. Mary's River and McIntosh Run. Tributary strategies are emerging throughout the Chesapeake watershed, and in this effort St. Mary's County is participating in the preparation of strategies for the Lower Potomac, the Lower Western Shore, and the Patuxent River. The county has endorsed the 1996 Southern Maryland Heritage Plan.

This plan is more than a statement of the county's public policy. It is a plan for the involvement of the community in charting that public policy. The participation of the public and the expression of citizen perceptions about the condition of the county in the mid-1990s was a crucial component of the planning process used to develop this plan. The St. Mary's County Planning Commission and the Department of Planning and Zoning conducted over half a dozen public workshops and over 20 public presentations since 1993 aimed at eliciting response from diverse groups within the community about their visions for the future and assessment of the past. In these discussions over 500 citizens were heard and their assessments and sentiments form the basis for the recommendations contained in this plan.

While citizens are the most diverse participants in the planning process, the county commissioners, planning commission, other boards and commissions, consultants, staff, other jurisdictions including the State of Maryland and the Town of Leonardtown all have roles in the planning process and in the plan itself. Implementation of the policies expressed herein require support from and actions by all of the participants. Importantly too, assessment of success in achieving the expressed vision of the plan will fall to the participants as well. If progress is not tracked and redirected as necessary the attainment of our community vision may never be realized. The attainment of the *Community Vision* is the objective of this plan.

Chapter I: TRENDS

1 A Profile of St. Mary's County.

The county may be described as a Chesapeake Bay peninsula, an early American settlement, a farming community, the site of the Patuxent River Naval Air Station, the outer edge of the Washington DC commutershed, and a regional recreational resource. How do these descriptions of St. Mary's County today reflect trends since 1988?

1.1 A Chesapeake Bay Peninsula.

St. Mary's County is bordered on the west by the Wicomico River, on the south by the Potomac River, on the east by the Chesapeake Bay, and on the northeast by the Patuxent River. With over 400 miles of shoreline, 18.3% of the county's land area (43,700 acres) is within 1,000 feet of tidal waters, or within the "critical area" defined under Maryland's Chesapeake Bay Critical Area laws. St. Mary's County ranks fourth among Maryland counties in amount of critical area. Water based recreation and marine economies play a significant part in drawing settlers and visitors to the county.

As the southernmost point in Maryland on the Chesapeake Bay's western shore, the county had been relatively isolated from the pressures of growth in the Baltimore and Washington metropolitan areas. Its links with these metropolitan areas are limited to the Thomas Johnson Bridge to Calvert County, and state highway routes 5, 6 and 234 to Charles County. As 1998 began, expansion of the Patuxent River Naval Air Station, discussed below, had reduced this isolation as the county became an employment destination, and as metropolitan residents "discovered" the rural farms and forests of the St. Mary's countryside, and the relatively low cost waterfront land, "summer resort communities" and the recreational access along the rivers, creeks and coves of this peninsula county.

1.2 An Early American Settlement.

St. Mary's County, Mother County of Maryland, was settled by English colonists, who landed at St. Clement's Island in the spring of 1634. Leonard Calvert carried with him a charter granted by King Charles I, transferring to the Calvert family all the lands surrounding the Chesapeake Bay. St. Mary's City served as the first capital of Maryland until 1695 when the capital was moved to Annapolis. Leonardtown, the county seat and only incorporated municipality, was settled in 1660. Until the Civil War, the town served as an important tobacco trading post.

The county abounds in sites and structures of historic interest; in 1996 there were 26 listed on the National Register of Historic Places and 504 on the Maryland Inventory of Historic Sites. While many of these resources have been preserved because of the county's relative isolation, they are threatened by the projected growth and development activity. The county's historic preservation commission has been active since 1993 in documenting sites before they are lost and in pursuing the creation of historic districts. An additional 90 sites were added to the inventory in 1997 in this ongoing effort to identify additional sites and to increase both awareness and preservation.

1.3 A Farming Community

According to the 1992 census, agricultural land use accounts for approximately 30% of the county's total land area including 673 farms, averaging 115 acres in size. Approximately one fourth of these farms were between 50 and 100 acres in size. The major farm crops grown in the county in recent years have been tobacco, soybeans, corn, wheat and hay. Some of the farms in the northwest portion of the county are operated by the Amish and Mennonite communities, whose farmers market is well known in the region. Farming represents a valued way of life. It is these farms and the extensive areas of forest which provide the rural character so valued by old and new residents of the county.

Farmland, which is typically flat and well-drained, generally proves easy to convert to residential development. The proximity of much of the county's farmland to Three Notch Road increases its susceptibility to development pressures. If farming is to be retained as an important county industry and way of life over the coming decades, it will be necessary to enhance and enforce controls to protect existing farms and areas with

highly productive soils from suburban sprawl, and actively promote incentives for continued use of these lands for farming purposes. Of particular importance will be maintaining levels of farming activities that will support the kinds of farm supply centers necessary to day-to-day operations.

Agricultural preservation efforts in the county have consisted of participation in the Maryland Agricultural Land Preservation Program. By the end of 1995 there were 1,807.03 acres included in agricultural land preservation districts and 1,815.95 acres on which preservation easements have been sold. In October 1995 the county became certified by the Maryland Agricultural Land Preservation Foundation and Maryland Office of Planning to administer a local preservation program. The initial thrust of the local program will be to fill the gap left by the state program by focusing on farms between 50 and 100 acres in size. St. Mary's County ranks 19th out of 23 Maryland counties in acres preserved under this program.

1.4 The Home of a Premier Aircraft Testing and Evaluation Facility

The Navy is a significant presence in St. Mary's County. The 6,384 acre Patuxent River Naval Air Station, (NAS) commissioned in April 1943, has as its primary purpose testing and evaluation of the navy's aircraft. The station is unique in that it has access to 50,000 square miles of airspace for test flights, heavy duty runways of 12,000 as well as 9,700 and 6,400 feet, 18 hangar bays, three seaplane basins, operating lanes in the Patuxent River and Chesapeake Bay and easy access to the nation's capital. The real property at the station is estimated to represent a capital investment with a one billion dollar replacement value.

Between 1990 and 1995, total employment at the complex decreased from 12,723 to 12,268 representing slightly less than one third of the existing jobs available in the county in 1995. The military's share of this employment has decreased from nearly 31 percent to 21 percent, while the federal civilian share remained relatively constant (35.3% in 1990 and 34.7% in 1995), and the contractors' share increased from 36.8% to 43.9%. These trends changed and employment began to grow following the completion of the Defense Base Closure and Realignment Commission's 1995 round of downsizing. In an effort to consolidate naval aviation research and development activities, over 6,500 jobs (military and civilian) were relocated to Patuxent River (NAS) from military bases in Pennsylvania, New Jersey and Virginia.

According to a March 1996 report issued by the Maryland Department of Fiscal Services, the economic impact of the defense relocation to Southern Maryland is substantial. The initial influx of over 6,500 military and civilian personnel will generate a total of over 12,400 on-going jobs and \$769 million in new spending. This is in addition to nearly 8,300 temporary jobs (construction, real estate) and \$437 million in one-time spending. Many of these jobs are high-technology, high-skilled opportunities that pay average annual salaries in excess of \$45,000 per year. The new income associated with the relocation will dramatically increase the purchasing power of the southern Maryland region and spur successive rounds of economic development in real estate, retail trade, health care and business services. As of December 1997 the percentage of the base workforce living in St. Mary's County had dropped from 89% in 1995 to 61% today. This has contributed to a "reverse commute" pattern with increased vehicle trips into the county for the workday. The relocation is expected to continue through 1998 with base employment leveling off at 16,900 and up to 70% living in the county by 2000.

1.5 The Outer Edge of the Washington D.C. Commutershed

The relative isolation which St. Mary's County enjoys, and which fosters the rural environment so highly valued by its residents, could diminish over the coming decades as commuting patterns change. In 1980, 1,230 workers, representing 4.8% of the county labor force, commuted to the District of Columbia. By 1990 this number increased to 1,835, but represented only 4.7% of the county's labor force. According to one rule of thumb for determining whether the county is within the DC commutershed, at least 5% of its labor force would be found commuting there. Strictly speaking, the county is not yet within the D.C. commutershed, but is on its outer edge. By comparison, Charles and Calvert Counties lie undeniably within the D.C. commutershed with 18% and 13%, respectively, of their labor force commuting to the center of the metropolitan area by 1990. These neighboring counties have high commuting rates overall in comparison to St. Mary's County. In 1980 54% and 56% of the labor force of these counties, respectively, worked out-of-county while only 20% of St. Mary's County's did so. By 1990, out-bound commuting rates were 58% for Charles County, 57% for Calvert County, and 27% for St. Mary's County.

Potential construction within the next fifteen to twenty years of an improved US Route 301 through Charles and Prince George's Counties, and the prospect of light rail train service between Washington and La Plata could substantially increase out-bound commuting from St. Mary's County to new or expanding employment centers within the US 301 corridor. Since 1980, however, the growth of the county's economy, particularly in relation to the Patuxent River Naval Air Station, has been so strong as to provide substantial additional employment for St. Mary's County residents closer to their own homes.

While these observations hold for the county as a whole, the northern communities of Charlotte Hall and Mechanicsville have grown as much in response to proximity to Washington as to the growth of the naval air station. To avoid the burden of providing services for a population housed in the county but drawn to employment and shopping opportunities outside of the county, an effort must be made to balance the suburban (relative to Washington) and exurban (independent of Washington) nature of these communities. Guiding their emergence as well developed town centers should foster such balance, with emphasis on building up their employment and retail functions while maintaining their historic identities.

1.6 A Regional Recreational Resource

As a part of Southern Maryland, St. Mary's County is linked into a circuit of visitor destinations and attractions in Charles and Calvert Counties. These three counties are coordinating their efforts through designation of a Southern Maryland Heritage Area, and have prepared a Heritage Area Plan. Over 63 sites and activities in St. Mary's County are identified in the plan, including historic, cultural, natural and recreational centers.

By far the most important fixed visitor destinations in the county are Point Lookout State Park, Historic St. Mary's City and Sotterley Mansion. Events such as the air exposition at the Patuxent River Naval Air Station in the spring, the Blessing of the Fleet, and the Oyster Festival in the fall also attract large numbers of people. The Amish Market in Charlotte Hall operates twice weekly and is a significant cultural and focal point. Less formal destinations for residents and visitors include commercial and private marinas, and fishing charter operations located along the creeks and rivers which feed into tidal Patuxent and Potomac rivers and the Chesapeake Bay.

Both Point Lookout and St. Mary's City are located at or toward the southeastern tip of the county. This means that visitors to them are drawn through the entire length of the peninsula in order to reach them. While this provides opportunity for purveyors of commercial services to tap the visitor stream, it also means that the county must make certain that access to the sites is kept in good order, from both traffic handling and attractiveness standpoints. The community of Ridge represents a prime opportunity to capitalize on such needs of the visiting population as dining, fishing and camping goods and supplies, and lodging. Recognizing and accommodating its potential as a steadily developing village center would greatly enhance the economy of this end of the county.

2 The Dynamics of Change.

2.1 Population

The 1988 comprehensive plan looked forward to the end of the twentieth century, predicting a population of 84,225, an increase of 17% over the assumed population of 1988. By the end of 1996, population was estimated to have reached 84,815, and the expected number for the end of the century ranged from 88,600 (Maryland Office of Planning estimate as of September 1995) to nearly 91,000 (DPZ estimate based on certificates of occupancy through 1996). This means that the total county population has grown 11% since the adoption of the 1988 comprehensive plan. The greatest concentration of population remains in the 8th election district, representing 34% of the total county population; this district includes Lexington Park, California, and Great Mills. Significant concentrations of population are also found in districts 3 (which includes Leonardtown and Loveville), 4 (which includes Country Lakes and Wicomico Shores), 5 (which includes Charlotte Hall and Mechanicsville), and 6 (which includes Hollywood). As the county's population reaches a projected population of over 100,000 persons by twenty hundred and ten, only these areas are expected to remain as major population centers. Lesser concentrations will continue to be found in and around Ridge in District 1, and in Piney Point in District 2. Population will remain more widely dispersed throughout the remainder of the county.

The projected age distribution of the population shows an aging population. In 2010 the segment of the population age 65+ is projected to increase by 3,500 persons, representing nearly 11% of the population. The numbers of children are dropping: 1% in the age 5 and under category and nearly 3% in the age 5 to 19 category. However, the county population is younger than that of the state as a whole, where over 12% of the population is age 65+. This information will be valuable in planning for future school facilities and elderly housing.

Population Projection

Year	Total Housing Units	Population	Percent change from 1990
1990	27,863	75,974	
1995	30,565	83,342	10%
2000	33,267	90,709	19.7%
2005	35,969	98,057	29.7%
2010	38,671	105,293	39.7%
2020	44,075	119,289	57.0%

Based on 1990 census of housing and certificates of occupancy issued between 1991 and 1996

2.2 Land Use

St. Mary's County contains approximately 231,280 acres of land area. As of 1990 the majority of this land (54%) is forested, with agriculture accounting for 29%. Although developed land only represents 15% of the total land area, from a trend perspective, the amount of developed land has been dramatically increasing, 16% from 1985 to 1990.

LAND USE	1990 ACRES	PERCENT OF COUNTY
Very Low Density Residential ≤ 1 dwelling unit(du)/5 acre	7,177	3.10 %
Low Density Residential 1 du/5 acre - 2 du/acre	17,053	7.37 %
Medium/High Density Residential ≥ 2du/acre	2,264	0.98 %
Commercial and Industrial	1,927	0.83 %
Institutional and open	6,090	2.63 %
Bare ground (stripped for development)	523	0.23 %
Developed Land Subtotal	35,034.00	15.15 %
Agriculture	67,415	29.15 %
Forest	125,463	54.25 %
Extractive and barren	491	0.21 %
Wetland	2,877	1.24 %
Resource Land Subtotal	196,246.00	84.85 %
TOTAL LAND AREA	231,280.00	100.00 %

Source: Maryland Office of Planning Land Use/Cover Inventory

In particular, low density residential development (densities less than 2 units/acre) is the most rapidly increasing category, growing by over 25% from 1985 to 1990. This increase in low density residential development is very land consumptive and threatens to impact valuable natural resource lands. In fact, the 3,452 acre increase in low density residential development from 1985 to 1990 closely parallels the loss of 4,010 acres of forest and agricultural land during the same time period.

The 1988 comprehensive plan endeavored to direct growth to designated growth areas while preserving resources and the rural character outside of those areas. Between 1990, when a zoning ordinance was enacted to implement the plan, and the end of 1995, 85% of commercial and industrial development had occurred within the designated growth areas, but only 45% of residential development. An evaluation of residential lots built on between 1991 and 1995 shows that in growth areas the average lot size was 0.96 acres, while in rural preservation areas the average lot size was 6.19 acres. If the county population does indeed grow to 91,000 by the end of the century, and if development trends continue unchanged, then the county will see another 10,366 acres "consumed" by suburban sprawl (1,167 acres of which would be in designated growth areas, but over 9,000 acres in areas planned for resource conservation and the preservation of rural character). By the year twenty-hundred and ten this could swell to 31,100 additional acres, an 89% increase over the amount measured as of 1993.

Sprawl is a state-wide and even a national phenomenon. As it spreads across the landscape, it can destroy wildlife habitat, overrun farm lands, displace valuable streamside forests, threaten wetlands, contribute to air pollution problems and increase the runoff of sediment, nutrients, and toxins in local waterways and the

Bay. Sprawl results from poor or inadequate planning for new growth. Growth in the Chesapeake Bay watershed through 2020 is expected to be 2.6 million more than the watershed's 1990 population. Maryland will receive 800,000 of this new population in 555,000 new households; at current rates of conversion of land from forests, agriculture and resources to developed acreage, this population increase will consume another 626,000 acres by 2020 compared with 1990 levels.

This plan later describes means and benefits of targeting growth. Between 1996 and the end of the year twenty hundred, nearly 2,700 dwelling units will have been built. As mentioned, these units could consume another 8,500 acres, or, with managed growth, as little as 1,200 acres, with less than 400 acres disturbed in areas planned for resource conservation and preservation of rural character. Analysis shows the potential of designated growth areas to accommodate projected growth. The Lexington Park development district alone could absorb all projected growth through the year twenty hundred and twenty. The analysis also shows the potential of the rural preservation district to absorb growth based on building lots authorized through 1996 but not yet developed with houses.

2.3 Employment

Between 1988 and 1995 the county labor force grew 8% to a total of 43,343. This is slightly less than the state average of 11% and significantly less than the rates of neighboring Calvert and Charles counties which are 49% and 29% respectively. It is projected that the labor force will grow to over 56,000 by the year 2010. This will be approximately the same size as that of Calvert County and approximately 33,000 less than Charles County.

Commuting patterns indicate that, although close, the county is not yet considered to be within the Washington, D.C. commutershed. In 1990 1,835 workers or 4.7% of the county labor force commuted to jobs in Washington, D.C.. This is in sharp contrast to the neighboring counties of Calvert and Charles where in 1990 13% and 18% respectively of the work force commuted to Washington, D.C. The overall commuting rate for the county was 27% in 1990. This is again low in comparison to neighboring counties where the rates were 57% in Calvert and 58% in Charles.

The per capita income of the county in 1995 is \$14,270. This is less than both the two neighboring counties and the state average. Per capita income is projected to be \$18,818 in 2010. This represents a similar disparity between the neighboring counties but less of such between the state average.

2.4 Housing

The number of housing units has increased by 4,068 or 15% from 1988 to 1995. The largest percentage increases were in the fourth and fifth election districts. This basically follows the population increases seen over the same time period. However, the type of housing remains stable.

	1980		1990		1996	
	Units	Percent of Total	Units	Percent of Total	Units	Percent of Total
Single Family	16,148	75.8%	20,807	74.4%	23,404	75.1%
Multifamily	2,569	12.1%	3,214	11.5%	3,733	12.0%
Mobile Homes	2,561	12.1%	3,842	13.8%	4,018	12.9%
TOTAL	21,278	100%	27,863	100%	31,155	100%
Change from prior period	+7,064	49.7%	+2,585	12.1%	+3,292	11.8%
Total Increase since 1980	--	--	+2,585	12.1%	+5,877	27.6%

Source: 1970, 1980, 1990 US Census, 1991-1996 Certificates of Occupancy

Future housing needs are determined by population growth, vacancy rates and person per household trends. The county vacancy rate in 1980 was 10.9%, in 1990 was 8.5%, continued decline in this rate is projected as seasonal waterfront homes are converted to full time residences. This marginally reduces the need for additional housing construction by using more of the existing housing stock to accommodate projected population growth. However, this decline in the vacancy rate is more than offset by a reduction in the persons per household ratio from 2.81 in 1995 to 2.63 in 2010. A reduction in the number of persons per household results in the need for more dwelling units to accommodate the same population.

Housing units are projected to increase from 30,971 in 1995 to 40,300 in 2010, a 30% increase. This compares to a projected 24% increase in population. Housing units are projected to increase more rapidly than population due to lower person per household trends.

2.5 Community Facilities

2.5.1 Parks

Parks and recreation planning and acquisition goals are established in the county's land preservation and recreation plan (LPRP). Currently, there are 4 state parks, 10 community parks, 15 neighborhood parks, and 15 boat ramps/piers in the county. There are also a county owned and operated golf course and the county fairgrounds. The state parks plus other state owned properties total an area of 6,429 acres. The remainder of the parks and facilities represent a total area of 749.7 acres. In addition, there are 29 schools/education areas totaling 752.9 acres that are available for recreational use. While needs for regional recreation facilities, which include all the state-owned parks and natural areas, are met now and through 2010, the county falls well short of providing neighborhood, community and regional public recreation facilities. Even with the increase of 192 acres through acquisition of Myrtle Point in 1997 for an additional park (bringing total acres to 941.2 acres), the county has a shortage of more than 1500 acres based on the 1997 population and is far from meeting the needs of the 2010 population.

2.5.2 Schools

Total public school enrollment increased by nearly 1,900 students or 16% between 1987 and 1995. The greatest percentage increase was at the middle school level, increasing by 30% whereas the greatest increase in numbers of students was seen at the elementary school level, increasing by 905 students.

Total public school enrollment is projected to increase by approximately 2,200 students or just over 16% by 2003. Predicated on the previous high increase in middle school enrollments, it follows that from 1996 to 2003 it is the high school level that grows by the greatest percentage. The high school level is projected to increase by just over 20% or 848 students.

The optimum school sizes adopted by the local Board of Education are as follows: 535 students for elementary; 1,100 students for middle; and 1,575 students for high. The classroom staffing ratios used by the local Board of Education are as follows: 1 per 22 students for K-2 and 1 per 25 for 3-12. Based on enrollment projections and patterns, optimum school sizes, and staffing ratios, a capital improvements (construction) program adding additional capacity at all levels has been developed.

It should also be noted that there are a significant number of private schools in the county. These private schools have ranged from absorbing nearly 20% of the total school population in 1987 to just over 23% in 1995.

2.5.3 Water Resources and Wastewater Treatment Facilities

The county is served by five aquifers: the Patapsco, Aquia, Piney Point, Magothy, and Mattaponi. Only the Aquia is available to serve the entire county, whereas the Patapsco, Piney Point, Magothy and Mattaponi are found in limited areas.

Groundwater resources have been and are expected to continue to be adequate for meeting the needs of a growing population according to the comprehensive water and sewerage plan (CWSP). For this reason, surface water use has not been largely discussed since the early 1970s. The CWSP identifies potential reservoir sites on McIntosh Run, the St. Mary's River, Killpeck Creek, and Persimmon Creek, but no measures have been put in place to preserve or protect these potential sites. A reconnaissance review indicates that McIntosh Run, Killpeck Creeks are no longer viable impoundment sites. The Maryland Department of Natural Resources will continue to monitor the aquifers for supply and flow rates.

There are four wastewater treatment plants in the county: Leonardtown and Pine Hill Run, which serve the Leonardtown and Lexington Park development districts, respectively, and St. Clement's Shores and Wicomico Shores which serve these neighborhood conservation districts.

2.5.4 Solid Waste

Pursuant to state law, the county maintains a plan for managing solid waste disposal for the next ten years.

2.5.5 Transportation

The dominant mode of personal transportation in St. Mary's County is the private automobile and the vast majority of travel occurs on the highways of the state and the county and on private roads. In addition, most of the goods produced or consumed in the county are hauled by truck over these same highways. The railroad which once served this area is long gone and is not likely to return. Mass transit services have been intermittently provided both within the county and between the county and the Washington and Baltimore metropolitan areas. Daily commuter transit service to the D.C. area is well utilized and ridership has increased over the years. Local transit service is provided through the St. Mary's Transit System and, again, ridership has increased with excess capacity available. While the automobile has long been the preferred mode of transportation in St. Mary's County, this plan encourages efforts to lessen dependence on the automobile. As noted, mass transit service and bicycle facilities have increased in the 1990's, and should be supported into the next century.

Population increase and economic growth are typically accompanied by an increase in traffic volumes and highway-related commercial activities competing for visibility and access. The result has been significant peak use problems of congestion, delays and slower speeds, especially within the Three Notch Road (MD 235) corridor. Failure to plan for adequate highway capacity and safety provisions will lead to further deterioration of the vital transportation system which in turn will adversely affect the general welfare. It is therefore critical to public welfare and safety to plan for adequate transportation improvements. Major efforts to meet this need

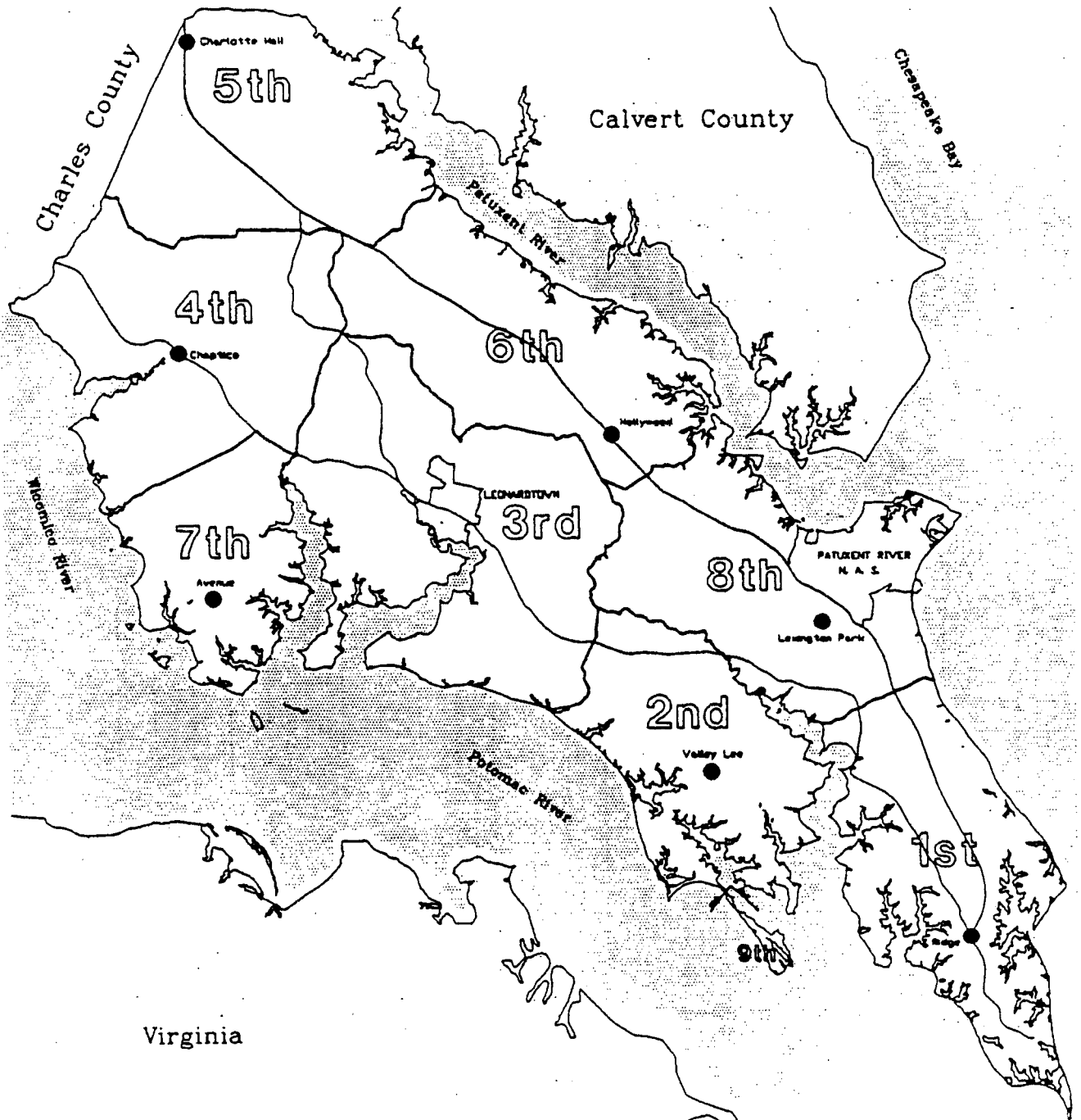
are underway at the local, regional and state levels, including, but not limited to, the Tri-County Council Regional Infrastructure Committee.

The county's growth management objectives are heavily dependent on the viability of the Lexington Park development district as the area where a significant portion of population growth will be accommodated. Additional highways and streets will be needed to serve the proposed land uses and to provide for ease of access to this district.

A reduction in federal funding for roadways places more financial responsibility at the state, county and local levels - as well as on private developers - to fund new roadways and roadway improvements. Roadway construction funds must therefore be wisely expended, and road needs carefully identified and programmed.

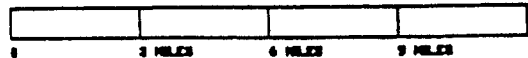
New funding mechanisms may be necessary as the rate of new development increases and potential funds generated through impact fees may not be sufficient to cover the costs of new roads to relieve current as well as anticipated congestion.

This page intentionally left blank



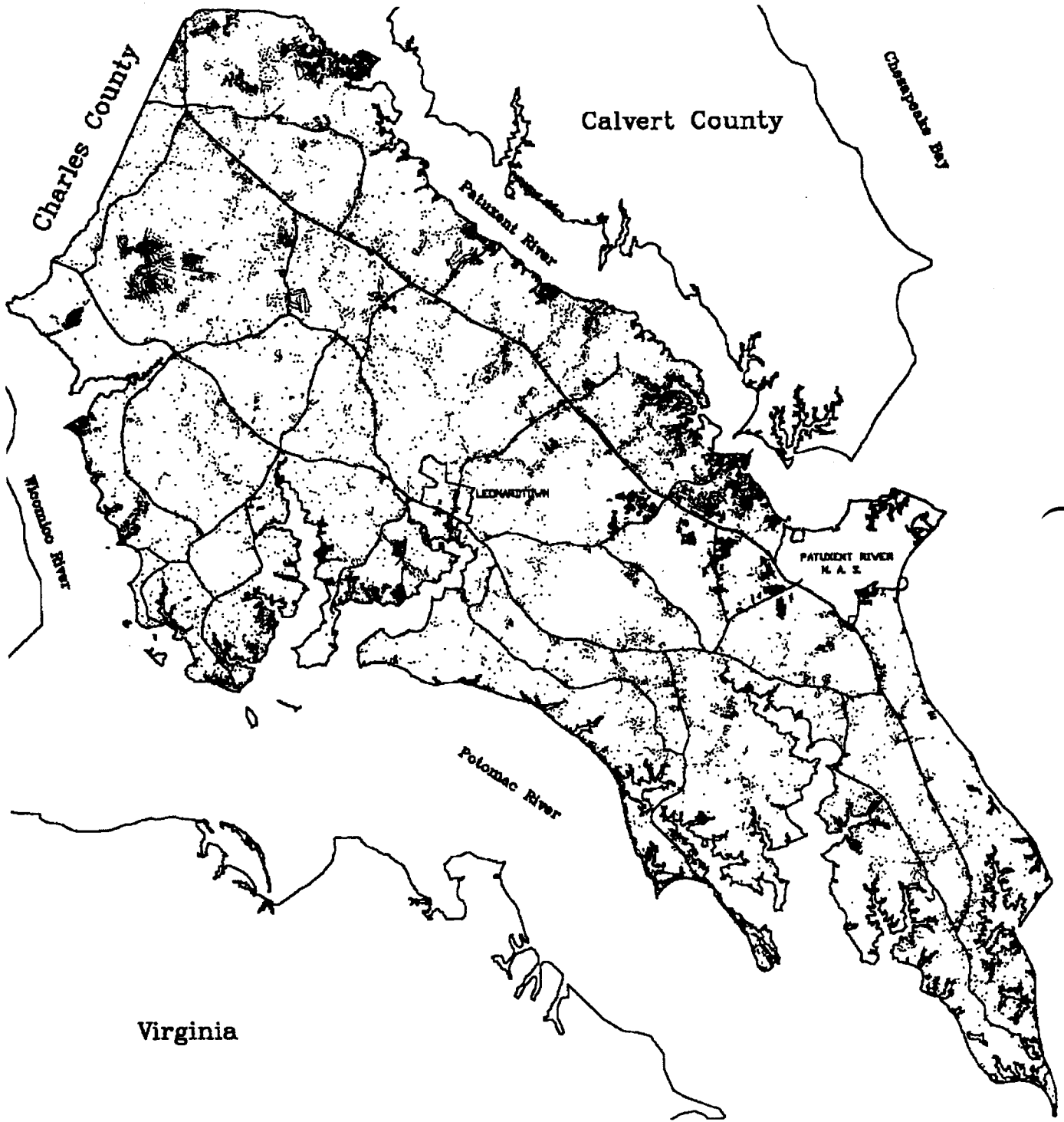
Election Districts

SCALE BAR



Population Distribution

Each dot on the map represents a residential structure according to 1993 aerial photography. Black shaded areas represent concentrations of houses; e.g., Golden Beach.



3 Quality of Life

What makes St. Mary's County a desirable place in which to live, work and play? Since the emergence of the 1988 comprehensive plan, the citizens of St. Mary's County have voiced their concerns about trends, and have stated their interest in maintaining the quality of life they have long enjoyed here. Comments indicate a continued consensus that is focused on features and characteristics of the county that make it a good place to live and that warrant preservation. The widest recognition was given to the value of the county's rural character, its waterfront and its historic features. Also very highly valued were employment opportunities and access to nearby metropolitan areas. Considerable importance was attributed to the clean environment, ease of internal movement, outdoor recreation, educational opportunities and the slow pace of life. Also mentioned were the sense of community, ethnic diversity, and the agricultural and Amish and Mennonite communities. Also valued as positive features were proximity to the waterfront, a pleasant atmosphere, closeness to work, and affordable housing. Recommended changes and improvements derived from these inputs included limitation of sprawl development and limits on multiple access points along arterial roads, increased public access to the waterfront, expansion of marina uses, and improved access and community appearance in Lexington Park. Responses to a questionnaire emphasized the unavailability of many consumer products in the county and favored additional light manufacturing uses and tourism. The consensus of opinions strongly favored guiding future growth.

In June of 1994 a community character workshop was held to begin soliciting citizen input for the update of the comprehensive plan. At the workshop noted urban planner Mr. Anton Nelessen conducted his trademarked Visual Preference Survey where citizens were asked to rate a series of slides. While not including all issues, a number of defined topics came out clearly positive or negative.

The concept of conservation and designing with nature was rated positively. Citizens favored scenes of farms, rural areas, and pristine sensitive environmental areas making suggestions such as clustering development, implementing an agricultural overlay zone or an Amish overlay zone, designating certain areas "off limits" to development, and exploring design standards for streetscapes. Another positively rated concept was open space. Citizens suggested that opportunities for linkages and greenways be explored and that additional water access points be explored. Also positively rated was the concept of regulating building architecture and site design. Citizens suggested that it be determined what residents prefer and that design guidelines be developed and incorporated into the project approval process. Another positively rated concept was "nice" roads. Citizens stated that "nice" roads are those that are narrow with arching tree canopies. They suggested that better (lesser) road design be explored as well as landscaping requirements along all new roads.

With regard to negative, there was the issue of pedestrian and bicycle access. It was pointed out by citizens that much of the development in the county totally ignores the concept of pedestrian access or bicycle use and suggested that pedestrian and alternative transportation issues such as sidewalks, bikeways, greenways, landscaping, and lighting be explored. Another big negative were scenes of Lexington Park, which is currently in the "decline" phase of Nelessen's "Built-Form Evolutionary Spiral." It was suggested that there needs to be retrofit and redevelopment with specific designs for each area - i.e., sub-area plans. Another negatively rated issue was signs. It was stated that the current regulations are not helping and that there need to be very specific design standards for signs, including allowing certain styles, standardizing colors and materials and banning those that are internally illuminated. The last of the major negatively rated issues was roads. Citizens stated that many of the county's roads are excessively wide and over-engineered. They suggested that there be better (lesser) road design and that where larger roads are justified there be a streetscape to include planted medians and pedestrian amenities.

In May and June of 1996 citizen input was again sought. This was in the form of four community meetings. The meetings were held at various locations throughout the county to accommodate residents in all areas. At these meetings citizens were briefed on the 1988 plan, trends since that time, and current conditions. Citizens were then asked to complete an opinion survey. In addition to these four community meetings, staff requested that smaller community groups solicit staff presentations. It is estimated that from these smaller presentations as well as the four community meetings more than 400 citizens were reached. Out of that approximately 20% responded to the opinion survey. The results of the survey are summarized in the appendix.

For the most part, the opinions given reinforce what was stated/suggested in 1994 at the visual preference workshop. Some of the responses given to the question "What issues do you believe should be addressed in the comprehensive plan?" included: maintaining rural character, clustering growth, aesthetics, more focus on people less on cars, agricultural land preservation, breaking up of farmland and open space, and transferrable development rights (TDR). Many of these issues were reinforced under a question where citizens were asked to rate the quality of services in the county. The county's progress in addressing transportation, agricultural preservation, and rural preservation received a high number of poor ratings.

Overall, county citizens feel they are a part of their community, safe, and that the quality of life in the county is good to excellent. However, the majority feel that the quality of life is declining. New areas of concern raised by responses to the opinion survey include: affordable housing, historic and cultural preservation, and water supply resources.

Chapter II: SUCCESSES AND PROBLEMS SINCE ADOPTION OF THE 1988 PLAN**1 Introduction**

Public opinion and the need to address the "seven visions" of the 1992 Planning Act support continuation of the primary purposes of the 1988 comprehensive plan :

- 1.1 Protection of farmland and forest resources as components of an important local industry and rural character
- 1.2 Protection of sensitive natural characteristics or environmental features
- 1.3 Protection and enhancement of the visual qualities and characteristics of existing settlements in the county
- 1.4 Directing and managing the distribution of future land uses anticipated with a growth in population
- 1.5 Guiding of public investment in services, facilities, and improvements in a manner which is timely, cost effective and easily maintained.

In addition to these five objectives the 1988 plan serves as a "yardstick" for evaluating the merits of development and budgeting proposals and as a guide to strategies for controls, management measures, financial and human resource investments, and incentives necessary to achieve these goals. The pattern and appearance of many developments after 1988 indicate that many of the implementation strategies have not been effective at addressing the five core objectives of the 1988 Plan. This finding is supported by citizens who have expressed an ongoing concern that the implementation strategies inadequately protect either farmland or rural character. Appendix 3 to this document tabulates citizen concerns¹.

Application of the implementation strategies -- particularly the establishment of density in the rural preservation district at one dwelling unit per three acres -- has shown that they have not achieved and are probably incapable of achieving the goal of preservation of open space, and protection of land for agriculture and resource utilization, without additional strategies to guide how that density is located and how it "looks" in the landscape.

A sixth purpose identified but indirectly stated in the 1988 plan, has again been identified by citizens as critical to understanding and guiding the future of the county:

- 1.6 Protection and stewardship of the watershed and waterfront lands and the local waters of the county necessary to preserve water-dependent activities, and to enhance the health of the Chesapeake Bay and its tributaries.

¹ As expressed in the 1994 Visual Preference Survey conducted by Anton Nelessen at the Community Character workshop in 1994, the Randall Arendt workshop on Preservation of Rural Character in 1995, in the Planning and Zoning survey distributed in the spring and summer of 1996, and in public comments by the County Commissioners, Planning Commission's Ad Hoc Community Character Task Force, Economic Development Commission, and as stated in public hearings before the Planning Commission.

2 Analysis

This section outlines issues related to successes and problems which affect the ability to achieve the objectives. These issues have been developed using a variety of statistical data from land use and building permit records, and analysis of citizen opinion expressed in surveys and public comment gathered in 1994, 1995, and 1996.

2.1 Protection of farmland and forest resources as components of an important local industry and rural character.

A primary achievement related to protection and preservation of agriculture as a local industry and farm land was the establishment of the local Agricultural Preservation Program in 1995. Tax assessment reductions for qualifying agricultural lands improves the ability of farming to remain economically viable. As of 1996 the Maryland Agricultural Land Preservation Foundation showed that within St. Mary's County 1,807 acres were in agricultural districts and 1,816 acres were under easement in agricultural assessment.

However, efforts to enroll farmlands and funding to support these programs must be increased if they are to have a significant impact. The Census of Agriculture indicated that, in 1969, 95,146 acres or 41% of the county's total land area was in agricultural field and forest use. A little over twenty years later, 1992 figures indicate St. Mary's County had 77,491 acres of agricultural land (33% of the county's area). This represents an 18.5% decline and over this same period the area in cropland has declined by 22.8% (from 46,067 to 35,543 acres). The 3,623 acres currently protected represents only 4.67% of current agricultural land which is being lost at a rate of 0.56% per year.

The county has developed farmstead zoning to preserve the rural character in areas which are subdivided and developed for homes -- reductions in subdivision approval requirements are offered as incentives to keep large lots (15 acres or more) and an effort to preserve the "look of an area," but generally these large lots are not affordable or viable for the farming population. Farmstead lots are often not viable as farms, however, in the past year, a number of adjacent farmsteads have been purchased by Amish or Mennonite families, who can jointly farm these using traditional methods for a profit. Even with programs which restrict change in land use and keep larger tracts available, the economic preservation of working farms will remain at issue unless programs are established to improve the economics and desirability of farming as a career and a lifestyle.

Many of the problems of farming and agriculture as a local industry are outside government control. The general decline in profitability of farming encourages sale of farms for development purposes -- growing houses becomes financially more attractive than growing crops. Due to economies of scale, small farm operations -- prevalent in St. Mary's County due to topographic and historic land division patterns -- find it difficult to be competitive with large farm operations. The farmer population is aging, and the younger generation no longer has confidence in farming as a way of life as evidenced by the decline and termination of vocational agriculture training in county schools. Infrastructure to support farming feed/seed/grain operations, equipment sales and repairs, access to markets -- has steadily declined as agriculture has declined -- further significant reductions in either farm or support operations is capable of causing the complete loss of both. Lack of new farmers might be addressed by reestablishing and expanding support for educational opportunities of youth such as FFA or other vocational agriculture programs. Education of existing and new farmers about alternatives to traditional crops are needed to promote and increase the economic viability of farming. An increasing supply of farmers producing viable crops for local and regional markets will be necessary to generate the demand for infrastructure to continue active agriculture in St. Mary's County.

There are a number of issues affecting the economic viability of agriculture and farming that can be influenced by government. The current tax structure often provides incentive to convert land to residential use by increasing taxes on land which is not being actively farmed, by assessing unimproved land based on its value for development, and by increasing the tax expenses for low and fixed income land owners. Three acres per dwelling unit density puts pressure on farmers to sell because of high profitability of major and minor subdivisions. Payments for agricultural easements are often not competitive with farm land development values. Subdivision of a single large tract is more desirable because it is easier and often less expensive than purchase and consolidation of a number of smaller tracts for subdivision so that large farms which are the most economically viable are lost to development. Some current ordinances and regulations encourage development patterns which consume large areas of agricultural land or are in conflict and inadequately balanced with the

desire to preserve active farming:

- environmental regulations, in the absence of adequate growth management policies, often push development onto unforested, flat, lands (generally agricultural lands);
- road ordinance requirements for wide roads within very wide rights-of-way capable of handling fast moving and heavy traffic for internal subdivision "streets" where lower speeds and limited traffic should be desired;
- large setbacks which push houses further from roads and each other; and
- stormwater management exemptions for larger lots of two acres or more promote sprawling developments with large lawns and long internal roads, and which take more land than necessary to provide adequate home sites and make farming on any remaining land infeasible; and
- erosion and sediment problems, fertilizer and chemical runoff

Once non-farm residential lots are located in rural areas, conflicts with these expanding, randomly-located developments, road use and traffic, noise, smell, hours of operation--make it increasingly difficult to perform farming activities. Because the consequences of poor land management practices are incrementally larger and more visible on farms, farming is often singled out to bear a disproportionately high portion of the cost environmental regulation. While there are costs for environmental regulation on commercial, industrial and residential land uses, capital costs are more easily passed on to many individual consumers and lot owners. Full recognition of the impacts of other land uses are not generally made: impacts on individual properties are smaller, are more diverse and often less obvious; individual gains are perceived as smaller; it is harder educate and to regulate those numerous individuals engaged in a wide range of activities on numerous small parcels than to regulate a few individuals in engaged in a well defined activity located on a few large parcels.

A number of these issues also affect the viability of farming as a component of rural character. Suburban sprawl development places increased pressure to convert adjacent lands to similar use -- either to pay increased tax assessments, or to cash in on the increased value of the land. The development patterns which are the most prevalent on converted land do not lend themselves to preservation of the rural look of a place. Character-sensitive design standards are seen in many areas of the country, and should be utilized in St. Mary's County. Many regulations developed to preserve environmental and functionally important habitats inadvertently create incentives to develop farmland. Regulations such as the Forest Conservation Act makes it more expensive to develop woodland. There is an inherent ease in developing farmland which is by nature relatively flat, open, relatively dry, has existing road access, and where sensitive areas, occur the steep slopes and wetland/stream areas which are protected now by regulation, are often already left undisturbed because they aren't suitable for crop and animal production.

While the county has made some strides toward land preservation, significant protection of farmlands as an economic component of rural character has *not* occurred.

2.2 Protection of sensitive natural characteristics or environmental features.

A number of laws and regulations exist to protect sensitive areas. The Chesapeake Bay Critical Area Protection Act, the Forest Conservation Act and local implementing ordinance sections, as well as Resource Protection section of the county's zoning ordinance were established under the 1988 comprehensive plan. However a number of problems with implementation and enforcement of the protections remain to be addressed. Density of permitted development is based on total areas of parcels rather than buildable areas and the actual carrying capacity of the land and impacts on the resources of the level of development which is permissible is unaddressed in the comprehensive plan or in the ordinance. Placement of sensitive areas in private ownership on numerous lots in a subdivision fragments the ability to assure proper management and often results in fragmentation of the resources through encroachment. Lack of adequate enforcement, and after-the-act approvals without significant penalty sets a precedent for acceptance of noncompliance with the regulations -- an issue which applies at all levels of government.

The lack of information about the importance of the sensitive areas and natural resources and the

abundance of misinformation regarding the purpose and extent of protection measures and regulations increases resistance to protection efforts and accelerates loss of resources. Lack of meaningful land preservation techniques such as clustering and tracking mechanisms contributes to this lack of adequate information and to the perception that environmental protection costs money and has no attendant cost benefits. This often translates to lost opportunities to capitalize on potential greenways and nature preserves, which could enhance property values.

2.3 Protection and enhancement of the visual qualities and characteristics of existing settlements .

To meet this goal, efforts have been sponsored in a number of areas. The Lexington Park master plan was endorsed by the planning commission as a tool for improvement of the heart of the development district. The Tulagi Place revitalization plan calls for removal of blighted structures, streetscaping, a new park and ride lot, a new small central park and serves as an example and offers guidance for fund generation for additional revitalization in the area. A few businesses have responded by effecting improvements to facades and streetscape. Provision of sidewalks and street trees along Great Mills Road, and plans by the State Highway Administration to add sidewalks and bike paths to improve pedestrian, bicycle and handicapped citizen access, and visual appearance along roads in other areas are serving to increase accessibility and enhance the look of certain areas. There is a "sidewalk retrofit program" in the FY 98 capital budget. In response to identified needs , waterfront access, and park development and improvements have been achieved by the Department of Recreation and Parks -- Wicomico Shores, Piney Point, the regional park on Chancellor's Run Road.

The planning commission has recognized the need for developments to address streetscape and has required improvements as conditions of approval for developments such as those on Pegg Road. It also established a community character task force to identify and make recommendations based on citizen concerns and opinions about the visual qualities and community characteristics . The task force sponsored citizen workshops to discuss and learn about preservation of community and rural character: "Visual Preference Survey" presented by Anton Nelessen, and "Rural Open Space Design" presented by Randall Arendt. These efforts have led to subsequent interest and several submissions by consultants of nontraditional designs for development.

Despite these efforts there remains a significant lack of education, and of even minimum guidance and/or regulations regarding the appearance of development and its impact on the visual character of a place, and on the economic health and viability of businesses and the county. County officials, reviewers, and business and citizens need to recognize and become willing to address the impact of the appearance of structures in a community on its ability to recruit high paying businesses and industries. Development and implementation of a landscape ordinance (as recommended in the 1988 comprehensive plan), architectural design standards and enforcement and improvement of sign standards have been identified as needs for this plan and ordinance update.

2.4 Directing and managing the distribution of future land uses anticipated with a growth in population.

Although the county has been successful in directing a high percentage of new high-density residential and nonresidential development to the designated development districts, increased efforts toward directing other types of development there is needed. Limiting development in rural preservation areas has not been successful for new housing development -- 54% of all single family dwellings built, and 67% of building lots created since 1991 have been located in the RPD. There is a perception that much of the Lexington Park development district is not a place in which one would want to live due to concerns (founded or not) related to crime, poor school quality, lack of amenities, lack of access to open space, high percentage of low income residents. The market for new housing is also largely driven by new residents predominately coming from urban and more congested areas who can afford and want to own their three acres in the countryside, and also by a lack of a variety of affordable, desirable higher density developments in the development district.

Buildout Analysis
Land Area Consumption

Current rate per 1991 - 1995 certificates of occupancy

Year	Additional Units*	Share		Acres per lot		Acreage demand		
		GA	RPD	GA	RPD	GA	RPD	Total
2000	2,702	45%	55%	0.96	6.19	1,167	9,199	10,366
2010	8,106					3,502	27,597	31,099
2020	13,510					5,836	45,995	51,831

* Additional over 1995 inventory, GA=growth area; RPD=rural preservation district

2.5 Guiding of public investment in services, facilities, and improvements in a manner which is timely, cost effective and easily maintained.

With the exception of the new Hollywood Elementary School, major expenditures on capital facilities since 1988 have been concentrated in designated growth areas. However, designated growth areas are larger than projected development needs dictate, and the plan provides little or no guidance for sequencing improvements and services. Developments permitted on private well and septic systems within service areas defeats many of the purposes of provision of central utilities, including the sacrifice of allowed density in the development areas. "Leap frogging" of the service past these developments increases costs to the county and to users by reducing the number of users per mile and increases distribution line length per dwelling when they are connected because these developments are necessarily less compact. Measures are needed to assure that development is coordinated with expansion of the service areas, measures which either limit development outside of currently served areas or require developers to fund that portion of the extension needed to reach the development and to construct infrastructure on site necessary to connect the development once the distribution system is extended.

2.6 Protection and stewardship of the watershed and waterfront lands and the local waters of the county necessary to preserve water-dependent activities, and to enhance the health of the Chesapeake Bay and its tributaries.

Open water, wetlands, and miles of shoreline, steep stream valleys and forested watersheds are defining features of St. Mary's County. Long-time residents recognize the long history of dependence on Bay waters, tidal and non-tidal streams for income and as a way of life; newer residents and visitors appreciate them for their scenic beauty, as a resource for recreation, as coveted places to live. The use and demands placed on the resources has frequently stressed them beyond their ability to recover. As noted in 2.2 above, in response to state laws, the county has implemented a number of ordinances designed to address human and land use impacts in key upland areas in the watersheds of the Chesapeake Bay and its tributaries. This top down regulatory approach to stewardship of the Bay has met with both resistance and support. In addition to these and newly proposed regulatory requirements, incentive programs need to be developed to reduce impacts to water quality and habitats, to increase bottom up efforts and new approaches to involve citizens in monitoring and clean up efforts, and to educate residents about the impact of their activities and foster stewardship in order to protect this critical resource. Success in these efforts can be measured by increased economic benefits in both commercial marine (boating and fishing) activities as well as private citizen use of the shoreline and county waters.

CONCLUSIONS:

If current trends continue as they have since the last adoption of a comprehensive plan in 1988, new residential development in our designated "rural preserve" will, by the year 2010, sprawl across 2,000 more acres per year or 26,000 acres in all (an area over 3 times the size of Patuxent Naval Air Station). This will be largely open space lands which have been the county's 350 year economic and cultural heritage. The county government has heard during the many local presentations about growth that citizens are concerned about the continuation of this trend. Citizens have expressed concerns about the loss of the open spaces because of the impact on the Chesapeake and its tributaries, because of the economic decline of agricultural land uses, and

because of the loss of quality of life. Citizens are concerned about depletion of groundwater supplies, about loss of the community's character and heritage, and about current town centers' loss of economic vitality.

Chapter III: A GROWTH MANAGEMENT STRATEGY

The citizens call out for sensible growth management strategies that will protect private property rights. During two years of plan preparation, they, the planning commission and the board of county commissioners have consistently recognized the benefits that may occur in a setting that provides for a full range of growth options. Strategies must necessarily include regulations, but can be coupled with incentives to encourage compliance, and with decisions to invest in public facilities and services where needed to support shared objectives. Organized pursuant to the state's seven (7) visions, the county's vision represents the desired future as an expression of policy made by all who participated in its preparation.

COMMUNITY VISION:

*PRESERVE AND ENHANCE THE QUALITY OF LIFE, BY RECOGNIZING AND PROTECTING THE UNIQUE CHARACTER OF ST. MARY'S COUNTY AS A CHESAPEAKE BAY PENINSULA.
FOSTER ECONOMIC GROWTH AND CREATE AN ATMOSPHERE OF EXCELLENCE
BY FOCUSING AND MANAGING GROWTH TO CREATE VIBRANT, ATTRACTIVE COMMUNITIES,
BY PROTECTING THE RURAL CHARACTER AND ECONOMY OF THE COUNTRYSIDE BY
NURTURING THE SHORELINE AND ADJACENT WATERS, AND
BY PRESERVING AND CAPITALIZING ON THE NATURAL RESOURCES AND HISTORICAL QUALITY
OF THE COUNTY.*

- 1 Development is concentrated in suitable areas
 - 1.1 The amount of new residential growth that has occurred in the rural planning area is reduced by one-half. About 80% of the county land area is in rural preserve and 20% in designated growth centers. Between 1990 and 1996, 56% of new residential development occurred outside of designated growth centers. A one-half reduction would still allow for 28% of new development to be in the rural preserve.
 - 1.2 New residential and employment growth is internally and externally integrated, creating neighborhoods and communities rather than a predominant land use pattern of subdivisions and strip retail or office plazas.
 - 1.3 Individual property access is denied on major thoroughfares, especially Three Notch Road (MD 5/235) and Point Lookout Road (MD 5), where access is limited to collector roads. Collector roads are interconnected for safety, reduction of congestion during peak period, and for additional business access. Road improvement priorities have resulted in new and improved road links to the growth centers.
 - 1.4 Growth boundaries are determined through balanced analysis of sensitive areas, build out potential of available lands, population and employment demands, and efficient utilization of public services and resources.
 - 1.5 Attention to architectural standards and urban design compatibility is expected by the community.
- 2 In rural areas, growth is directed to existing population centers and resource areas are protected
 - 2.1 Farms and forest resources are preserved from urban or suburban encroachment and the rural character and attributes of the county are maintained and enhanced. Landowner equity and property values have been enhanced by an active program of purchase and transfer of development rights.
 - 2.2 Protection of the rural countryside and traditional economies and activities -- fishing, farming, forestry -- are recognized as important components of the community and rural character. This rural character is worth maintaining not only for its scenic beauty, but because of its attraction as a setting for technology and service industries which are logically concentrated near the Patuxent River Naval Air Station.

3 Sensitive areas are protected

- 3.1 Land and natural features important to maintaining the environmental health of the county, which present constraints for development, and which are critical to reducing damage to the Chesapeake Bay, are preserved from disturbance and enhanced to increase the effectiveness of their benefits for erosion control, filtering of sediments and nutrients and provision of essential habitat for wildlife. In return, citizens receive benefits of reduced construction costs, minimization of erosion and flood events, and improved water quality for drinking and recreation, and increased property values for a more scenic living environment.
- 3.2 Historic and cultural landmarks are preserved, enhanced and made accessible
- 3.3 A coordinated cross-county network of greenways and scenic easements is established and waterfront access is enhanced to provide for passive and active recreation and an enhanced natural environment.
- 3.4 Large contiguous tracts of sensitive areas are outside of designated growth areas and zoned for rural or resource protection. Specifically, the McIntosh Run natural heritage area is omitted from the Leonardtown development district, and the St. Mary's watershed natural area and lands westward thereof are omitted from the Lexington Park development district.

4 Stewardship of the Chesapeake Bay and the land is a universal ethic

- 4.1 Infrastructure is planned to provide for controlled concentrated growth. The county responsibly assesses the impacts of all projects and proposals against environmental or infrastructural capacities. Excessively paved roads and expansive, under utilized parking lots are no longer allowed.
- 4.2 Ecosystems are protected, preserved, and enhanced by independent actions of individual citizens.
- 4.3 The county receives support, praise, and encouragement from outside of the community as a result of successful public education and outreach efforts and citizen participation campaigns that incorporate the community's values.

5 Conservation of resources, including a reduction in resource consumption, is practiced.

- 5.1 Existing communities are revitalized. New businesses are encouraged to reuse existing structures, or construct new infill buildings in order to utilize existing infrastructure, and bring new activity into declining areas. Owners of existing structures are encouraged to maintain and retrofit the buildings and grounds to be made attractive and energy efficient. Dilapidated or unsafe buildings are renovated for adaptive reuse and made safe and secure or removed. Illegal junkyards and other blighting influences are removed or brought into compliance with applicable regulations and ordinances.
- 5.2 Businesses, industries and individuals reduce consumption, and recycle or reuse materials. Demand for recycled products is encouraged by establishing goals for utilizing recycled products in the public sector.
- 5.3 Building codes and ordinances require energy and resource efficient construction materials and methods such as use of low flow plumbing fixtures for renovation and new construction, energy efficient insulation and windows and energy efficient heat, air conditioning and appliances.
- 5.4 New development is clustered to preserve rural lands and open space land uses.

6 Economic growth is encouraged and regulatory mechanisms are streamlined

- 6.1 Tourism development and broadened economic opportunity are closely linked to historic, cultural and environmental resources.
- 6.2 Permits and inspections are required only where necessary to uphold local zoning and building codes, which are adopted only when required to implement valid adopted public policy. Overly

restrictive, inflexible, and redundant regulation has been eliminated.

6.3 Infill development on existing developed tracts is encouraged, and preservation and protection of remaining environmental features on sites is rewarded through regulatory streamlining, which supports goals for focused growth, economic development and reduction of consumption of resources through revitalizing existing developed areas.

6.4 A business friendly regulatory environment fosters a diverse and growing economy.

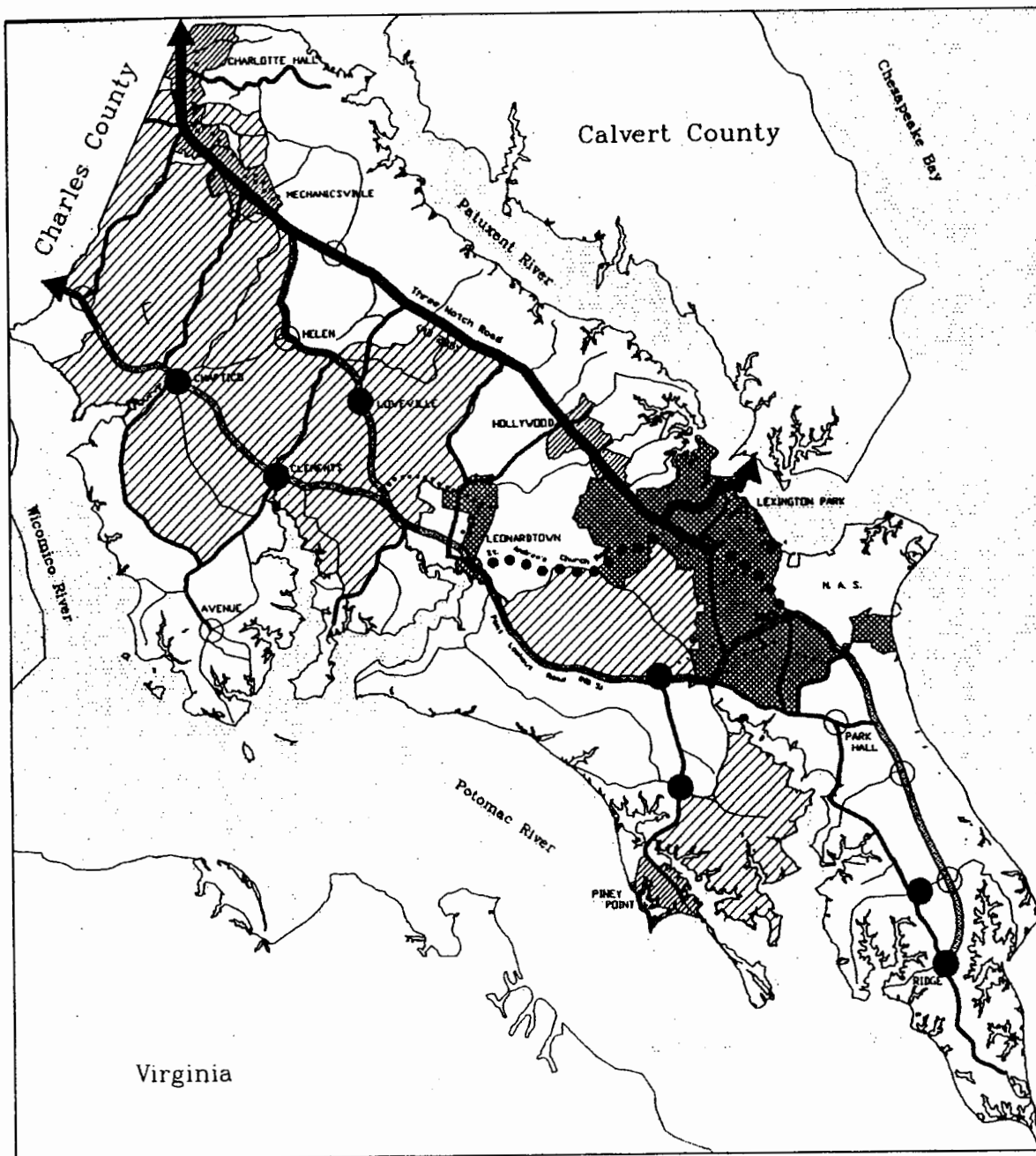
7 Funding is available to achieve these Visions

7.1 Revenue enhancements are charged most equitably to the direct beneficiaries of public services and facilities. County resources are matched with other revenue sources to build the capacity to resolve local needs locally through innovative project and program development.

7.2 Resources to revitalize existing neighborhoods and communities are obtained and focused.

7.3 Central geographic information systems (GIS) are utilized to maximize efficiency in planning and provision of government facilities. Private sector utilization of county GIS helps to defray some of its costs.

Land Use Plan Concept	
GROWTH AREAS	<p>1) DEVELOPMENT DISTRICTS. Primary growth centers are Lexington Park and Leonardtown: urban in pattern and form, designated for intensive residential, commercial and industrial development supported by a priority for provision of community facilities, services, and amenities. (Receiving areas for transferred development rights or TDR)</p> <p>2) TOWN CENTERS. Secondary growth centers are Charlotte Hall, New Market, Mechanicsville, Hollywood, Piney Point: urban in pattern and form, designated for moderately intense residential, commercial and industrial development supported by provision of community facilities and services. (Receiving areas for transferred development rights)</p> <p>3) VILLAGE CENTERS. Third order growth centers are Callaway, Chaptico, Clements, Loveville, Ridge, St. Inigoes, Valley Lee: intended to serve as the focus for rural community facilities, services and activities. (Receiving areas for transferred development rights)</p>
RURAL AREAS	<p>4) RURAL PRESERVATION DISTRICT (RPD). Prime farm land, timber land and mineral resource lands, agriculturally related industries and limited nonfarm cottage industries, and low density nonfarm residential developments characteristic of the county's rural character which are to be preserved for a wide range of economic and aesthetic purposes. Acknowledges continued nonconforming commercial and residential activities on existing parcels throughout the district, but limits their expansion or creation. (Sending area for transferred development rights)</p> <p>5) RURAL SERVICE CENTERS. Crossroads commercial, retail and business development at Avenue, Budds Creek, Dameron, Helen, Oraville, Park Hall and St. James that has traditionally provided very localized services for the surrounding rural and agricultural area; designated and intended to offer limited opportunity for infill development to provide focused commercial nodes in the rural areas.</p> <p>6) RURAL RESIDENTIAL DISTRICTS. Floating zone designations located within the RPD to allow developments of an exclusively or predominantly residential nature; subject to provisions to limit conflict with the preservation of rural character, or with the economies and operations of rural industries; and to avoid adverse impacts on the capacity of the land or the county's ability to provide adequate services. (Receiving areas for transferred development rights)</p>
PROTECTED AREAS	<p>7) RESOURCE PROTECTION AREAS. Sensitive areas (steep slopes, floodplains, wetlands, stream corridors, hydric soils, critical natural habitats) where development is hazardous or detrimental; significant natural, cultural and historic resource areas subject to loss or harm as a result destruction, significant alteration, or inadequate protection from impacts of off-site development; Chesapeake Bay critical areas. (Sending area for transferred development rights)</p> <p>8) AGRICULTURAL DISTRICTS. Designated areas of very low density development with a concentration of prime agricultural soils, designated to preserve potential for viable agricultural activity. (Sending area for transferred development rights)</p> <p>9) NEIGHBORHOOD CONSERVATION DISTRICTS. Established areas, predominately residential, where the existing development patterns and neighborhood character are to be maintained; includes communities with concentrations of structures with historic designation; limited infill development is allowed consistent with the existing patterns and character within its respective district.</p>



Quality of Life in St. Mary's County
-A Strategy For the 21st. Century-

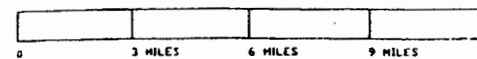
Master Plan Concept 2020 Land Use

- Development Districts
- ▨ Town Center
- Village Center
- Rural Service Center
- Rural Preservation District
- ▤ Agricultural District Overlay
- ▩ Non-County Jurisdiction
(Inter-jurisdictional coordination required by Article 66B)

2020 Transportation

- ▬ Major Arterial
- ▬ Minor Arterial
- ▬ Major Collector
- ▬ Minor Collector
- Proposed Arterial
(upgrade existing road)
- Proposed Collector

SCALE BAR



Prepared by the Department of Planning & Zoning (DPP&Z)

Concept Plan

Chapter IV: GOALS, OBJECTIVES, AND POLICIES NECESSARY TO ACHIEVE THE COMMUNITY VISION

1 LAND USE AND GROWTH MANAGEMENT ELEMENT

1.1 *Goal: Concentrate development in suitable areas.*

1.1.1 *Objective: Designate GROWTH AREAS sized to accommodate the needs of the projected 2020 population of the county. Target a majority of new residential development in development districts, town centers and village centers.*

- A. Policy: Concentrate development activity in AREAS SERVED OR PROPOSED TO BE SERVED WITH PUBLIC WATER AND SEWER, primarily the Lexington Park, and Leonardtown development districts and secondarily in the town centers of Charlotte Hall, New Market, Mechanicsville, Hollywood and Piney Point.
- B. Policy: Concentrate COMMERCIAL USES primarily in Leonardtown and Lexington Park, and secondarily in the town and village centers. Prohibit a scattering of future commercial uses along the county's roads. Promote development of designated traditional rural service centers, Budds Creek, Oraville, Helen, Avenue, St. James, Dameron and Park Hall.
- C. Policy: Locate INDUSTRIAL AND OFFICE USES in and near such areas in the Lexington Park and Leonardtown areas, and near the airport and in the town centers.
- D. Policy: Concentrate COMMUNITY SERVICES AND FACILITIES in Lexington Park and Leonardtown.
- E. Policy: Balance development goals with environmental protection and enhancement of the value of the WATERFRONT as a resource for recreation and water dependent facilities.
- F. Policy: Encourage infill development and develop standards to assure efficient transportation networks compatible design criteria and EFFICIENT USE OF LAND in all growth areas.

1.1.2 *Objective: Concentrate the majority of growth in DEVELOPMENT DISTRICTS.*

- A. Policy: Provide INFRASTRUCTURE which supports densities in development districts of 5 units per acre or greater.
- B. Policy: Foster URBAN DEVELOPMENT PATTERNS and design.

i. Delineate and encourage development of a central core with mixed uses surrounded by larger inter-mixed blocks of residential, commercial, industrial and business uses.

Action 1: Urban Central Cores

Zoning Map Revision:

- 1) Delineate development district central cores:
 - a) "The Wedge" area of Lexington Park development district
 - i) implement goals of the Lexington Park Tulagi Place Master Plan (1996)
 - b) Leonardtown corporate limits
 - i) work with Leonardtown to implement the goals of the town's comprehensive plan.
- 2) The Lexington Park Tulagi Place Master Plan as adopted by the Board of County Commissioners, as may be amended from time to time, is hereby incorporated by reference as if set out in full.

ii. Maintain visual and functional qualities of development through adherence to site standards for landscaping, architectural design, on-site and off-site advertising, access, lot coverage and open space, and buffering from adjacent developments and transportation corridors.

- iii. Allow for and provide adequate buffers to avoid conflicts between different land use types and to provide visual screening.

Action 2: Setbacks and Buffers

Ordinance Revision:

- 1) Require setback for structures to apply from edge of mandatory buffers on all new lots and to the extent possible for existing lots/parcels including:
 - a) Highway buffers, including scenic corridors
 - b) Environmental and resource protection buffers
 - c) Zoning/land use separation buffers
 - d) PUD buffers
 - e) Rural Residential zones

- C. Policy: Promote use of DEVELOPMENT RIGHTS transferred from rural preservation districts.

Action 3: TDR Receiving Zone Requirements

Ordinance Revision:

- 1) Growth Areas (development districts, town centers, village centers) and the Rural Residential floating zone are receiving zones for TDRs.
- 2) Revise density table TDR receiving zone density and bonus to provide incentives for using TDRs. (see appendix 5)
 - a) Establish TDR receiving zone by-right densities at 1 unit per acre for RL, RTC, RVC; allow increase to 3 units per acre with purchase of TDRs. Award density bonus of two additional units once the three unit per acre density is achieved.
 - b) Eliminate bonus density for sewer (Premise: sewer is necessary at densities greater than 1 unit per acre.) This loss will be more than offset by the 2 units per acre bonus density.
 - c) Require TDRs in a planned unit development (PUD) for densities from 6 dwelling units to 10 dwelling units per acre.
 - d) Allow .05 floor area ratio (FAR) increase of commercial space for each TDRs in RL, CVC, C, and I zones when development is in compliance with maximum lot coverage and height restrictions established for each zone.
- 3) The following TDR rates above 1 dwelling unit per acre apply:
 - a) 3 TDRs per single family dwelling;
 - b) 1 TDR per Multifamily dwelling;
 - c) PUDs may achieve density of up to 10 units per acre:
 - i) First 5 units according to base zoning (see 2a above)
 - ii) additional units through purchase of TDRs at the rates noted above for unit type.
 - d) 6 TDRs per dwelling of any type in the Rural Residential zone.
 - e) and for nonresidential space 1 TDR for each .05 increase in the floor area ratio (FAR) for non-residential structures provided total lot coverage and height restrictions are not exceeded;

- D. Policy: Minimize the number of OUTLETS TO MAJOR ROADS.

- i. Implement highway access policies for St. Andrew's Church Road (MD 4), Point Lookout Road (MD 5), Three Notch Road (MD 5/235), and Budd's Creek Road (MD 234).

E. Policy: Encourage creative and carefully designed commercial areas, avoiding the inefficiencies and negative visual, land use and traffic impacts of strip commercial development.

i. Provide planning for Three Notch Road and FDR Boulevard in Lexington Park and California to provide a limited access approach to the Naval Air Station.

ii. Prevent strip development from lining the approaches to Leonardtown to promote economic growth in the downtown core, and to maintain a defined town boundary.

F. Policy: Create ZONING DISTRICTS and standards necessary to accomplish concentrated growth.

G. Policy: Realign development district boundaries using WATERSHED PLANNING to protect large contiguous sensitive areas contained in 1988 development districts which have significant environmental and recreational features worth preserving, constraints on infrastructure provision, and regulatory constraints for development.

Action 4: Highway Access

Ordinance Revision:

- 1) Amend site plan and subdivision approval to:
 - a) Direct development to locations with access to two streets, at intersections where possible.
 - b) Require sharing access with existing uses.
 - c) Require infill development and redevelopment to provide vehicular and pedestrian connections to adjacent properties.
 - d) Provide or require secondary and local roads as needed to accommodate new uses. Emphasis should be on creating a network of streets and roads rather than single loaded frontage roads adjacent to the main road.

Action 5: Watershed Protection and Planning

Zoning Map Revision:

- 1) Rezone designated McIntosh Run Natural Heritage Area and upland portions of watershed from the Leonardtown development district zones to RPD to:
 - a) exclude from the development district receiving area and allow sale of TDRs; and
 - b) support preservation and protection efforts for endangered species located in the area.
- 2) Rezone St. Mary's River watershed areas west of the State Wildlands from the Lexington Park development district zones to RPD to remove Development district receiving area and allow sale of TDRs.
- 3) Rezone Bushwood from Village Center to RPD to:
 - a) exclude from the Village Center receiving area and allow sale of TDRs from environmentally constrained land; and
 - b) protect Church Swamp a designated significant habitat area.

Budgeting:

- 1) Fund watershed planning efforts using grants and matching funds for selected watersheds subject to stress from increasing development in the county:
 - a) McIntosh Run (CZM 1996 grant for Watershed Plan; Army Corps of Engineers (ACOE) Special Area Management Plan (SAMP));
 - b) St. Mary's River (CZM 1996 grant for Watershed Plan; ACOE (SAMP));
 - c) Killpeck Creek; and
 - d) Lockes Swamp Creek.

1.1.3 *Objective: Focus development in and around TOWN CENTERS.*

A. Policy: Provide INFRASTRUCTURE which supports densities of 5 units per acre.

B. Policy: Foster TOWN DEVELOPMENT patterns and design.

i. Encourage mixed use development

ii. Maintain visual and functional qualities of development through adherence to standards for

landscaping, architectural design, on-site and off-site advertising, access, lot coverage and open space, and buffering from adjacent developments and transportation corridors.

- iii. Allow for and provide adequate buffers to avoid conflicts between different land use types and to provide visual screening.
- iv. Discourage strip development.

C. Policy: Restrict direct ACCESS to major highways.

- i. Implement highway access policies for Three Notch Road (MD 5/235) in Charlotte Hall, New Market, Mechanicsville, and Hollywood.

D. Policy: Promote use of DEVELOPMENT RIGHTS transferred from rural preservation districts.

E. Policy: Encourage creative and carefully designed COMMERCIAL AREAS, avoiding the inefficiencies and negative impacts of strip commercial development.

- i. Plan additional roads parallel to Three Notch Road (MD 5) commercial and industrial frontage and to provide travel alternatives to Three Notch Road for local traffic.

F. Policy: Create ZONING DISTRICTS and standards necessary to focus development in and around town centers.

1.1.4 *Objective: Encourage expansion of rural services and moderate residential growth in seven (7) VILLAGE CENTERS : Callaway, Chaptico, Clements, Loveville, Ridge, St. Inigoes and Valley Lee.*

A. Policy: Provide INFRASTRUCTURE which supports densities of up to 5 dwelling units per acre in village centers.

B. Policy: Foster traditional VILLAGE DEVELOPMENT patterns and design.

- i. Encourage compact development patterns by clustering septic easements to create open space.
- ii. Require infill development and redevelopment to provide pedestrian connections to adjacent properties.

C. Policy: Promote use of DEVELOPMENT RIGHTS transferred from rural preservation districts.

D. Policy: Create ZONING DISTRICTS and standards necessary to encourage expansion of rural services in village centers.

1.2 Goal: Direct growth in rural areas to existing population centers and protect resource areas.

1.2.1 Objective: In the Rural Preservation District limit growth to PRESERVE OPEN SPACE, PROTECT AND PROMOTE AGRICULTURE AND FORESTRY.

A. Policy: Limit form, type and extent of development in RURAL PRESERVATION DISTRICTS.

- i. Conserve the land and water resource base that is necessary to maintain and support the preferred land uses of agriculture, forestry, fisheries activities and aquaculture, and to preserve natural environments (wetlands, forests, abandoned fields, beaches and shorelines).

Action 6: TDR Sending Zone

Ordinance Revision:

- 1) Amend the transfer of development rights (TDR) program to provide an economically viable alternative for owners to continue in preferred RPD activities and open space use of their land (see appendix 5):
 - a) Establish clearing house for sale and purchase of TDRs, investigate annually establishing TDR value.
 - b) Revise TDR sending area calculation and encourage retirement of development rights from noncomplying lots of record:
 - i) In the RPD: allow transfer of development rights from parcels and lots of 6 acres or more with unused development rights.
 - ii) In the Agricultural Overlay District: allow transfer of unused development rights from agriculturally assessed parcels and lots of 6 acres or more at twice the RPD rate.
 - iii) In all zones: each undeveloped lot or parcel of less than 6 acres in an existing subdivision is considered to have one right to transfer. When the lot of record is unbuildable due to current health, zoning and environmental regulations, encourage transfer of TDRs as the means to recover lost economic value of the land.
 - c) When calculating available density for transfer use the following formulas:
 - i) Each new lot in a minor subdivision utilizes 3 density acres.
 - ii) Each new farmstead lot utilizes 5 density acres of the parent parcel density: 3 for farmstead dwelling and 2 for intrafamily lot creation.
 - d) Within the Critical Area allow transfer from more restrictive overlay zones to less restrictive as follows:
 - i) for RPD/RCA parcels, any unutilized RPD density right may be transferred to the LDA or IDA. Underlying zone densities will apply to the receiving zone.
 - ii) for RPD/LDA parcels, any unutilized RPD density right may be transferred to the IDA. Underlying zone densities will apply to the receiving zone.

- ii. Encourage and prefer any farm use of land and agricultural activities including operation of farm machinery at any time and including activities which may produce agriculturally related noise and odors.

- iii. Allow supplemental income productive activities at a scale or intensity which will not unduly change the character of the area; establish performance standards which will prevent negative impacts on surrounding properties.

- a. Encourage farm products to be sold from the farm where they are produced.

- iv. Promote use of best management practices in resource-based activities to minimize contamination of surface and groundwater and adverse effects on plants, fish and wildlife resources, and other environmentally sensitive areas.

Action 7: Right To Farm

Ordinance Revision:

- 1) Preserve at least 50 percent of the land area in the RPD in its natural state, as open space, or for resource based activities.
- 2) Permit, in accordance with resource protection goals, any resource extractive use of land including farming, mining, and forestry.
- 3) Avoid negative impacts on agricultural activity which may result from nonfarm development (defined as any development on a parcel containing less than 15 acres).
- 4) Implement the local Agricultural Land Preservation Program.

- v. Prevent proliferation of major subdivision development in agricultural and rural preservation areas.

Action 8: Limit "Sprawl"

Ordinance Revision:

- 1) Nonfarm residential development density shall not exceed 1 dwelling unit per 3 acres.

Capital Improvements Program:

- 1) Apply impact fees by planning district to equitably assess the costs of new development.

- B. Policy: Encourage preservation of rural character through expanded use of FARMSTEAD SUBDIVISIONS.

Action 9: Farmstead Subdivisions

Ordinance Revision:

- 1) Maintain farmstead subdivisions at least 15 acres in size.
- 2) Resubdivision of a farmstead may be allowed for the creation of one or two lots for bonafide family members; such family lots may not exceed 1.5 acres each in size.
- 3) Restrict resubdivision for non-family lots:
 - a) Require entire parent parcel (defined as of date of zoning amendment) to be evaluated for RR zone approval in order to subdivide any newly created farmstead for non-family lots;
 - b) Establish amortization (sunset) period for resubdivision of existing farmstead lots without RR zone designation for farmstead lot only; and
 - c) Public roads are not required unless more than 5 farmsteads are placed on any single access road, but a private road agreement is required without exceptions.

1.2.2 *Objective: Limit NONFARM RESIDENTIAL DEVELOPMENT in the Rural Preservation District to be in scale and consistent with the rural character of the area.*

A. Policy: Allow major nonfarm residential development as a floating zone only when compatible with preservation of rural and community character and require approval of "floating zone" designation as a "RURAL RESIDENTIAL DISTRICT."

- i. Preserve open space and limit impacts to environmentally sensitive areas:
 - a. Offer tax incentives to establish passive parks, community or public open space on sensitive environmental lands as a means of preserving them.
- ii. Increase citizen awareness and input into residential development activities outside the growth areas through a "floating zone" approval process.
- iii. Establish performance standards for design and approval of rural residential districts.

Action 10: Clustered Development

Ordinance Revision:

- 1) Reduce requirement from 60 percent to minimum 50 percent open space preservation to achieve full density for development in the RPD and exempt from Forest Conservation Act.
 - a) Reward preservation of sensitive areas, priority forest or agricultural areas, or otherwise buildable land onsite, or
 - b) Encourage protection of otherwise buildable land offsite through purchase of development rights and permanent easements.
- 2) Deduct acreage of unreserved sensitive areas from density calculation in subdivisions which include sensitive areas in non-farmstead lots or where open space is not preserved as noted above.
- 3) Establish compatible standards for roads for both single and multi-family cluster development.
- 4) Establish shared and clustered septic easement standards.
- 5) Reduce setback requirements for lots to increase the ability to cluster, to reduce land clearing activities, and to limit impervious surfaces:
 - a) Apply fire code separation for side and rear lot lines, and minimize front yard setback requirements.
 - b) In RPD and RR zones, maintain existing setback along pre-existing major collector or higher classification roads.

Action 11: Rural Residential District

Ordinance Revision:

- 1) Require large scale residential development (greater than five (5) lots) in the RPD to obtain a rezoning in recognition that this type of development is inconsistent with the resource preservation and community character protection goals of the Rural Preservation District:
 - a) RPD parcels must obtain a rezoning as "Rural Residential" to be subdivided into more than 5 non-farmstead lots.
 - i) Revise subdivision ordinance to address.
 - ii) Revise density table to address.
 - iii) Revise administrative section to require floating zone approval for major subdivisions in the RPD.
- 2) Establish RURAL RESIDENTIAL (RR) FLOATING ZONE criteria and approval process:
 - a) Density shall not exceed 1 dwelling unit per 3 acres.
 - b) Six TDRs shall be required on RPD land for each non-farmstead lot created. No RR lot may be recorded for which TDRs have not been purchased and appropriate instruments of transfer recorded prior to recording of the record plat.
 - c) Incentives for clustering shall be included in the RR subdivision criteria for approval.
 - d) Rezoning will be contingent upon providing:
 - i) Minimum internal buffers from surrounding rural land uses.
 - ii) Minimum amenity requirements.
 - iii) Public roads.
 - iv) Minimum open space/sensitive areas preservation requirements.
 - e) The rural residential zone is a TDR receiving zone only. TDRs cannot be sold from any parcel rezoned as RR.
- 3) Revise table of uses to eliminate incompatible uses from the RR zone.

- B. Policy: Establish standards for MINOR SUBDIVISIONS outside of growth areas which support preservation of rural and community character.

Action 12: Minor Subdivisions

Ordinance Revision:

- 1) Establish provisions for minor subdivisions with a maximum of 5 lots created at a maximum density of 1 dwelling unit per 3 acres.
 - a) Establish administrative approval process.
- 2) No subdivision of any lot or residue parcel may create a 6th lot without evaluation and rezoning to Rural Residential (RR) Zone for entire parent parcel (defined as of date of zoning amendment).
- 3) Public roads are not required, but a private road agreement is required without exception.
- 4) Future subdivision of any residue parcel resulting in creation of more than 5 lots from the parent parcel from date of adoption of new regulations is subject to rural residential "floating zone" criteria, review and approval as if the parent parcel were never divided.

1.2.3 Objective: *Respect the unique community and historic character of RURAL COMMERCE which has traditionally provided services for rural and agriculture areas.*

- A. Policy: Maintain COMMERCIAL LIMITED (CL) designation for existing small-scale commercial uses serving a very localized market.
- i. In some cases the market served by such remotely located commercial uses is more regional in scope. The intensity of the use could be inconsistent with the character of the rural setting.
 - ii. Where such commercial uses have long existed outside of growth areas, are in scale compatible with the character of the rural area, and are devoted to a local market, their continued operation and opportunity for reasonable expansion is consistent with the principle of the rural preservation district.

Action 13: Rural Service Centers

Ordinance Revision:

- 1) Designate zoning criteria, approval and processing guidelines for rural service centers (RSC)
 - a) New development to be located within 400 feet of center of intersection;
 - b) Parking areas in front of buildings shall be minimized;
 - i) Utilize shared access and parking--maximum of one entrance from each 400 foot section of frontage on roadway.
 - c) Buildings, site plans, signs and lights should be designed to maintain rural character:
 - i) Encourage use of natural materials and traditional building forms.
 - ii) Sign heights should not exceed eave height of primary buildings.
 - iii) Signs should be externally lit, general and security lights should be directed down and not illuminate areas on adjacent properties.

Zoning Map Revision:

- 1) Designate rural service centers (RSC) according to criteria at these intersections:
 - a) Budd's Creek Road (MD 234) and Thompson's Corner Road (MD 236) at Budd's Creek;
 - b) New Market Turner Road (MD 6) and Three Notch Road (MD 235) at Orville;
 - c) Oakley Road (MD 470) and Colton Point Road (MD 242) at Avenue;
 - d) Three Notch Road (MD 235) and Mattapany Road at St. James;
 - e) Three Notch Road (MD 235) and Trapp Road at Dameron;
 - f) Point Lookout Road (MD 5) and Chaptico Road (MD 238) at Helen; and
 - g) Park Hall Road (MD489) and Point Lookout Road (MD5) at Park Hall.

- B. Policy: Intersections in the county which have existing crossroads services activities and uses will be designated for continued commerce as RURAL SERVICE CENTERS (RSC).
- i. Creation of new commercial uses in the rural preservation district is limited to parcels at these designated crossroads intersections.
 - ii. Identify standard criteria for proximity to the intersection, access, parking, lighting and design of buildings and signs to conform with rural/agricultural character.

1.3 Goal: Encourage efficient use of land throughout the county by encouraging development and redevelopment of existing parcels and structures.

1.3.1 Objective: Promote and encourage UTILIZATION AND REDEVELOPMENT OF EXISTING LOTS and adaptive reuse of existing structures throughout the county.

A. Policy: Encourage INFILL DEVELOPMENT rather than new subdivision and development of large undeveloped parcels through incentives applied to projects in the designated growth areas:

Action 14: Regulatory Incentives:

Ordinance Revision:

- 1) Provide bonus residential density or commercial floor area ratio (FAR) for use of TDR's.

Capital Improvement Program:

- 1) Plan for and provide public and community services which support increased density.
- 2) Streamline approval processes for projects located in growth areas.
- 3) Simplify forest conservation requirements for land in growth areas.

B. Policy: Discourage SCATTERED NEW DEVELOPMENT through the use of disincentives:

Action 15: Regulatory Disincentives

Ordinance Revision:

- 1) Require clustering to achieve full density or density reduction for encroachment of development lots into sensitive areas.
- 2) Require floating zone approval for residential subdivisions to create more than 5 new lots in the RPD.
- 3) Protect and encourage rights to farm, to mine, or to manage forest activities.
- 4) Limit resubdivision of farmsteads to only immediate family members.
- 5) Require stormwater management on lots up to 5 acres in size.

C. Policy: Expand REDEVELOPMENT, REHABILITATION AND ADAPTIVE REUSE incentives.

Action 16: Redevelopment Incentives

Ordinance Revision:

- 1) Increase density or floor area ratio in exchange for amenities and/or TDRs.
- 2) Streamline the approval process;
- 3) Allow building code exemptions and flexibility for historic structure.

Budgeting:

- 1) Provide tax incentives, including credits and abatement.
- 2) Provide utility price and connection incentives.
- 3) Forgive fees.

D. Policy: Encourage development on existing platted lots within NEIGHBORHOOD CONSERVATION DISTRICTS consistent with current patterns of development and with enhanced resource protection.

- i. Prohibit outward expansion of such districts.
- ii. Require development within a neighborhood conservation district to be consistent in bulk, density, and design to match existing characteristics.

Action 17: Residential Neighborhood Conservation Districts

Ordinance Revision:

- 1) Designate zoning criteria, approval and processing guidelines for new development in residential neighborhood conservation districts
- 2) Allow use of prevailing setbacks from front property lines, as defined for specifics of each neighborhood conservation district.

Zoning Map Revision:

- 1) Designate additional areas which meet the criteria for residential neighborhood conservation districts:
 - a) use 200 lots or parcels as threshold size
 - b) new areas having the characteristics of RNCs;
 - c) individual parcels interspersed within or adjacent to existing RNC lots.

E. Policy: PROVIDE OPPORTUNITIES FOR ECONOMIC RETURN on existing legally recorded lots which are unbuildable due to current environmental or dimensional (setback) constraints.

- i. Permit transfer of development rights from those lots, with attendant tax abatement and preservation of property in permanent open space.
- ii. Encourage consolidation and reconfiguration of blocks of lots to meet current design (but not density) standards including resource protection standards without requirement for rural residential District approval and following reconfiguration encourage sale of unused development rights for development in growth areas.

Action 18: Managing Existing Unbuildable Lots

Ordinance Revision:

- 1) Address problem of unbuildable "grandfathered" lots to prevent detrimental development and provide economic return to owners.
 - a) Establish sunset (amortization) period for development on lots which have been rendered unbuildable due to:
 - i) severe environmental constraints including steep slopes, wetlands, cliff hazards, etc;
 - ii) loss of 30% or more of their original land area to erosion and inability to meet normal building setbacks;
 - iii) inability to pass a perc test and sewer is unavailable due to location outside of designated growth areas.
- 2) Establish and educate owners about methods to offset loss of development potential:
 - a) Encourage fee simple consolidation of lots with surrounding lands (unconstrained by sensitive areas, health/safety issues) to create new subdivision lots (DO NOT require RR floating zone approval for these reconfigured subdivisions).
 - b) Reduce tax burden by retiring development rights:
 - i) transfer development rights to growth areas at one TDR per lot of record; or
 - ii) establish easements restricting development but which include provisions for management for timber or mineral resources, and access for passive recreation.
 - c) Encourage fee simple purchase of blocks of lots, enrollment in state programs for managing land for timber, agriculture or habitat values.

1.3.2 Objective: Foster and ENHANCE SENSE OF COMMUNITY and remedy negative conditions in existing developed areas.

A. Policy: CREATE DESIGN AND PERFORMANCE STANDARDS to promote quality design, to promote compatibility with existing development.

- i. Implement landscape provisions with standards redevelopment and new development activities.

Action 19: Performance Standards for Landscaping

Ordinance revisions:

- 1) Implement incentives for landscape standards with:
 - a) Minimum planting standards for major subdivisions, commercial and industrial sites;
 - b) Minimum buffer requirements;
 - c) Open space requirements (minimum standards);
 - d) Maximum lot coverage for structures and parking -70% impervious limit;
 - e) Recommended parking area tree standards for safety, maintenance and survivability.
- 2) Establish berm and planting bed construction requirements to assure long term survival of required plants.

- ii. Implement architectural design guidelines with standards for non- single family redevelopment and development activities.

Action 20: Architectural and Design Standards

Ordinance Revisions:

- 1) Develop and implement incentives for architectural and site design.
 - a) Specify traditional building materials.
 - b) Identify minimum roof pitch or the effect of a complete roof.
 - c) Provide design review around all sides of buildings.
 - d) Specify lighting standards: height, illumination, spillover, direction.
 - e) Provide F.A.R. bonus as incentive for improved design.
- 2) Develop standards for specific areas, such as: village and town centers, for core areas in development districts, employment centers and industrial parks, and for infill within designated historic districts.

- iii. Implement uniform sign provisions with standards for new and replacement signs, including provisions for amortization.

Action 21: Design and Performance Standards for Signs

Ordinance revisions:

- 1) Coordinate signage regulations with Scenic Byway designation and county scenic/viewshed corridor study.
- 2) Work with state to develop appropriate signage standards for use in the county.
 - a) Reduce or eliminate excessive and redundant official highway signage
 - b) Develop effective tourist oriented direction signs.
- 3) For new signs within commercial complexes, develop and implement standards for materials, height, size, location and uniformity.
- 4) Develop and implement amortization schedule for existing noncomplying signs.

- iv. Implement programs designed to improve environmental and cultural aspects of existing neighborhoods.

Action 22: Storm Water Management

Ordinance Revisions:

- 1) Change lot size exemption for stormwater management to 5 acres minimum.
- 2) Encourage bioretention facilities as acceptable and preferred SWM practices.
- 3) Require retrofit for substantial alteration of existing development where storm water management fails to meet current standards. Individual single family lot redevelopment shall be exempt.

Lexington Park PLANNING & DESIGN RECOMMENDATIONS
 (Source: Draft Lexington Park - Tulagi Place Master Plan, February 6, 1996)

FINDINGS

- 1 Lexington Park is a true town center that serves as a destination and a focus for all of St. Mary's County. It offers a mix of governmental, retail, office, residential, entertainment, and recreational uses. It is a special place with a distinct and recognizable character. It has landmarks, town greens, gateways, and appealing streetscapes that distinguish it from surrounding suburban development. Located prominently across from the main gate to the Patuxent River Naval Air Station, Tulagi Place remains the heart of Lexington Park.
- 2 Lexington Park is a people-place. Public squares, pedestrian friendly streets, recreation areas, the library, post office, Lexington Park Elementary School, and community centers provide places for people to gather and socialize. The community also provides for the needs of its residents. Senior care, child care, and various social service functions are conveniently located in the downtown area. Local police and fire stations provide for enhanced public safety. Existing affordable housing is rehabilitated and new housing near the elementary school brings additional residents to the downtown area.
- 3 Lexington Park takes advantage of the development restrictions associated with the Air Installation Compatible Use Zone (AICUZ) to create a downtown area with abundant open space. This includes the preservation of natural areas, development of active recreation areas connected by hiker/biker trails, and the creation of formal village greens.
- 4 The Patuxent River Naval Air Station is the heritage of Lexington Park, and the town is proud of its association with the base. The Naval Air Museum offers an exciting collection of naval airplanes and military artifacts and attracts visitors from across the country. Many of the landmarks and monuments that are found in the town center celebrate the base's important role and accomplishments in naval aviation.
- 5 Congestion along Three Notch Road and Great Mills Road is relieved by an improved interconnected road network that enables employees to access the base and related contractor and services safely and efficiently. Streetscape improvements (continuous sidewalks, street trees, access consolidation, facade improvements) encourage pedestrian activity. The impact of overhead utilities is minimized through burial, relocation or consolidation. A greenway encircles the entire downtown area, which enables local residents to walk or bike to the post office, community center, library, parks, or shops.

GOALS AND OBJECTIVES

These goals, in conjunction with the vision, provide guidance and direction for the development of this master plan and the implementation of its recommendations.

- 1 Create a town of interconnected neighborhoods with a distinct and recognizable town center that is a special place: a destination and a focus for all Lexington Park
- 2 Improve Lexington Park's image.
- 3 Move traffic safely and efficiently through the town.

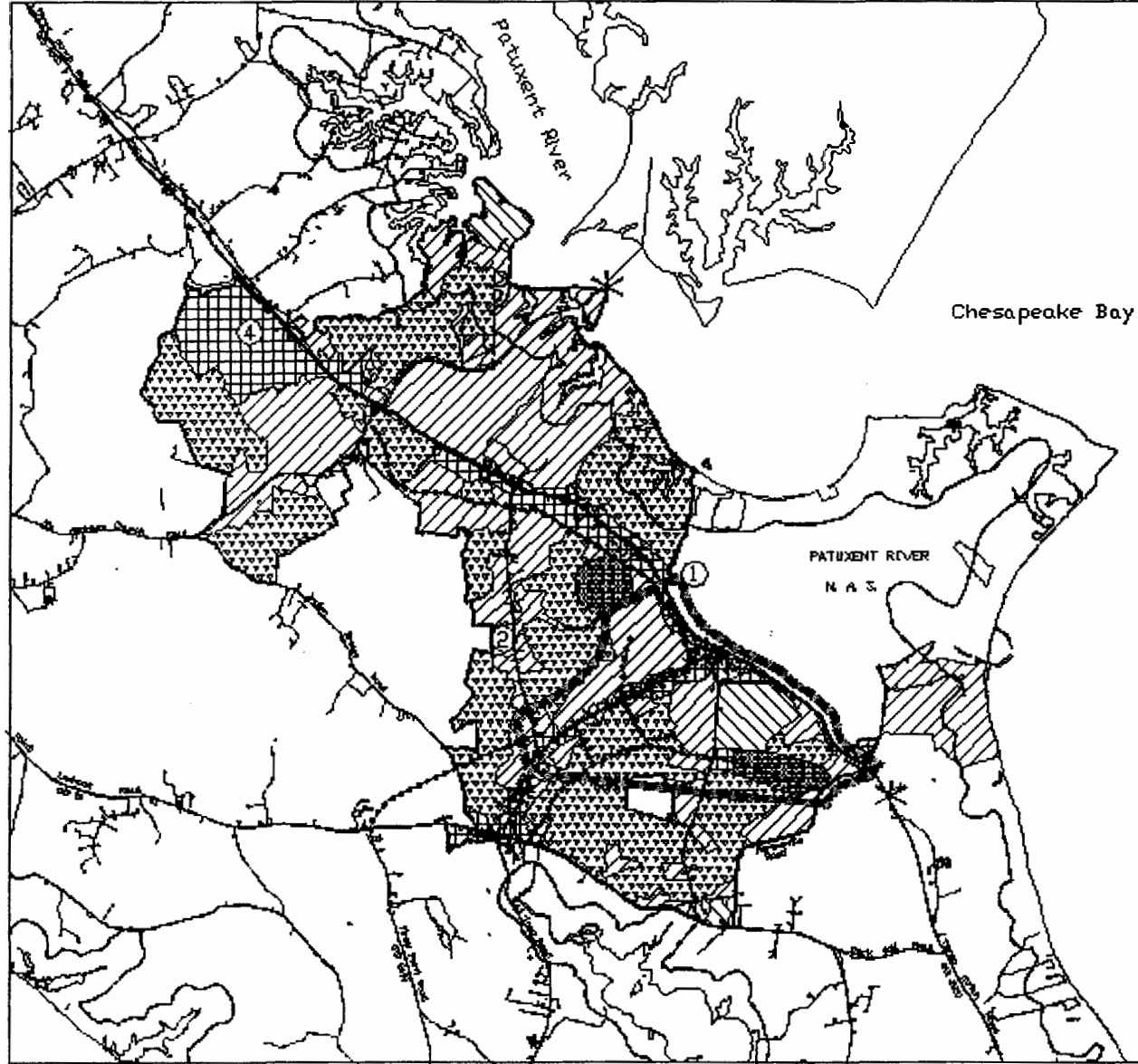
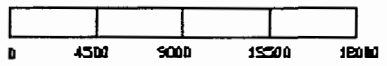
- 4 Make Lexington Park green with large areas of open space and town greens.
- 5 Capture the greatest amount of economic activity that will occur as a result of employment growth at Patuxent River Naval Air Station.
- 6 Promote development and redevelopment that respects the safety goals of the Air Installation Compatible Use Zone (AICUZ).
- 7 Objectives: the following objectives add specificity to the goals listed above.
 - A. *Town Center*
 - 1) Create a lively center for public life and activity in the town center.
 - 2) Make the character of the town center more urban than suburban.
 - 3) Cluster uses to provide opportunities for critical mass and appropriate relationships.
 - 4) Make the town center safe, pedestrian friendly, and visually attractive.
 - 5) Make the town center a green oasis, taking advantage of AICUZ mandated open space.
 - B. *Air Installation Compatible Use Zone (AICUZ)*
 - 1) Create predictability for property owners with respect to land development within the AICUZ.
 - 2) Take advantage of the high open space requirements within the AICUZ to create a town center with large amounts of attractive green space.
 - C. *Patuxent River Naval Air Station*
 - 1) Strengthen visual and physical connections between the Patuxent River Naval Air Station and Lexington Park.
 - D. *Community*
 - 1) Locate public services such as police, fire, library, post office, social services, convenient to town residents.
 - E. *Recreation*
 - 1) Create a greenway through Lexington Park.
 - 2) Increase recreation and open space opportunities.
 - F. *Transportation*
 - 1) Increase and improve transportation connections between communities within "the Wedge" and the town center.
 - 2) Improve traffic flow within and outside "the Wedge" by increasing road connections and reducing dependence on Great Mills Road.

Lexington Park Development District

CONCEPT PLAN FOR LEXINGTON PARK DEVELOPMENT DISTRICT

-  TOWN CENTER ENTRANCES
-  COMMERCIAL/ INDUSTRIAL
-  INSTITUTIONAL/ PUBLIC
-  RESIDENTIAL
-  GROWTH OPPORTUNITY AREA \ EMPLOYMENT CENTER
-  THE VEDGE
-  CRITICAL AREA LINE
-  PROPOSED COLLECTOR ROAD

- SIGNIFICANT FEATURES
1. NAS Gate 1
 2. Regional Park
 3. Great Mill High School
 4. Airport



LEONARDTOWN PLANNING & DESIGN RECOMMENDATIONS

GENERAL CRITERIA

- 1 Organize commercial entrances and parking lots from Point Lookout Road (MD 5). Combine parking areas in side and rear yards. All parking lots should be edged in curb and gutter and paved in a hard surface.
- 2 Develop design guidelines for Fenwick Street which ensures that new development and/or redevelopment is compatible with existing town character.
- 3 Provide sidewalks along Fenwick Street to encourage pedestrian circulation. Enhance town quality with street tree plantings.
- 4 Require all service and storage areas to be screened from Public R.O.W.
- 5 Provide for community recreation areas as residential growth occurs. Local playgrounds, ball fields and picnic areas are recommended.
- 6 Protect sensitive areas of streams, nontidal wetlands, steep slopes and hydric soils as open space.
- 7 Residential subdivisions should require sidewalks on one side of the road and/or pedestrian connecting trail through natural areas.
- 8 Encourage site planning which allows for reverse frontage on proposed local collector road. Discourage additional access on Route 5 except at cross-overs.
- 9 Limit free standing signs on each property. Develop design standards for signage and lighting.
- 10 Establish a landscape requirement for setbacks and parking. Landscape codes should encourage a pattern of shade trees and low shrubs on existing perimeter medians adjacent to Point Lookout Road (MD 5). Plantings will help to define road edge, buffer parking areas and enhance town center without blocking store frontage or impacting road safety.

- agreement governing the county's plant access to ensure availability and adequacy of sewerage to support planned improvement of new growth areas both within the development district and the town.
- 3 Establish and maintain a network of greenways along Town Run. Connections to the Governmental Center, the library, the waterfront and elsewhere within Leonardtown should be supported. Use of such greenways as bicycle trails should be pursued.
- 4 Nonresidential development within new growth areas must be limited in type and scope to serve only the immediate neighborhood in which it is located. Regional scale retail new development must be located inside the town pursuant to the town's comprehensive plan.
- 5 New housing development must be carefully designed and balanced to maintain and enhance the character of Leonardtown. Housing types and price ranges should be carefully guided to avoid an excess of any one type of housing within this development district.
- 6 Pursue opportunities to reinforce Leonardtown's plans and potential for waterfront activities and improvements.

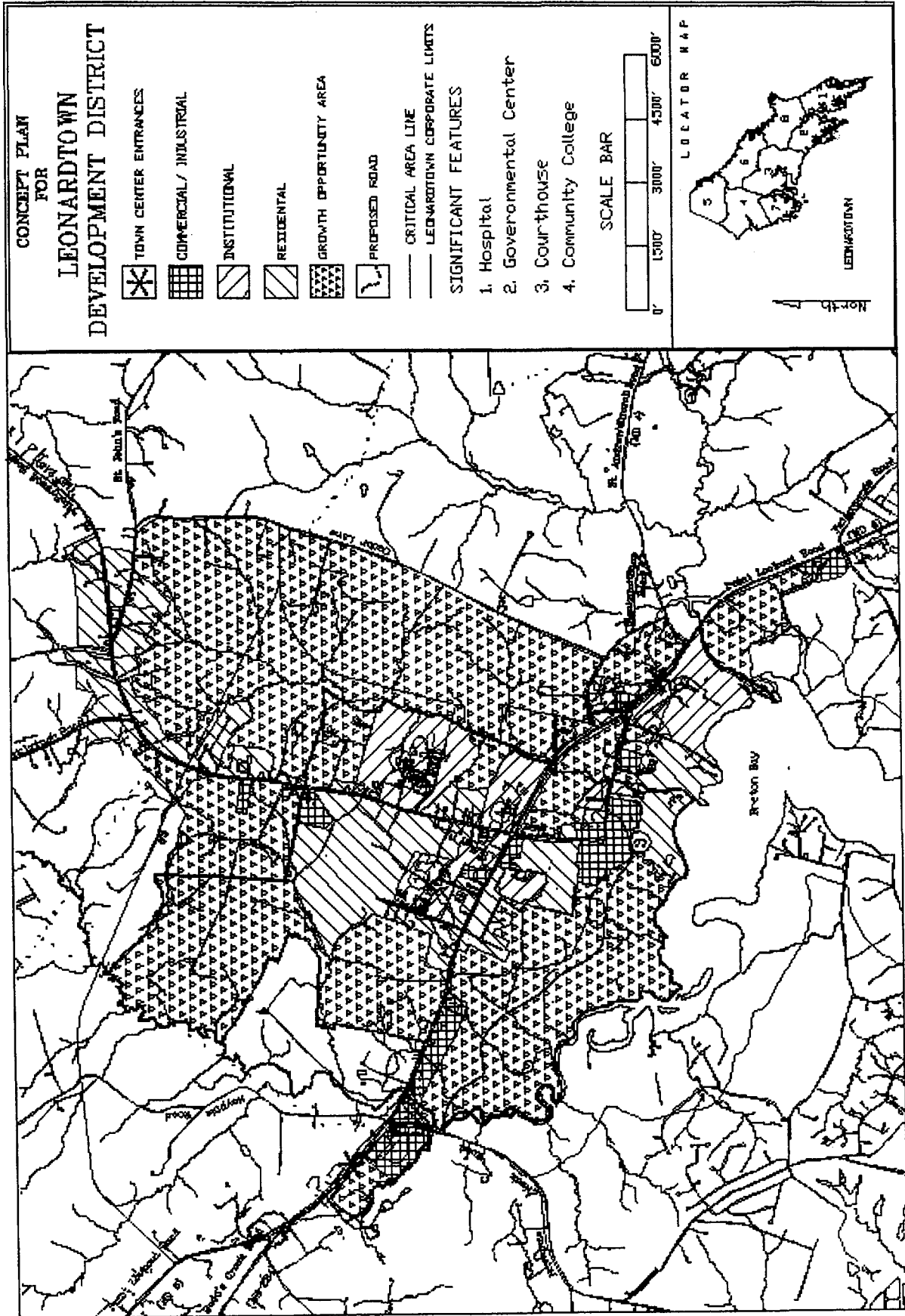
NEW RESIDENTIAL AREAS

- 1 Provide sidewalks along roads and/or consider pedestrian trails through natural areas.
- 2 Provide community and neighborhood recreation areas such as playground and ball fields.
- 3 Protect streams, steep slopes and wetlands as open space and natural buffers from adjacent land uses.

OTHER PLANNING CONSIDERATIONS for LEONARDTOWN

- 1 Improvement of new growth areas within the development district must compliment the town's comprehensive plan. Particular attention should be given to the extent to which new development supports or compliments the town's medical, educational, governmental, and recreational functions and potentials.
- 2 Pursue timely expansion of the Leonardtown wastewater treatment plant and renegotiation of the interjurisdictional

Leonardtown Development District



CHARLOTTE HALL PLANNING & DESIGN RECOMMENDATIONS

GENERAL CRITERIA

- 1 Organize commercial entrances and parking lots from Three Notch Road (MD 5). Combine parking areas in side and rear yards. All parking lots should be edged in curb and gutter and paved in a hard surface.
- 2 Develop design guidelines for Charlotte Hall Road which ensures that new development and/or redevelopment is compatible with existing town character.
- 3 Provide sidewalks along Charlotte Hall Road to encourage pedestrian circulation. Enhance town quality with street tree plantings.
- 4 Require all service and storage areas to be screened from public R.O.W.
- 5 Provide for community recreation areas as residential growth occurs. Local playgrounds, ball fields and picnic areas are recommended.
- 6 Protect sensitive areas of streams, nontidal wetlands, steep slopes and hydric soils as open space.
- 7 Residential subdivisions should require sidewalks on one side of the road and/or pedestrian connecting trail through natural areas.
- 8 Encourage site planning which allows for reverse frontage on proposed local collector road. Discourage additional access on Three Notch Road (MD 5) except at cross-overs.
- 9 Limit free standing signs on each property. Develop design standards for signage and lighting.
- 10 Establish a landscape requirement for setbacks and parking. Landscape codes should encourage a pattern of shade trees and low shrubs on existing perimeter medians adjacent to Three Notch Road (MD 5). Plantings will help to define road edge, buffer parking areas and enhance the town center without blocking store frontage or impacting road safety.

NEW RESIDENTIAL AREAS

- 1 Provide sidewalks along roads and/or consider pedestrian trails through natural areas.
- 2 Provide community and neighborhood recreation areas such as playground and ball fields.
- 3 Protect streams, steep slopes and wetlands as open space and natural buffers from adjacent land uses.

TOWN CENTER

- 1 Provide entry signage and planting to enhance town image and to articulate the visual town limits.
- 2 Consolidate and organize parking between buildings and in the rear and side yards. Encourage shared parking for compatible uses. Provide sidewalks for pedestrian circulation. Landscaping and/or screening should be considered for all parking areas. Parking lots should be surfaced in a hard material and edged with curbs and gutters.
- 3 Require service areas and storage uses be located to the rear of buildings and screened from public R.O.W.

- 4 Encourage site planning which allows for reverse frontage on proposed local collector road. Discourage additional access on Three Notch Road (MD 5) except at cross-overs.
- 5 Limit free standing signs on each property. Develop design standards for signage and lighting.
- 6 Protect streams, steep slopes and wetland as open space and natural buffers from adjacent land uses.
- 7 Establish a landscape requirement for setbacks and parking. Landscape codes should encourage a pattern of shade trees and low shrubs on existing perimeter medians adjacent to Route 5. Plantings will help to define road edge, buffer parking areas and enhance Town Center without blocking store frontage or impacting road safety.
- 8 Establish entrance signs and plantings that delineate the town center.
- 9 Organize parking rear and side yards. Encourage shared parking for commercial uses. All parking areas should be surfaced, edged and landscaped.
- 10 Require all service and storage areas to be screened from public R.O.W.
- 11 Provide for community recreation areas as residential growth occurs. Local playgrounds, ball fields and picnic areas are recommended.
- 12 Protect sensitive areas of streams, nontidal wetlands, steep slopes and hydric soils as open space.
- 13 Residential subdivisions should require sidewalks on one side of the road and/or pedestrian connecting trails through natural areas.

OTHER PLANNING CONSIDERATIONS for CHARLOTTE HALL:

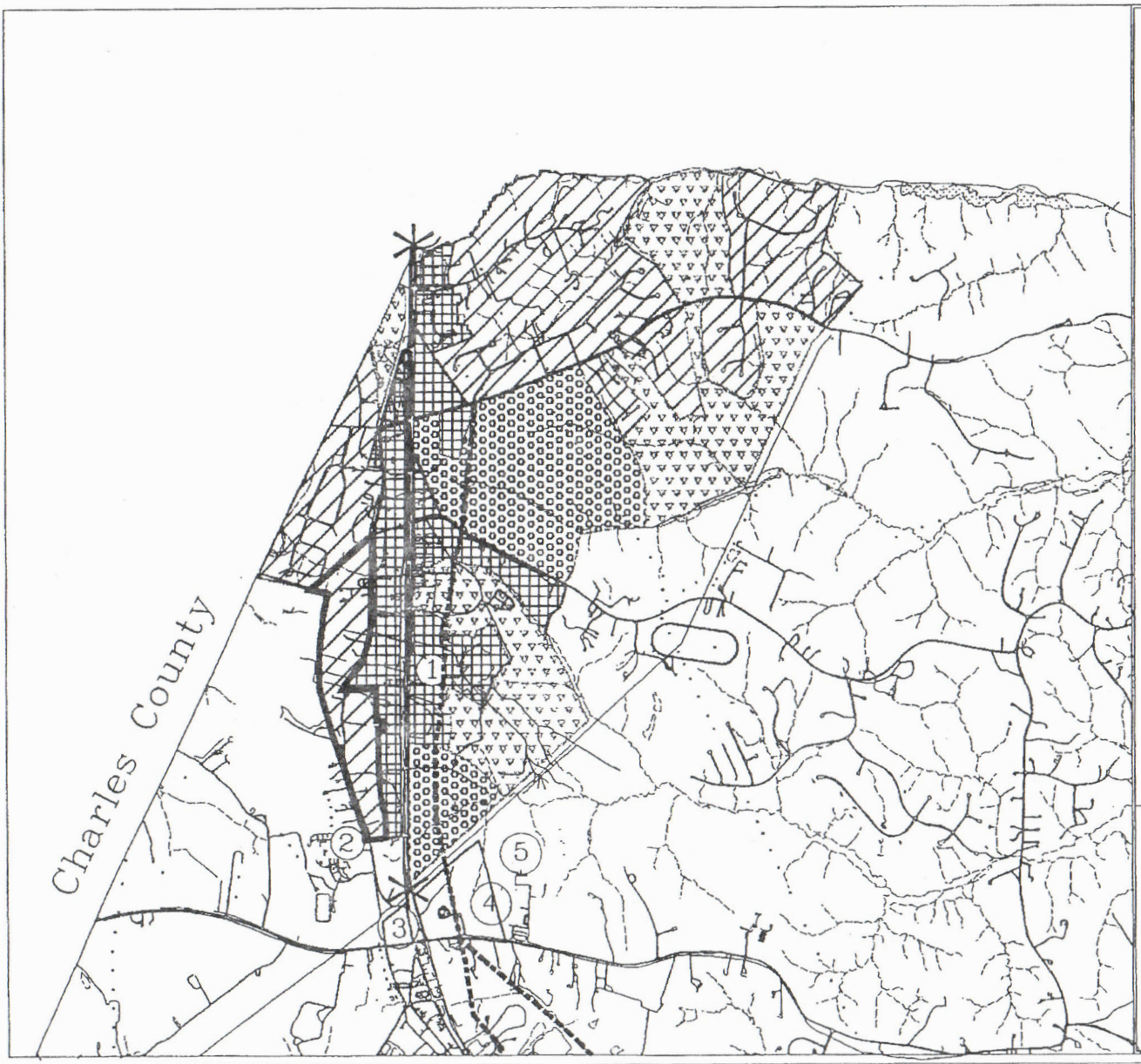
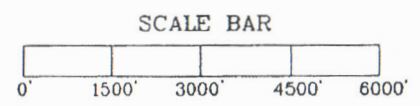
- A Commercial infill should limit access to Three Notch Road (MD 5) and consider reverse frontage from proposed local collector road.
- B Develop design criteria for Charlotte Hall Road which establishes performance standards for architecture, building materials, signs and landscaping.
- C Develop landscape ordinance for road R.O.W's, commercial sites and major subdivisions. Local collector roads should have a street tree plan in order to ensure a pedestrian scale.
- D Do not permit billboard displays. Also limit height, size and number of signs on a property.

Charlotte Hall Town Center

CONCEPT PLAN
FOR
CHARLOTTE HALL -
TOWN CENTER

-  TOWN CENTER ENTRANCES
-  COMMERCIAL/ INDUSTRIAL
-  INSTITUTIONAL
-  RESIDENTIAL
-  GROWTH OPPORTUNITY AREA
EMPLOYMENT CENTER
-  PROPOSED COLLECTOR ROAD
-  HISTORIC TOWN CENTER

- SIGNIFICANT FEATURES
1. Farmers Market
 2. Veterans Home
 3. Regional Library
 4. Lettie Marshall Dent School
 5. 5th District Park



MECHANICSVILLE PLANNING & DESIGN RECOMMENDATIONS

GENERAL CRITERIA

- 1 Organize commercial entrances and parking lots from Three Notch Road (MD 5). Combine parking areas in side and rear yards. All parking lots should be edged in curb and gutter and paved in a hard surface.
- 2 Develop design guidelines for Old Village Road which ensures that new development and/or redevelopment is compatible with existing town character.
- 3 Provide sidewalks along Old Village Road to encourage pedestrian circulation. Enhance town quality with street tree plantings.
- 4 Require all service and storage areas to be screened from public R.O.W.
- 5 Provide for community recreation areas as residential growth occurs. Local playgrounds, ball fields and picnic areas are recommended.
- 6 Protect sensitive areas of streams, nontidal wetlands, steep slopes and hydric soils as open space.
- 7 Residential subdivisions should require sidewalks on one side of the road and/or pedestrian connecting trail through natural areas.
- 8 Encourage site planning which allows for reverse frontage on proposed local collector road. Discourage additional access on Three Notch Road (MD 5) except at crossovers.
- 9 Limit free standing signs on each property. Develop design standards for signage and lighting.
- 10 Establish a landscape requirement for setbacks and parking. Landscape codes should encourage a pattern of shade trees and low shrubs on existing perimeter medians adjacent to Three Notch Road (MD 5). Plantings will help to define road edge, buffer parking areas and enhance the town center without blocking store frontage or impacting road safety.

NEW RESIDENTIAL AREAS

- 1 Provide sidewalks along roads and/or consider pedestrian trails through natural areas.
- 2 Provide community and neighborhood recreation areas such as playground and ball fields.
- 3 Protect streams, steep slopes and wetlands as open space and natural buffers from adjacent land uses.

TOWN CENTER

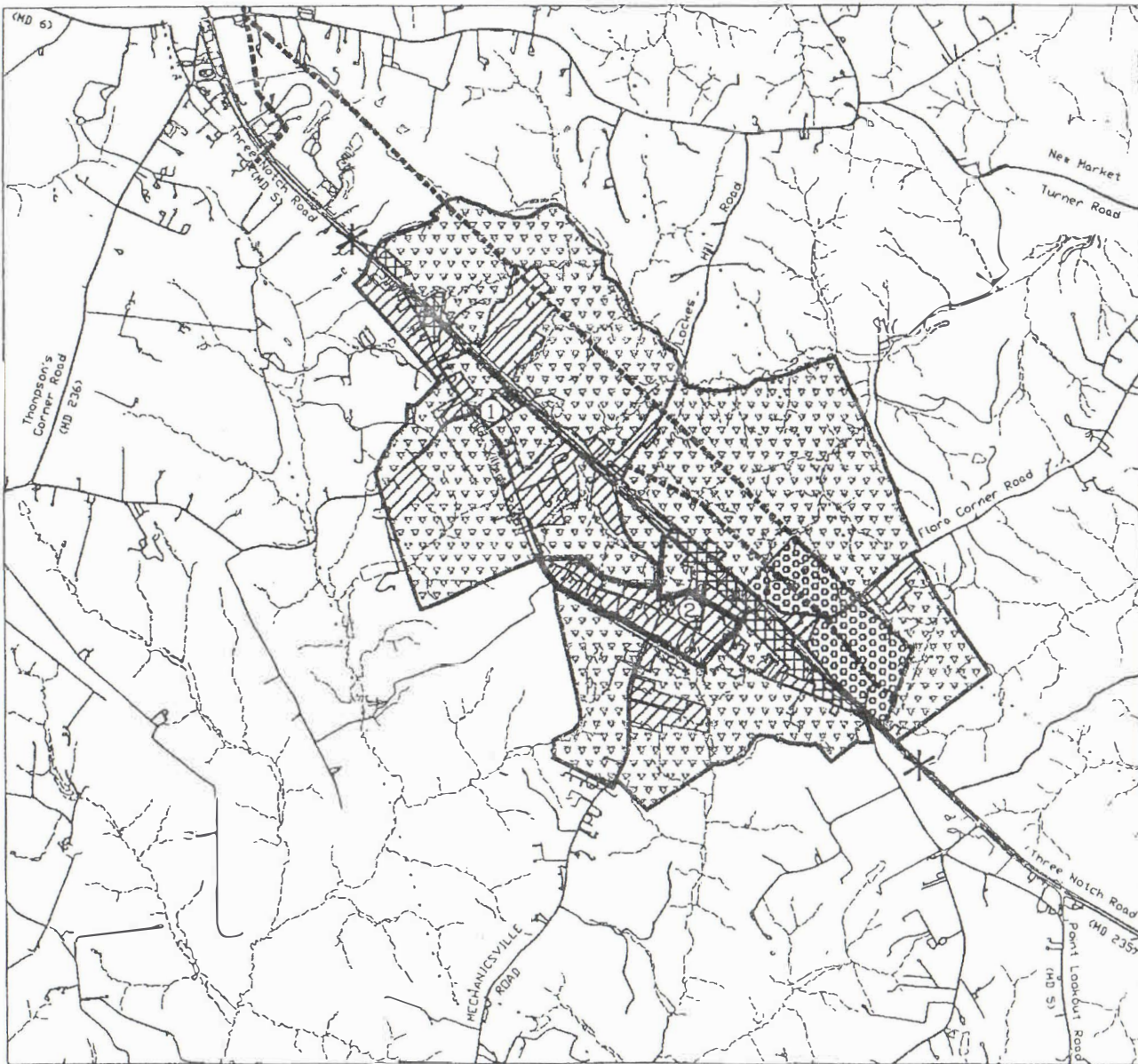
- 1 Provide entry signage and planting to enhance town image and to articulate the visual town limits.
- 2 Consolidate and organize parking between buildings and in the rear and side yards. Encourage shared parking for compatible uses. Provide sidewalks for pedestrian circulation. Landscaping and/or screening should be considered for all parking areas. Parking lots should be surfaced in a hard material and edged with curbs and gutters.
- 3 Require service areas and storage uses be located to the rear of buildings and screened from public R.O.W.

- 4 Encourage site planning which allows for reverse frontage on proposed local collector road. Discourage additional access on Three Notch Road (MD 5) except at crossovers.
- 5 Limit free standing signs on each property. Develop design standards for signage and lighting.
- 6 Protect streams, steep slopes and wetland as open space and natural buffers from adjacent land uses.
- 7 Establish a landscape requirement for setbacks and parking. Landscape codes should encourage a pattern of shade trees and low shrubs on existing perimeter medians adjacent to Three Notch Road (MD 5). Plantings will help to define road edge, buffer parking areas and enhance the town center without blocking store frontage or impacting road safety.
- 8 Establish entrance signs and plantings that delineate the town center.
- 9 Organize parking rear and side yards. Encourage shared parking for commercial uses. All parking areas should be surfaced, edged and landscaped.
- 10 Require all service and storage areas to be screened from public R.O.W.
- 11 Provide for community recreation areas as residential growth occurs. Local playgrounds, ball fields and picnic areas are recommended.
- 12 Protect sensitive areas of streams, nontidal wetlands, steep slopes and hydric soils as open space.
- 13 Residential subdivisions should require sidewalks on one side of the road and/or pedestrian connecting trails through natural areas.

OTHER PLANNING CONSIDERATIONS for MECHANICSVILLE

- A Commercial/professional mix use area has the potential for determining the town image. Design standards should be developed that control architecture and site planning.
- B Industrial areas should be buffered from other land uses and yet have easy access from Three Notch Road (MD 5) and major collectors. Service and loading areas should be screened and located away from public R.O.W.
- C Commercial infill should strive to establish a cohesive element such as signage, landscaping or architectural treatment. A consolidation of parking and shared access should be considered.
- D The older residential area should maintain qualities which reinforce and preserve existing historic character. Mixed residential uses and/or home occupations which are compatible with the architectural style of the existing homes should be encouraged in order to insure the Colonial appearance is maintained and to contrast to new development which may occur in other areas of the town center.

Mechanicsville Town Center



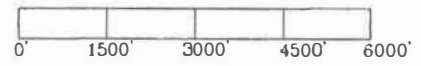
CONCEPT PLAN FOR MECHANICSVILLE TOWN CENTER

- TOWN CENTER ENTRANCES
- COMMERCIAL/ INDUSTRIAL
- INSTITUTIONAL
- RESIDENTIAL
- GROWTH OPPORTUNITY AREA
- EMPLOYMENT CENTER
- PROPOSED COLLECTOR ROAD
- HISTORIC TOWN CENTER

SIGNIFICANT FEATURES

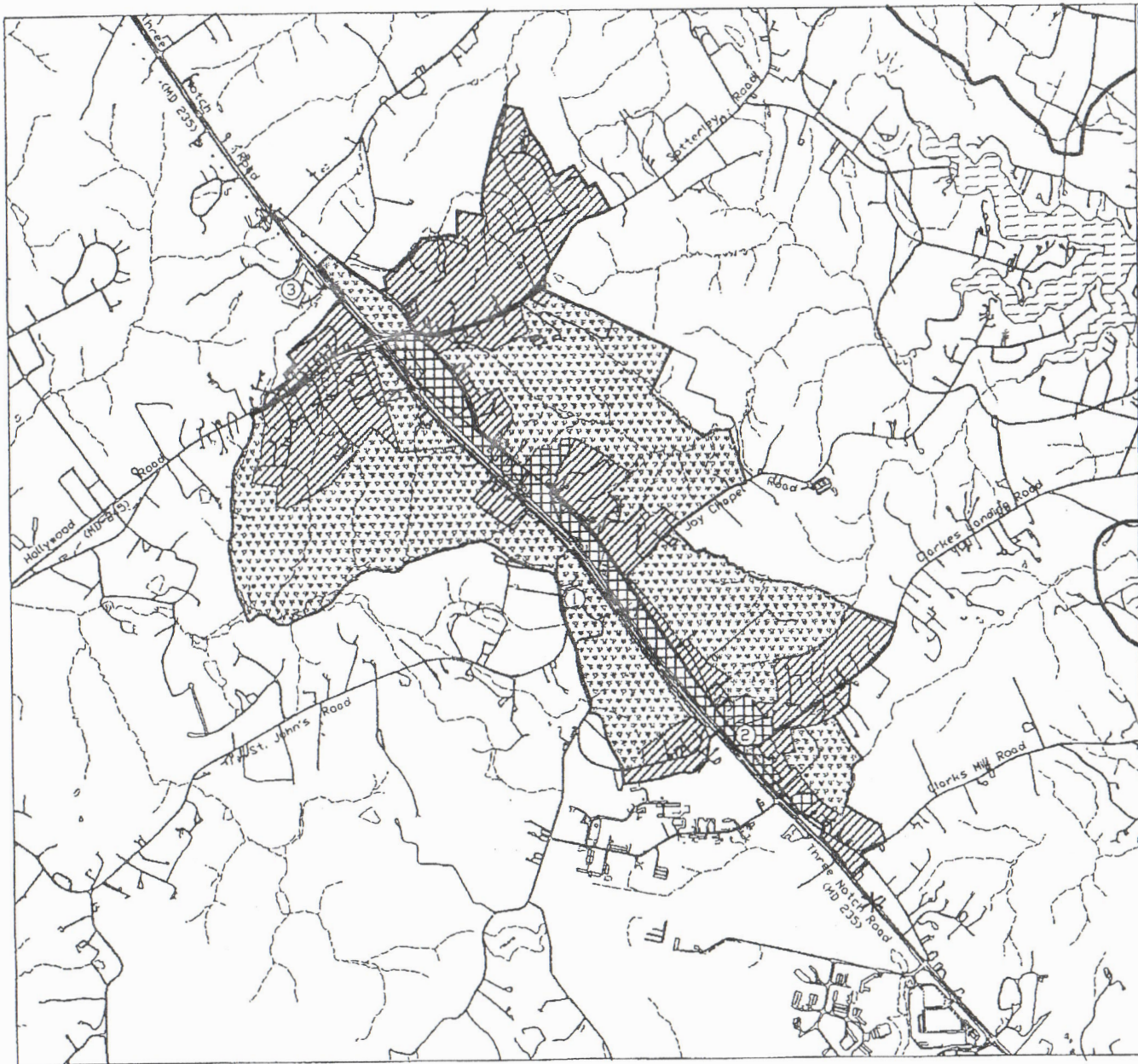
1. Mechanicsville Elementary School
2. Volunteer Fire Department

SCALE BAR



LOCATOR MAP





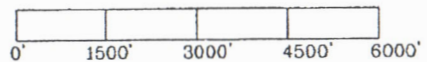
CONCEPT PLAN FOR HOLLYWOOD TOWN CENTER

-  TOWN CENTER ENTRANCES
-  COMMERCIAL/ INDUSTRIAL
-  INSTITUTIONAL
-  RESIDENTIAL
-  GROWTH OPPORTUNITY AREA
-  PROPOSED COLLECTOR ROAD
-  CRITICAL AREA LINE

SIGNIFICANT FEATURES

1. St. John's Church
2. Post Office
3. Volunteer Fire Department

SCALE BAR









LOCATOR MAP



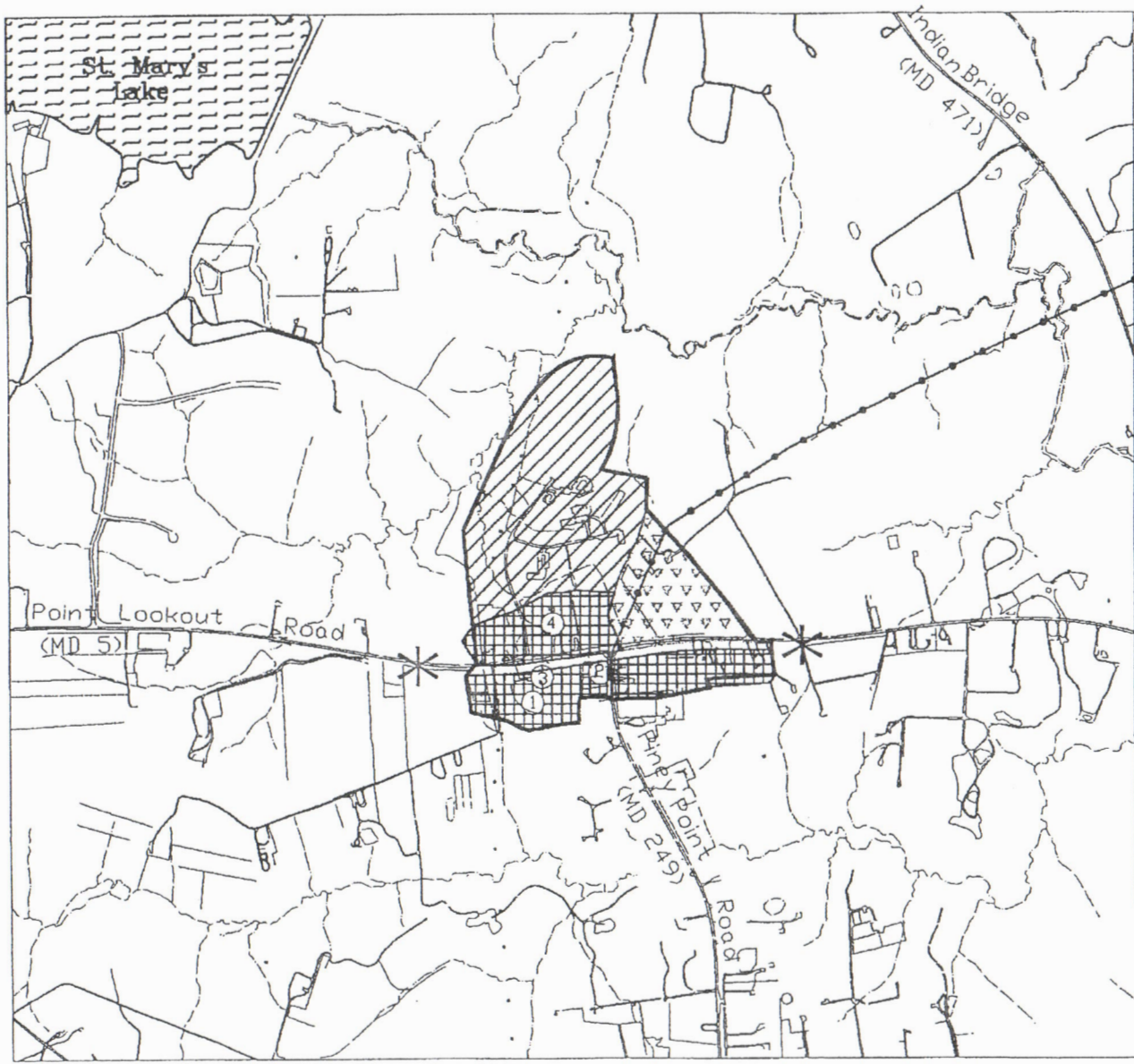
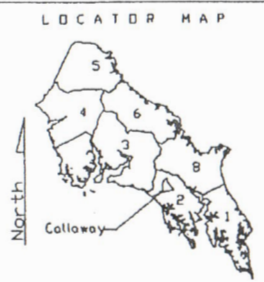
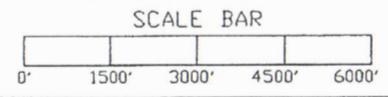
Hollywood TownCenter

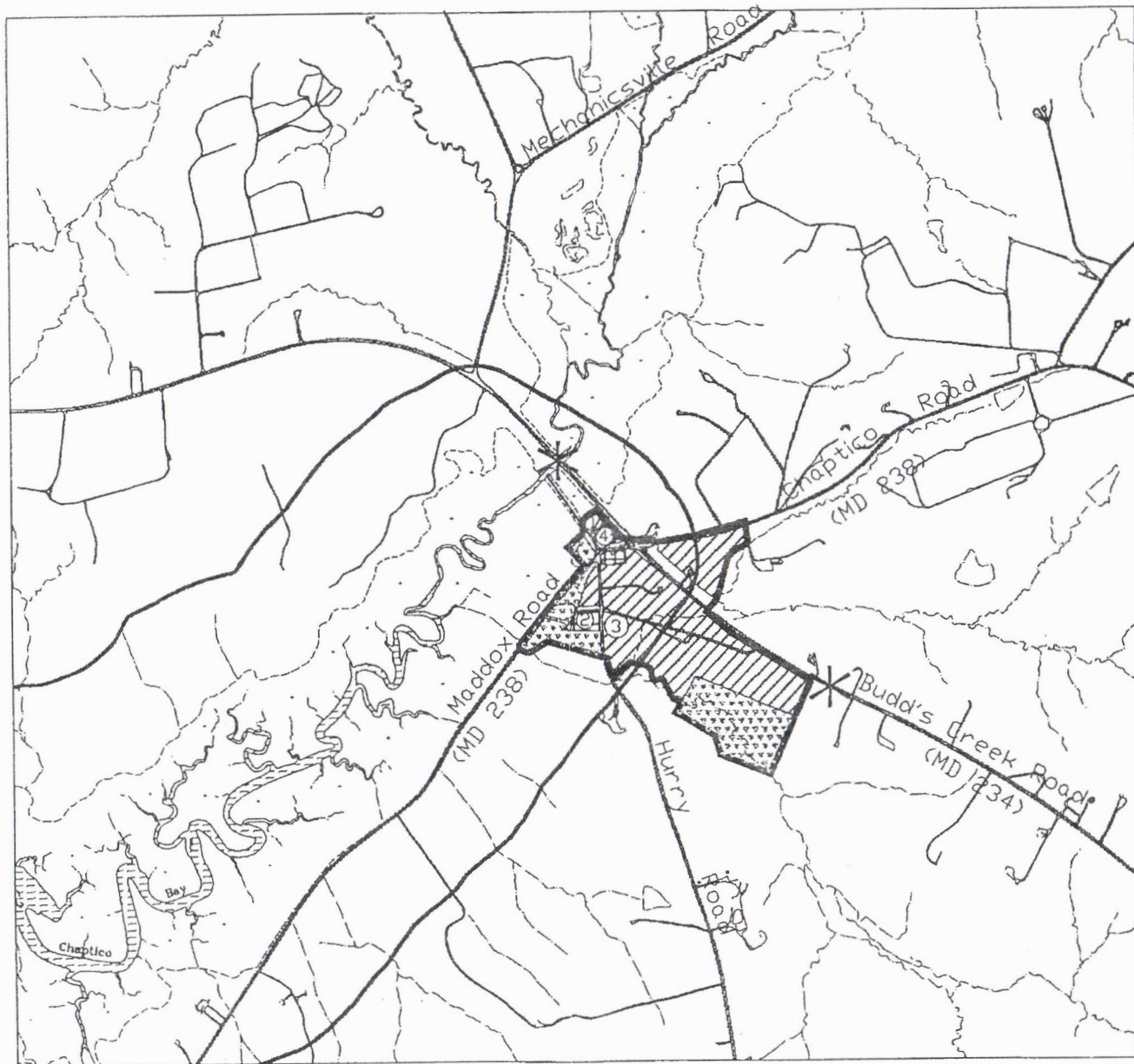
Callaway Village Center

CONCEPT PLAN FOR CALLAWAY VILLAGE CENTER


-  TOWN CENTER ENTRANCES
-  COMMERCIAL/ INDUSTRIAL
-  INSTITUTIONAL
-  RESIDENTIAL
-  GROWTH OPPORTUNITY AREA
-  PROPOSED ROAD



- SIGNIFICANT FEATURES
1. Ball Field
 2. Convenience Store/ Gas
 3. Tavern
 4. Church





CONCEPT PLAN FOR CHAPTICO VILLAGE CENTER

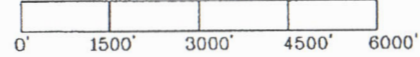
-  VILLAGE CENTER ENTRANCES
-  COMMERCIAL/ INDUSTRIAL
-  INSTITUTIONAL
-  RESIDENTIAL
-  GROWTH OPPORTUNITY AREA

-  Historic District
-  CRITICAL AREA LINE

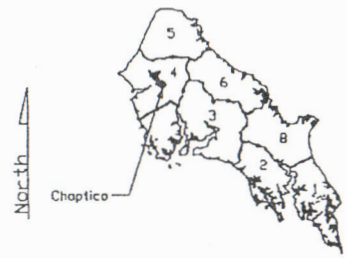
SIGNIFICANT FEATURES

1. Post Office
2. Christ Church
3. Christ Church Hall and Rectory
4. Gas Station

SCALE BAR









LOCATOR MAP



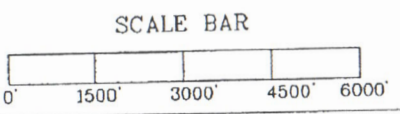
Chaptico Village Center

Clements Village Center

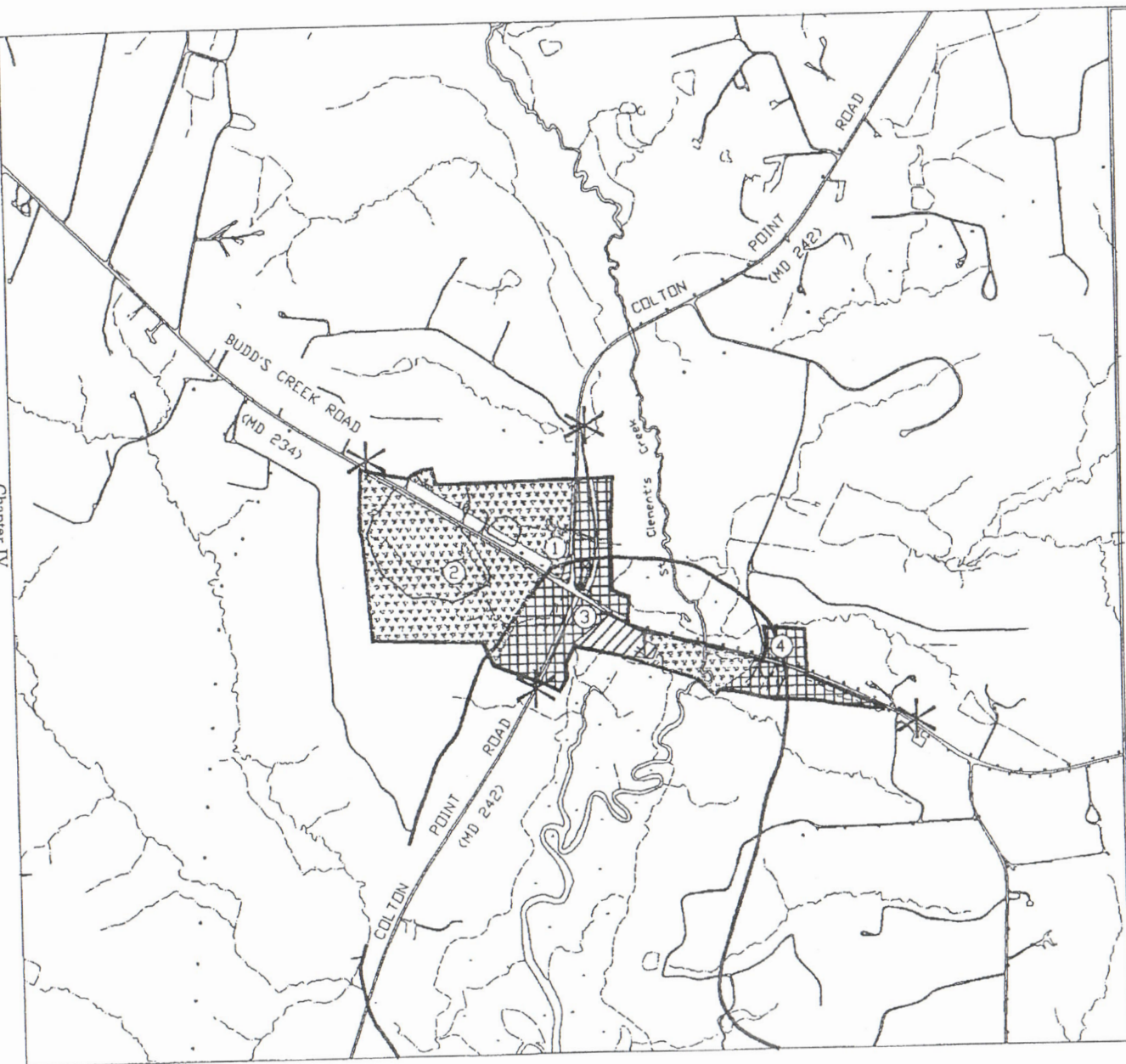
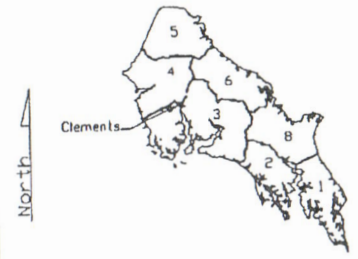
CONCEPT PLAN FOR CLEMENTS VILLAGE CENTER

-  VILLAGE CENTER ENTRANCES
-  COMMERCIAL/ INDUSTRIAL
-  INSTITUTIONAL
-  RESIDENTIAL
-  GROWTH OPPORTUNITY AREA
-  CRITICAL AREA LINE

- SIGNIFICANT FEATURES
1. Ball Field
 2. Lake
 3. Gas Station
 4. Post Office








LOCATOR MAP



Loveville Village Center

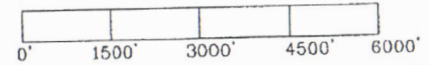
CONCEPT PLAN FOR LOVEVILLE VILLAGE CENTER

-  VILLAGE CENTER ENTRANCES
-  COMMERCIAL / INDUSTRIAL
-  INSTITUTIONAL
-  RESIDENTIAL
-  GROWTH OPPORTUNITY AREA

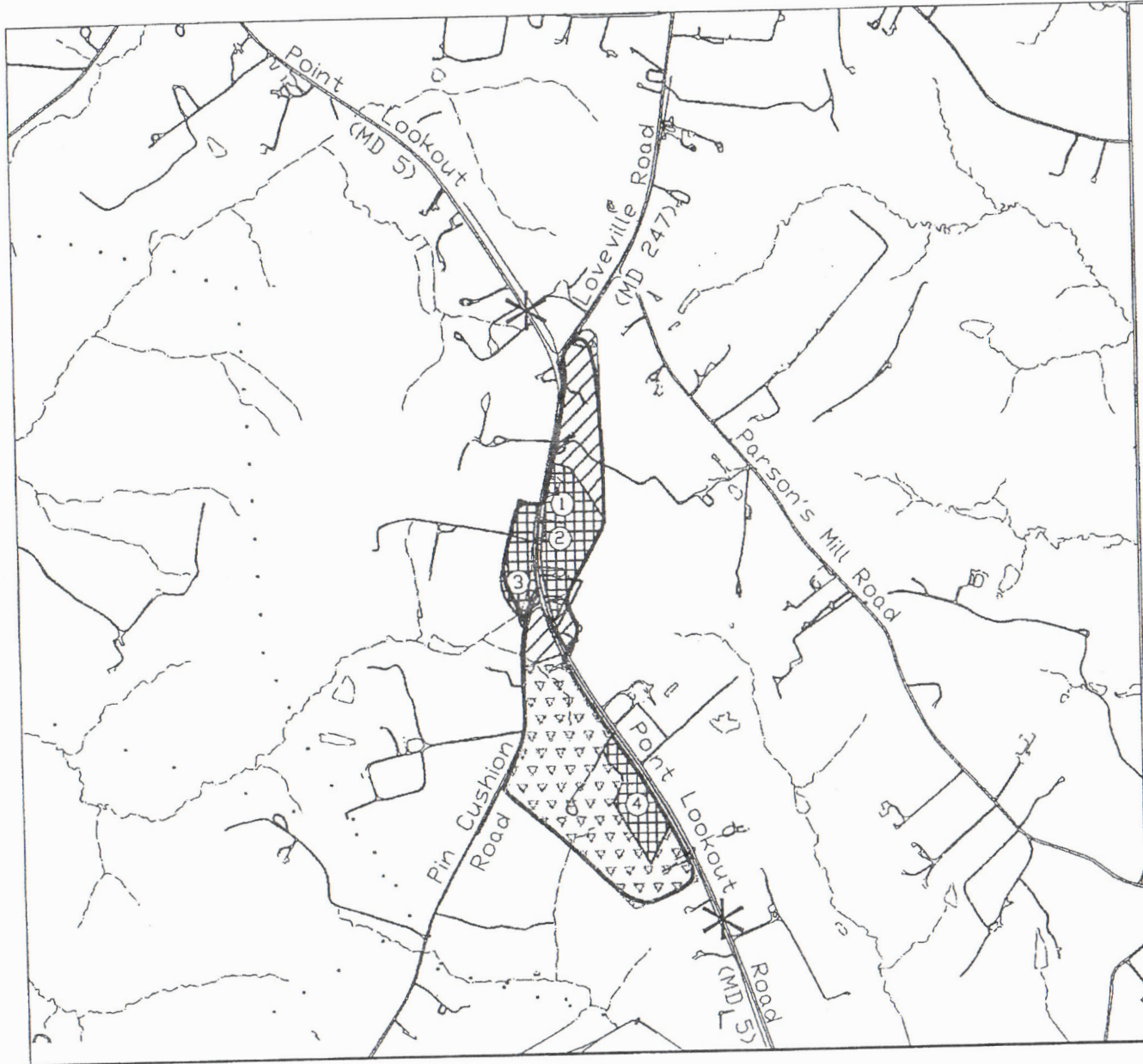
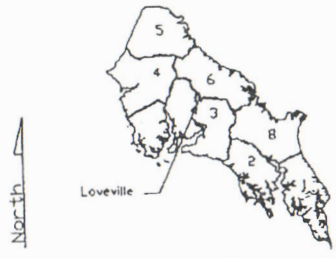
SIGNIFICANT FEATURES

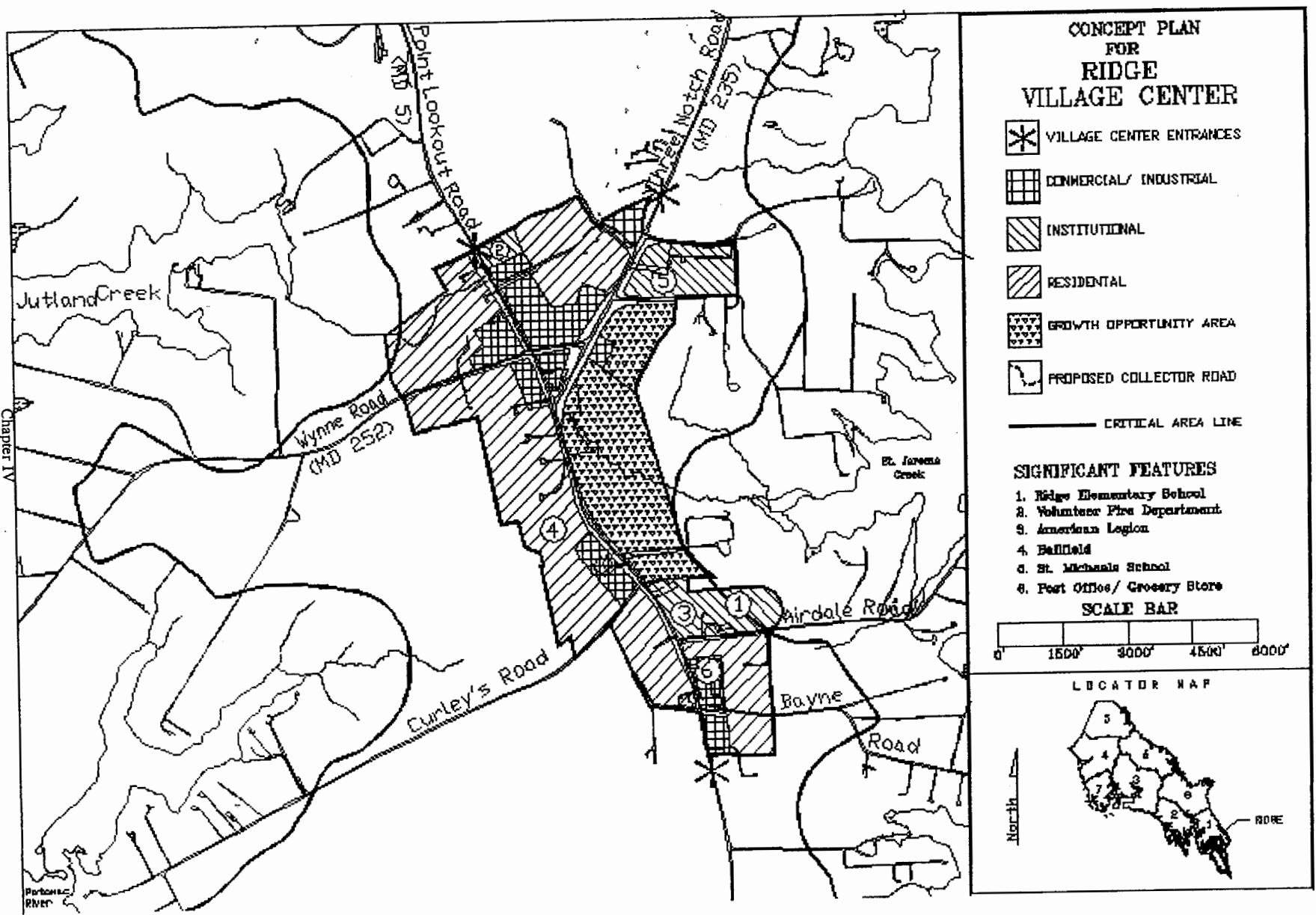
1. Craft Shop
2. Architectural Woodwork Shop
3. Tavern
4. Post Office

SCALE BAR

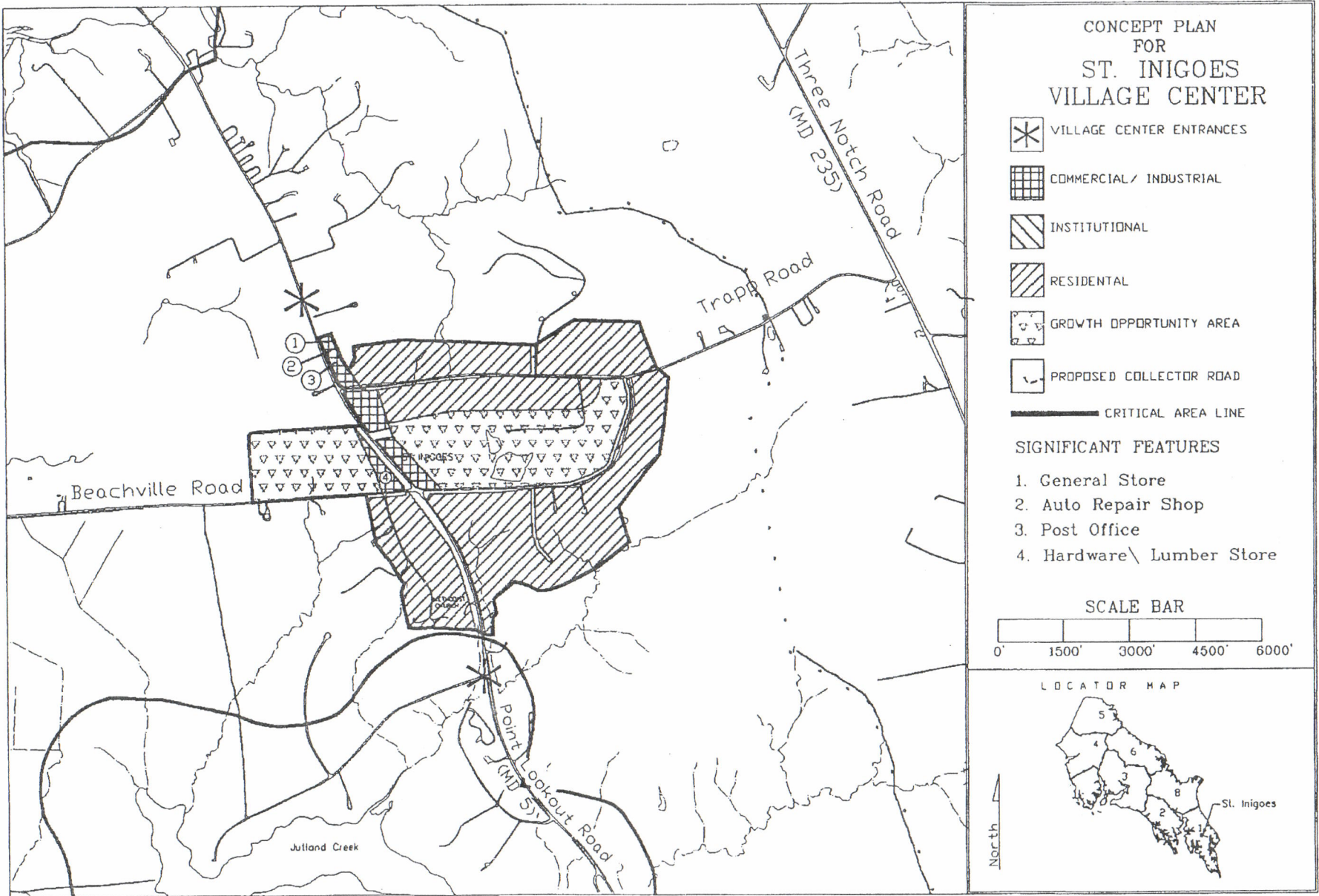


LOCATOR MAP










Ridge Village Center



St. Inigoes Village Center

Valley Lee Village Center

CONCEPT PLAN
FOR
VALLEY LEE
VILLAGE CENTER

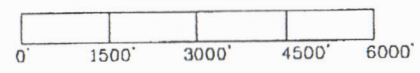
-  VILLAGE CENTER ENTRANCES
-  COMMERCIAL / INDUSTRIAL
-  INSTITUTIONAL
-  RESIDENTIAL
-  GROWTH OPPORTUNITY AREA

 CRITICAL AREA LINE

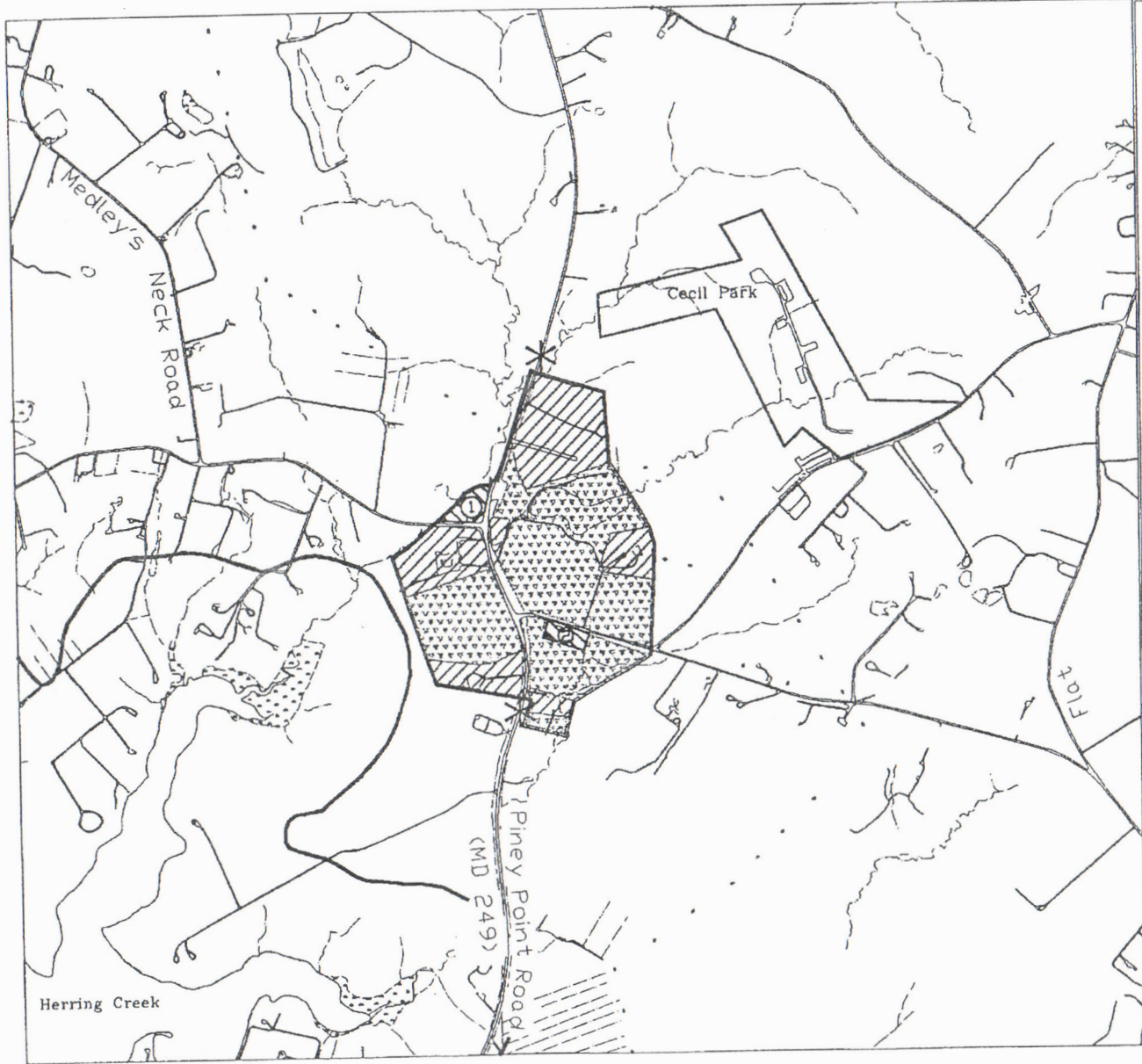
SIGNIFICANT FEATURES

1. Post Office
2. Volunteer Fire Department

SCALE BAR



LOCATOR MAP



2 RESOURCE PROTECTION ELEMENT

2.1 **Goal: Promote universal stewardship of the Chesapeake Bay and of the land as an ethic for county citizens, businesses, industry and government agencies.**

2.1.1 *Objective: Conserve fish, wildlife, and plant HABITATS through implementation of federal, state and local resource protection policies which integrate resource protection measures into development activities.*

- A. Policy: Coordinate with federal and state regulatory agencies to STREAMLINE APPROVALS and verify compliance with environmental regulations which protect habitats and water quality.
- B. Policy: Implement Maryland's Chesapeake Bay CRITICAL AREA PROGRAM and "The Criteria" (COMAR Section 14.15.01 - 14.15.11) and amendments to date.
 - i. Mitigate environmental impacts of human activity on the Chesapeake Bay.
 - a. Accommodate three levels of intensity for development in the Critical Area:
 - i) Low Intensity: implement state regulations by classifying qualifying lands as resource conservation areas (RCA).
 - a) Conserve, protect and enhance the overall ecological values, biological productivity and diversity.
 - b) Protect breeding, feeding, and wintering habitats for those wildlife populations that require the Chesapeake Bay, its tributaries, or coastal habitats in order to sustain populations of those species.
 - c) Conserve the land and water resource base that is necessary to maintain and support the preferred land uses of agriculture, forestry, fisheries activities and aquaculture, and to preserve nature-dominated environments (wetlands, forests, abandoned fields).
 - d) Conserve developed woodlands and forests for the water quality benefits that they provide.
 - e) Allow development at density of 1 unit per 20 acres.
 - ii) Moderate Intensity: classify qualifying lands as limited development areas (LDA).
 - a) Maintain or improve the quality of runoff and groundwater entering the Chesapeake Bay and its tributaries.
 - b) Maintain natural plant and animal habitats as in resource conservation areas.
 - c) When accommodating additional low or moderate intensity development, protect water quality, aquifer recharge areas, habitats, and the prevailing character of areas.
 - d) Allow development at base zoning (underlying) density.
 - iii) Intensely Developed: classify qualifying lands as intensely developed areas (IDA).
 - a) Improve the quality of runoff from developed areas that enters the Chesapeake Bay or its tributary streams by 10 percent or greater.
 - b) Allow additional development of the type and intensity allowed by the comprehensive plan provided that water quality is not impaired.

- c) Use retrofitting measures to address stormwater management problems.
 - d) Protect aquifer recharge areas.
 - e) Minimize the expansion of IDA's into portions of the Critical Area designated as habitat protection areas and Resource Conservation Areas.
 - f) Allow development at base zoning (underlying) density.
- b. Accommodate and direct intensified development in the Critical Area through "growth allocation".
- i) General Critical Area intensification policies:
 - a) Avoid, to the extent possible, the impacts of new IDA and LDA on habitat protection areas.
 - b) No more than one half of the allocated expansion acres (862 acres maximum), may be located in resource conservation areas.
 - c) Locate disturbance and nonwater-dependent development for new IDAs and LDAs in reclassified resource conservation areas at least 300 feet beyond the landward edge of tidal wetlands or tidal waters.
 - ii) Intensely Developed Area intensification policies:
 - a) Locate new IDAs in LDAs or adjacent to existing IDA's.
 - b) Locate new IDAs where they minimize their impacts on the defined land uses of resource conservation areas.
 - iii) Limited Development Area intensification policies:
 - a) Locate new LDAs adjacent to existing LDAs or IDAs.

Action 23: Critical Area Program

Ordinance Revisions:

- 1) Establish buffer management (buffer exemption) zone criteria for substantially developed shoreline communities (provides clarification and relaxation for some buffer requirements).
- 2) Allow transfer of TDRs within the critical area (CA) from lesser to higher intensity overlay areas.
- 3) Simplify and clarify growth allocation scoring and process.
- 4) Establish program requirements for shoreline structures/activities.
- 5) Relax mitigation requirement for shoreline stabilization process.

Zoning Map Revisions:

- 1) Correct "edge match" errors in critical area overlay maps and show resource conservation area (RCA), limited development area (LDA) and intensely developed area (IDA) designations graphically on reference maps.
- 2) Establish and map critical area buffer management zones to provide relief from some restrictions on development in the critical area buffer.
- 3) Comprehensively apply growth allocation to RCA areas in development districts to increase development intensity to LDA.

Budgeting:

- 1) Continue to utilize available state funding with county match for implementation of the local critical area program including: development review, program review and refinement, public education and outreach, grant administration, and training for staff.
- 2) The critical area plan as adopted by the Board of County Commissioners, as may be amended from time to time, is hereby incorporated by reference as is set out in full.

- C. Policy: Implement Maryland's 1991 FOREST CONSERVATION ACT (Natural Resources Article 5-1609 and amendments to date.

Action 24: Streamline Forest Conservation Program

Ordinance Revisions:

- 1) Provide for a simplified forest stand delineation and site analysis on lands showing priority area:
 - a) Buffers around perennial and intermittent streams.
 - b) 100 year floodplains
 - c) Steep slopes (greater than 25%, or 15% or more with soils having an erosivity (K) value of .35 or greater), see USDA soil survey for explanation of K values.
 - d) Wetlands; and
 - e) Forest corridors and blocks of forest which are at least 300 feet wide and/or are part of large tracts of forest of 100 acres or more.
- 2) Streamline Forest Conservation Program when projects are clustered and open space is preserved in the RPD:
 - a) Exempt minor subdivisions from additional requirements of the forest conservation ordinance (FCO) when the subdivision or development concept plan leaves at least 50% open space outside of lots and limits of disturbance are outside of the priority areas.
 - b) Exempt farmstead subdivisions from the FCO requirements when designated development envelopes established on each lot are outside priority areas.
 - c) Subject rural residential subdivision proposals to all FCO requirements.
- 3) Projects in designated growth areas may be exempted from some requirements of the Forest Conservation Ordinance when:
 - a) the subdivision or development concept plan leaves at least 50% open space outside of lots;
 - b) limits of disturbance are outside of the priority areas; or blocks of existing priority forest are protected outside the growth area through the purchase or transfer of development rights (TDRs).
- 4) The Forest Conservation Plan as adopted by the Board of County Commissioners, as may be amended from time to time, is hereby incorporated by reference as if set out in full.

2.1.2 *Objective: Adopt a comprehensive approach to MANAGEMENT OF POLLUTION (point and nonpoint sources) to minimize adverse impacts on water quality in the Chesapeake Bay and its tributaries that result from high nutrient loadings in runoff from surrounding lands or the pollutant discharges from point sources, and from unvegetated areas and impervious surfaces.*

A. Policy: Implement Lower Potomac and Patuxent River TRIBUTARIES STRATEGIES to achieve the cap of nutrient pollution in the Chesapeake Bay at 40% of the 1985 nutrient loads by 2000:

Action 25: Tributary Strategies Teams

Budgeting:

- 1) Assure staff participation on tributary teams to prioritize recommendations and implement nonregulatory strategies to improve resource management, implement best management practices (BMPs) and fund innovative technology to reduce nutrient and sediment inputs from:
 - a) Point sources
 - b) Developed land
 - c) Agricultural land and
 - d) Natural resource areas.
- 2) Utilize grants, user fees and develop revenue resources to fund implementation.

- B. Policy: Limit and mitigate the impacts on WATER QUALITY that result from pollutants that are discharged from both point and non-point sources including:
- i. Retrofit, upgrade, and manage public sewerage systems to reduce nutrient and pollution discharges.
 - ii. Expand capacity and service, and require connection to public sewerage systems in growth areas to reduce environmental impacts of multiple new septic systems and to eliminate failing septic systems.
 - iii. Control and minimize runoff and erosion and loss of soils to enhance and protect the quality of water resources, protect sensitive habitats, maintain and enhance productivity of prime agricultural lands, and prevent loss of property.
 - a. Control and minimize soil erosion and runoff from agricultural fields, pastures, and development sites.
 - i) Require agricultural best management practices to reduce loss of top soil and to minimize the impacts of agriculture activities on water quality by reducing nutrient, sediment and chemical pollution in runoff and groundwater.
 - ii) Developed land implementation: Use best management practices to control and minimize soil erosion and runoff from development sites.
 - b. Minimize disturbance to hydric soils, and highly erodible soils and maintain natural patterns of surface and underground hydrology.
 - iv. Encourage, inform and educate waterfront property owners to select the most environmentally sensitive methods of combatting shore erosion.
 - a. Establish vegetated buffers along the Bay and its tributaries.
 - b. Use protection measures which best provide for conservation of plant, fish, and wildlife habitat (in order of preference): 1) no action; 2) relocation of threatened structures; 3) nonstructural stabilization including beach nourishment, marsh creation, and in limited cases slope; 4) shoreline revetments; 5) offshore breakwaters; 6) groins; 7) bulkheads.
 - c. Encourage continued state cost share programs.

- v. Recognize the important economic value of mineral resource extraction. Encourage utilization of these resources but minimize adverse impacts to surrounding habitat and water resources and adjacent uses. Any mining activity in excess of 5 acres is subject to conditional use approval.
 - a. In the critical area: Surface mining activities includes any mining activity impacting one acre or more. Keep large undeveloped lands with potential mineral resources in an undeveloped state to avoid loss of mineral resources. Habitat protection areas are unsuitable for future mining operations. Minimize potential water quality impacts of activities associated with resource extraction, including the removal of vegetation, soil disturbance and grading.
 - b. Outside of the critical area: sand and gravel excavation may occur provided negative physical impacts, water quality and negative visual impacts to adjoining properties are avoided or mitigated.

2.2 Goal: Protect sensitive areas.

2.2.1 *Objective: Identify and conserve SIGNIFICANT NATURAL HABITATS, throughout the county including state designated Natural Heritage areas, locally significant habitat areas, important natural areas, and fish, wildlife, and plant habitats especially those of rare, threatened and endangered species.*

- A. Policy: Protect tidal and nontidal WETLANDS resources because of their importance for plant habitat, fish and wildlife habitat, and overall water quality.
 - i. Remove or reduce potentially harmful or toxic substances in runoff entering the Bay and its tributaries.
 - ii. Minimize the adverse effects of human activities on wetlands, shorelines, stream banks, tidal waters, and aquatic resources.
 - iii. Maintain area of transitional habitat between aquatic and upland communities.
- B. Policy: Maintain and enhance the natural environment of STREAMS.
 - i. Protect riparian wildlife habitat.
- C. Policy: Protect species in need of conservation, rare, THREATENED AND ENDANGERED SPECIES and their habitats.
 - i. Conserve wildlife habitats, including those that tend to be least abundant or which may become so in the future if current land use trends continue.
 - ii. Protect the in-stream and stream-bank habitat of anadromous fish propagation waters.
 - iii. Protect nontidal wetlands of importance to plant, fish and wildlife, and water quality.

2.2.2 *Objective: Preserve, protect, and restore the natural environment and beneficial FUNCTIONS OF THE FLOODPLAIN*

- A. Policy: Restrict DEVELOPMENT in the 100-year flood plain. Regulate construction and use of permitted structures to minimize damage according to state and federal policy (FEMA):
- B. Policy: Minimize the DISTURBANCE OF VEGETATION in the 100-year flood plain.

Action 26: Floodplain Management

Ordinance Revision:

- 1) Avoid construction in the floodplain whenever possible.
 - a) Prohibit creation of new lots which include flood plain (tidal or non-tidal) within buildable area on the lot.
 - b) Prohibit construction of structures within the floodplain on existing lots when buildable area for structure(s) is available outside of flood plain.
 - c) Require elevation of structures necessarily placed in floodplain:
 - i) all new and substantially improved structures necessarily located in the floodplain shall be elevated to one foot above the level of the 100-year flood.
 - ii) restrict use of structures and enclosed areas below this level and require installation of water equalizing vents.
- 2) Clarify and enforce National Flood Insurance Program (NFIP) prohibition on new construction and placement of manufactured homes and recreational vehicles, substantial alteration of existing structures, and new fill in the floodway.
 - a) Prohibit new and replacement manufactured housing in floodway;
 - b) Prohibit placement of recreational vehicles in the floodway;
 - c) Prohibit substantial alteration of existing structures located in the floodway.
 - d) Prohibit placement of new fill material in the floodway.
- 3) In coastal high hazard areas:
 - a) Require design and construction of elevated structures to allow free movement of flood waters under the buildings and to minimize danger of collapse of the structural system.
 - b) Prohibit placement and replacement of manufactured homes.
 - c) Prohibit recreational vehicles unless they are "highway ready" and in place for no more than 180 days.

2.2.3 *Objective: Preserve, protect and restore the natural ecosystems and functions of HYDRIC SOILS, WETLANDS, STREAMS AND STREAM BUFFERS*

- A. Policy: Direct intense development activity away from areas which are in proximity to water courses. Require development to locate as far from the water courses as possible and to establish PERMANENT PROTECTION MEASURES for the priority riparian areas.
 - i. Establish minimum tidal and nontidal wetlands buffers according to state and federal law and require a setback from these buffers to limit disturbance in the buffers during construction.
 - ii. Assure coordination and enforcement of restrictions and protection for wetlands, streams and their buffers with all agencies responsible for development review.

Action 27: Protection of Open Space

Ordinance Revision:

- 1) Expand open space provisions of the resource protection section.
 - a) Define resource and open space easements requirements.
 - b) Require density parcels for protection of sensitive areas.
 - c) Establish minimum covenant requirements for community association-held open space.
- 2) Expand resource protection section provisions to clarify expansion criteria for buffers from wetlands and perennial streams to include adjacent areas of slopes of 15% or greater and hydric soils.
- 3) Establish minimum buffers according to state and federal law and require a setback from the following buffers to limit disturbance in the buffers and subsequent liability of violations during construction:
 - a) perennial and intermittent stream buffers; and
 - b) tidal and nontidal wetland buffers.

- B. Policy: Employ BEST MANAGEMENT PRACTICES to minimize potential associated water quality impacts when development activity takes place adjacent to stream banks.
 - i. Assure coordination and enforcement of restrictions and protection for wetlands, streams and their buffers with all agencies responsible for development review.
 - C. Policy: Discourage alteration of, obstruction of and construction in existing stream courses and stream banks and alteration of the natural drainage patterns, unless adequate MEASURES TO MITIGATE potential adverse impacts are included in the development.
 - i. Address design and placement of storm water management, roads, limits of grading and clearing, installation of public and private utilities in the zoning, subdivision, road and stormwater management ordinances and regulations.
 - D. Policy: Maintain or improve WATER QUALITY in streams by providing incentives to:
 - i. Establish buffers and implement soil conservation and water quality plans for development, agricultural and forestry activities;
 - ii. cluster development activities to decrease areas of disturbance and limit amount of impervious surface in stream watersheds;
 - iii. effect both quality and quantity improvements in new stormwater management structures;
 - iv. use retrofit measures to address stormwater management problems;
 - v. avoid use of streams and their buffers as required by state regulation for stormwater management;
 - vi. plant forested buffers, and
 - vii. utilize sustainable alternative methods to water commercial livestock.
 - E. Policy: Establish natural preserves, PARKS and education areas adjacent to water courses.
- 2.2.4 *Objectives: Maintain and enhance FOREST COVER to maintain biological productivity and habitat values throughout the county by enhancing and restoring riparian forest ecosystems, minimizing the impacts of forestry activities on water quality, and providing for a net increase in forest vegetation in the Critical Area.*
- A. Policy: Manage forest and woodland to maintain MAXIMUM VALUES for wildlife, water quality, timber, recreation and other resources, recognizing that in some cases these uses may be mutually exclusive.
 - B. Policy: Pursue INCREASED FOREST ACREAGE and managed woodlands, particularly in the critical area.
 - C. Policy: Minimize the removal of trees associated with development activities, and, mitigate the impacts of TREE REMOVAL:

2.2.5 *Objective: Limit human activity and development on STEEP LANDS to protect water quality and aquatic habitat; to minimize hazards of flooding, landslides, erosion, and pollution; and to maintain areas of high biodiversity.*

- A. Policy: Preserve slopes GREATER THAN 25 PERCENT from disturbance or development in the rural preservation district.
- B. Policy: Discourage development activities on SLOPES OF 15% TO 25% to avoid the potential associated water quality impacts from the development of steep slopes unless there is no viable alternative.

Action 28: Buffer Expansion for Resource Protection

Ordinance Revision:

- 1) a) Continue to preserve from disturbance all slopes of 25% or more in the RPD.
- b) Authorize disturbance of slopes in excess of 25% only by an approved engineered soil erosion and sediment control plan.
- 2) Expand Resource Protection Section provisions to clarify expansion criteria for buffers for tidal wetlands and perennial streams to include adjacent areas of slopes of 15% or greater.
 - a) Preserve from disturbance or development slopes equal to or exceeding 15% adjacent to and part of the Critical Area 100-foot Buffer except as necessary for erosion control activities.
 - b) Preserve from disturbance or development highly erodible soils on slopes of 15% to 25%.
 - i) Specify highly erodible soils as those soils with an erosivity ("k") value of .35 or greater, including, but not limited to, Caroline Silt Loam (10-15%), Croom Gravelly Sand Loam (10-15%), and Westphalia Fine Sandy Loam (20-40%). See USDA soils survey for explanation of K values.
 - ii) Provide for planning commission approval of an engineered soil erosion and sediment control plan for disturbance of 15% - 25% slopes with highly erodible soils.
- 3) Minimize the clearing of natural vegetation where development activities are permitted to occur on steep slopes (15% to 25%).

2.2.6 *Objective: Sensitive Areas maps # 1-74 prepared by KCI Technologies at a scale of 1" = 600" depicting the location of these features are incorporated herein by reference as if set out in full.*

2.3 Goal: *Preserve the natural, recreational, historical and cultural herit conjunction with economic and social well-being to maintain and enhance the quality of life.*

2.3.1 *Objective: Promote balanced HERITAGE ACTIVITIES AND PROGRAMS that capitalize on the natural, recreational, historical and cultural resources of the county and the region, including implementation of the Southern Maryland Heritage plan .*

A. Policy: DEVELOP AND MAINTAIN AN INVENTORY of natural, recreational, historical, and cultural resources in the county based on the physical, biological and cultural connections between public and private sites as a resource for tourism and recreation; education and research; preservation and conservation; and economic development.

i. Preserve significant and important sites.

a. Identify all historically significant properties for inclusion in the Maryland Inventory of Historic Sites.

b. Amend development review process to include review of all development proposals for potential adverse impacts on historic resources by the Historic Preservation Commission.

i) Review all structures fifty years or older that are slated for demolition for historic significance.

ii) Encourage compatible development in designated historic districts. Establish performance standards to prevent negative impacts on surrounding properties.

iii) Require the identification of cemeteries, burial grounds, and archeological sties on a property prior to any disturbance of the site.

ii. Document local cultural traditions through the Historical Society.

iii. Promote the designation of historic sites and districts.

iv. Promote adaptive reuse of historic structures.

Action 29: County Historic Districts

Budgeting:

- 1) Continue or expand use of state funding for historic sites survey and historic resources planning.
 - a) Contract for sites surveys for support of review and documentation of structures to be demolished, and for public out reach.
 - b) Obtain grants for supplies and staff support.
 - c) Develop a historic resources plan.

Ordinance Revision:

- 1) Establish historic overlay district criteria.
- 2) Establish standards for development and redevelopment in historic district overlay areas.

Zoning Map Revision:

- 1) Consider designation of county historic district overlay areas:
 - a) Charlotte Hall
 - b) Mechanicsville
 - c) Chaptico
 - d) St. Mary's City

B. Policy: MAINTAIN HERITAGE RESOURCES: Seek and support increased opportunities for conservation, preservation, and maintenance of heritage resources through official state and federal recognition of county sites and of Southern Maryland as a "Heritage Area."

i. Support local, regional, state and federal heritage program efforts, such as the National Register of Historic Places and Maryland Historical Trust grants programs, which provide incentives to foster the preservation or restoration of significant structures.

Action 30: Heritage Area Planning

Budgeting:

- 1) Continue to utilize state and federal funding and cooperative agreement with National Park Service for Southern Maryland Heritage Planning
 - a) Pursue recognition as a state heritage area and development of a management plan.
 - b) Organize development and training for a heritage area management entity.
 - c) Develop maps, information and signage for heritage area sites
- 2) The Southern Maryland Heritage Area Plan as adopted by the Board of County Commissioners, as may be amended from time to time, is hereby incorporated by reference as if set out in full.

ii. Support public and private community preservation efforts.

iii. Pursue certified local government status from the Maryland Historic Trust.

iv. Pursue establishing a dedicated staff position.

C. Policy: Promote historic resources for ECONOMIC OPPORTUNITY.

i. Encourage and assist the public and private sectors to evaluate opportunities to implement techniques to protect, enhance and utilize the natural, historical and cultural resources of Southern Maryland.

a. Provide local tax incentives for the preservation of important and significant historical and cultural resources.

b. Adopt design guidelines/appearance code to be applicable to all locally designated historic sites and districts.

ii. Promote recognition of and financial investment in heritage resources to increase economic opportunity and revenues for all segments of the economy.

D. Policy: Encourage participation in natural, historic and cultural preservation through EDUCATION AND PUBLIC AWARENESS.

i. Develop signage to promote, link and interpret the Southern Maryland Heritage Area.

ii. Demonstrate the economic value of heritage tourism, travel and recreation; develop and promote heritage tourism and thematic tours of the Southern Maryland Heritage Area.

iii. Expand and promote heritage education, using natural and cultural resources of the Southern Maryland Heritage area to communicate the importance of the resources to the quality of life ; educate about threats to these resources and everyday opportunities for action.

a. Publicly acknowledge additional sites included in the Maryland Inventory, and present the property owners with a copy of all research materials.

iv. Expand environmental education curriculum in public schools.

2.3.2 *Objective: Support WATER DEPENDENT FACILITIES*

A. Policy: Encourage MARINA SERVICES to meet the water-dependent commercial and recreational needs and developmental goals .

Action 31: Marinas
 Zoning Map:
 1) Maintain commercial marine (CM) zoning.

B. Policy: Support FISHERIES ACTIVITIES to enhance markets for local watermen.

C. Policy: Seek new investment in AQUACULTURE, maintenance of existing aquacultural activities, and restoration of overworked areas.

D. Policy: Provide public water-dependent RECREATIONAL AND WATER ACCESS facilities.

E. Policy: Limit development activities in THE 100 FOOT BUFFER to those that are specifically water-dependent.

F. Policy: Minimize individual and cumulative impact of activities associated with water-dependent facilities on water quality and fish, wildlife and plant habitat by establishing PERFORMANCE STANDARDS for facilities and activities.

2.3.3 *Objective: Identify and maintain SYSTEMS OF OPEN SPACE throughout the county including scenic roadway corridors. These GREENWAYS should include, and function to provide, buffers for streams, shorefront, wetlands, and roadside development; wildlife corridors; recreation areas; public and private natural areas; intermodal transportation links, and utility corridors.*

A. Policy: Develop GREENWAY AND OPEN SPACE SYSTEMS for the Potomac, Patuxent and Chesapeake watersheds in the county to provide opportunities for recreation, public access, habitat protection and water quality improvement and to link and interpret Southern Maryland Heritage Area sites.

i. Manage natural lands in the county recreation and parks system to provide resource protection benefits.

Action 32: Open Space Protection Activities
 Budgeting:
 1) Fully utilize available local, state and federal funding to accomplish implementation of resource protection programs and projects.
 a) Participate in the Maryland Rural Legacy Program.
 b) Utilize Program Open Space for purchase of easements, development rights, or fee simple interest for recreation and preserve open space lands.

ii. Demonstrate and utilize implementation techniques and natural resources protection objectives on publicly managed lands to educate citizens and businesses about the benefits of a healthy environment.

iii. Require compliance with resource protection policies by county agencies and departments in review for approval and for county implemented projects.

- B. Policy: Designate SCENIC ROADWAYS and roadway corridors.

Action 33: Scenic Roadways

Ordinance Revision:

- 1) Establish development criteria for projects which occur along designated scenic roadways.
 - a) St. Andrews Church Road and Patuxent Beach Road (MD Route 4).
 - b) Point Lookout Road (MD Route 5).
 - c) New Market Turner Road (MD Route 6).
 - d) Budds Creek Road (MD Route 234).
 - e) Mattapany Road.
- 2) Support tourist oriented directional signage (T.O.D.S.).

Budgeting:

- 1) Prepare "non capital planning grant" application for scenic roadways.

2.4 Goal: Preserve available agricultural and rural resource areas, agricultural uses and activities throughout the county for their importance as components of both an important local industry and of rural character.

- 2.4.1 Objective: Fully implement the county's AGRICULTURAL LAND PRESERVATION program including the following elements:

- A. Policy: Utilize available state FUNDING and the agricultural transfer tax to implement the local preservation program.
- B. Policy: Provide special INCENTIVES, zoning designations and taxing policies to preserve farmland.

Action 34: Agricultural Protection Activities

Ordinance Revision

- 1) Designate zoning criteria, approval and processing guidelines for agricultural overlay districts:
 - a) No major subdivision permitted in an agricultural overlay district:
 - i) Minor subdivision permitted
 - ii) Farmstead subdivisions permitted
 - iii) Rural residential subdivision prohibited
 - b) Double TDR calculation for lots and parcels of 6 acres or more for unused development rights on agriculturally assessed land in the agricultural overlay district.
- 2) Develop standards for mapping (two or more shall apply):
 - a) a predominance of prime agricultural soils (Type I, II, and III)
 - b) predominant agriculture, forest and mineral extraction land uses by area or
 - c) presence of existing agricultural preservation easements.

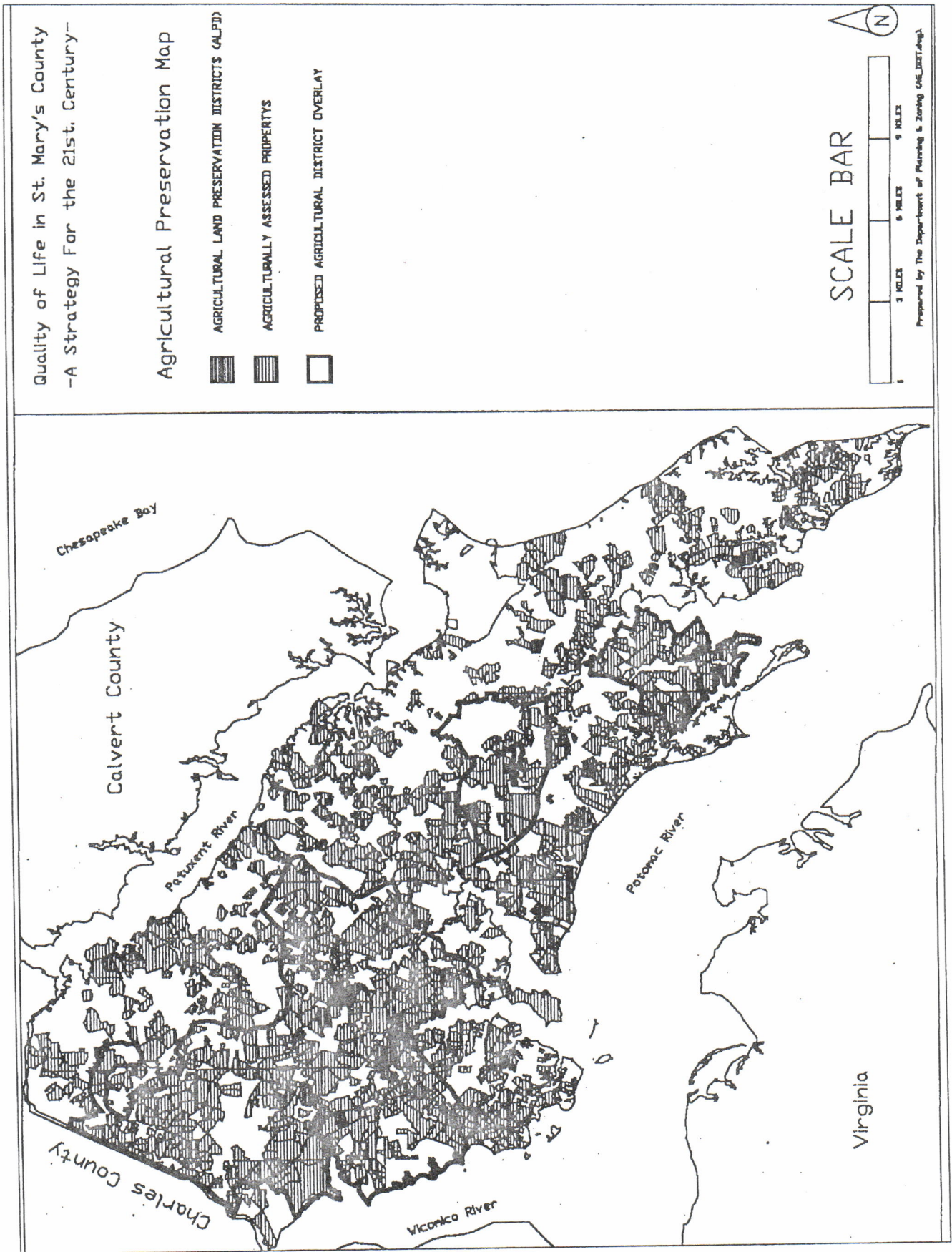
Zoning Map Revisions:

- 1) Initially designate three (3) areas as agricultural overlay districts
 - a) Northern,
 - b) St. Mary's watershed, and
 - c) Drayden.

Budgeting:

- 1) Fully utilize available local, state and federal funding to accomplish the implementation of agricultural land and resource protection programs and projects:
 - a) State funding and the agricultural transfer tax to implement the local Agricultural Land Preservation Program.
 - b) Offer tax abatement programs.
 - i) A county purchase of development rights (PDR) program.
 - ii) A county enhancement of offers made by the Maryland Agricultural Land Preservation Foundation (MALPF).
 - iii) The MALPF program.
 - iv) The county transfer of development rights (TDR) program.

Agricultural Overlay District

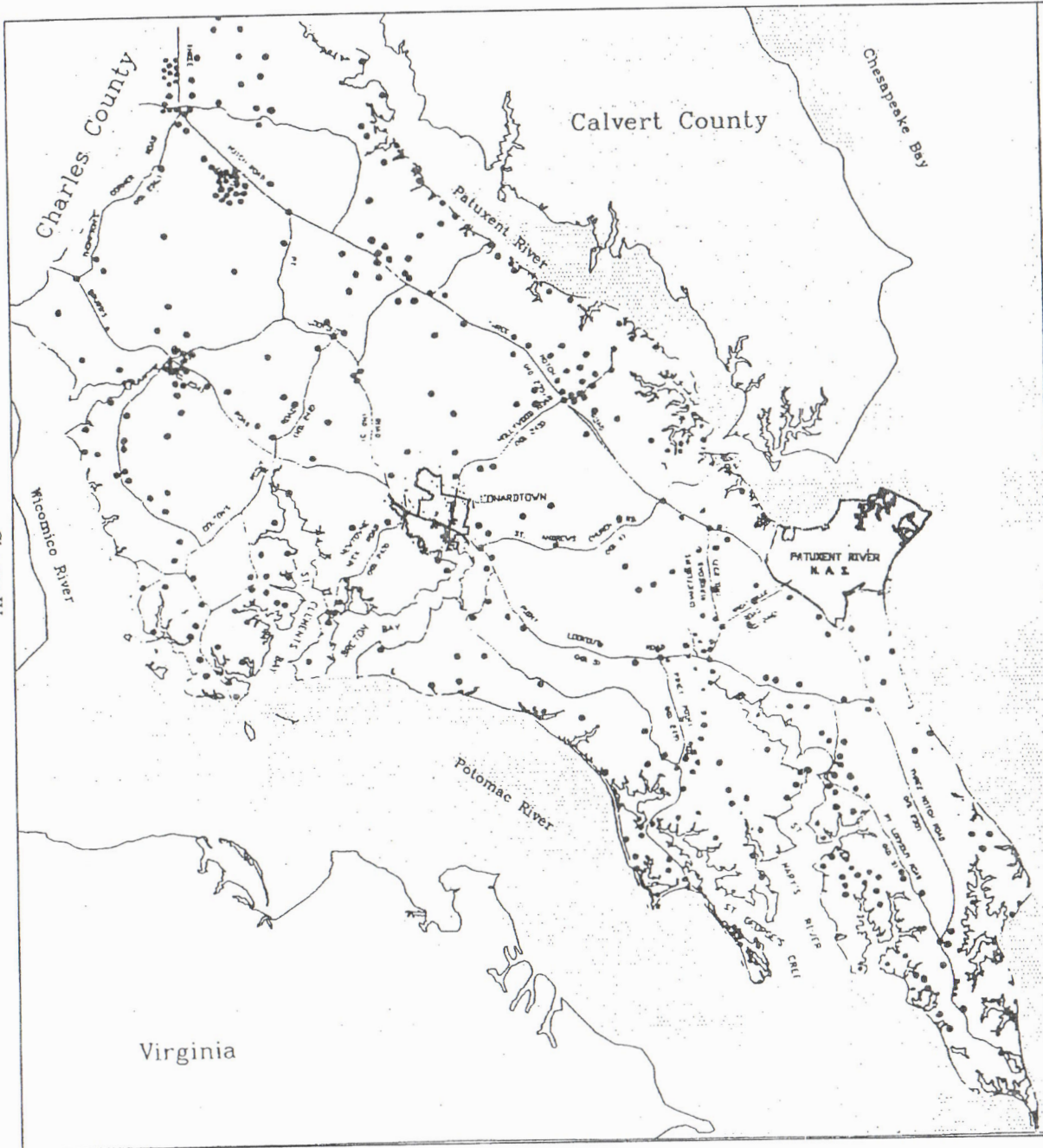


Quality of Life in St. Mary's County
-A Strategy For the 21st. Century-

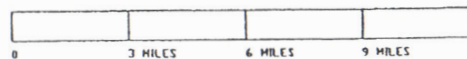
MARYLAND INVENTORY OF

HISTORIC SITES

Each dot represents a site surveyed by
the Maryland Historic Trust or the
St. Mary's County Dept. of Planning and Zoning



SCALE BAR



Prepared by The Department of Planning & Zoning



Virginia

3 PUBLIC AND COMMUNITY FACILITIES ELEMENT

3.1 *Goal: Support concentration of development through investment in and provision of public and community facilities. Promote conservation of resources, including a reduction of consumption of resources .*

3.1.1 *Objective: Establish and maintain public and community facilities to encourage RESOURCE CONSERVATION and to meet the public health, safety, and welfare needs of residents in an efficient and cost effective manner.*

A. Policy: Promote CONSERVATION OF LAND resources through education and enforcement of land use and growth management objectives and policies.

B. Policy: Promote CONSERVATION OF ENERGY and resources.

i. Provide efficient and well maintained delivery and collection systems for utilities and services. Ensure efficient location and sufficient quantities of service providers.

ii. Conduct or promote education programs to reduce wasteful use of resources.

iii. Develop resource utilization and percentage reduction goals for residential, commercial, institutional, and municipal organizations.

3.1.2 *Objective: CONCENTRATE DEVELOPMENT to correspond to and support the infrastructure and service needs in growth areas, to ensure adequate capacity to provide an acceptable level of service for existing and proposed land uses, and to address adequate facilities and services outside the growth areas.*

A. Policy: Implement a comprehensive SEWERAGE AND WATER SYSTEM which supports the land use concept for the county.

i. Provide planned SEWERAGE SERVICE

a. Extend new sewerage service only to planned growth areas.

b. Direct sewerage service to village centers and neighborhood conservation districts as needed to remedy the failure of existing septic systems or to serve expanding populations. Small local land-treatment systems are the preferred means of providing sewerage service to such areas. Avoid discharge of treated wastewater into local waters.

c. Require all sewage collection systems be designed and constructed to St. Mary's County Standard Specification for Water and Sewerage Construction.

d. Ensure that all interceptors are sized to meet the needs of the planned growth of the drainage area or sanitary district in which the projects are located.

e. Discharge treated effluent only through outfalls in the Chesapeake Bay or Potomac River or disposed on land. Long term discharges into other water bodies are prohibited.

f. Do not extend new sewerage service to rural areas unless it corrects an existing health hazard or environmental threat.

g. Provide central sewage collection systems in the development districts. As collection systems are extended into service areas, require connection of all structures with plumbing on property, within the service area, which is located 200 feet or less from any collection line.

Action 35: Comprehensive Water and Sewerage Plan

Capital Facilities Program: (CWSP)

- 1) Amend planned sewerage service and water service boundaries to parallel the designated growth area boundaries:
 - a) Develop and coordinate phasing plans for water and sewerage to coincide with road development
 - b) Implement phased plans consistent with this comprehensive plan for:
 - i) Lexington Park development district and Leonardtown development district
 - ii) Charlotte Hall, New Market, Hollywood and Mechanicsville town centers
 - c) Prepare an engineering feasibility study to develop and fund a water and sewer system for the Ridge village center, nearby water dependent facilities and areas of existing failing systems.
 - d) Prepare a feasibility study of an actual expansion of sewer service capacity at the St. Clements Shores Wastewater Treatment Plant.
- 2) Coordinate Metropolitan Commission and CWSP policies with the following policies:
 - a) Facilitate clustering through the use of shared and clustered septic systems.
 - b) Manage the proliferation of privately owned community sewerage systems
 - c) Do not extend public sewer systems into rural areas for other than correction of failing septic systems.
 - d) Maintain compact service areas. Require connection of existing dwellings within the service area. Reserve sufficient capacity for infill development on buildable unimproved land within the defined service area.
 - e) DO NOT reserve capacity for sites which are unbuildable due to sensitive areas constraints and do not include these properties in a taxing district established to fund the project.
 - f) Utilize developer contributions, taxing district and grants to pay for the system
 - g) Continue evaluation of status of quantity and quality of water supply resources:
 - i) Monitor and evaluate aquifer water supply levels
 - ii) Develop and implement well head protection measures for municipal and public water supplies
 - iii) Establish recommendations and implementation to protect potential surface water impoundment areas
 - h) Provide for planning commission annual review of Metropolitan Commission Capital Improvements Program.

Budgeting

- 1) Utilize state and federal funding with local matching funds to upgrade sewage treatment facilities to install innovative technology designed to reduce nutrient and pollution discharge.
- 2) The comprehensive water and sewerage plan (CWSP) as adopted by the Board of County Commissioners, as may be amended from time to time, is hereby incorporated by reference as if set out in full.

ii. Limit impacts of SEPTIC SYSTEMS.

- a. Encourage regular maintenance, including pump out, of septic systems.
- b. Promote use of approved alternative septic system technologies to:
 - i) retrofit existing systems to reduce risk of failure;
 - ii) correct system failures where connection to central collection systems are not feasible;
 - iii) allow expansion of existing structures where use of a conventional septic system is not feasible; and
 - iv) minimize environmental impacts wherever conventional systems are currently feasible.
- c. In developments in the rural residential (RR) zone and in minor subdivisions in the RPD where shared septic easement use is proposed, require clustering when such clustering may improve system performance, reduce impacts from clearing and land disturbing activities and allow more efficient use of the land.

iii. Provide planned WATER SERVICE

a. Protect and manage groundwater resources to maintain a safe and adequate water supply.

- i) Monitor groundwater withdrawal rates and aquifer depth to assure adequate levels of service for both public and private systems and wells.
- ii) Support statewide policies which protect groundwater recharge areas from contamination and from increases in imperviousness which might limit replenishment of the supply.
- iii) Establish thresholds of development warranting community water systems to avoid negative impacts of concentrating individual wells in rural areas, expressed as number of dwelling units or businesses located within a certain distance of each other.

b. Protect surface water supply areas.

- i) Establish and enforce land use policies to protect these areas from adverse impacts of development on water quality and on the ability to construct the impoundment area.
- ii) Protect existing surface waters from, and support cleanup of, contamination by toxic chemicals, heavy metals, pesticides, and from human and animal waste.

c. Provide phased distribution system matched to growth in the county.

- i) Provide central water supply systems in the development districts and town centers. As supply systems are extended in these growth areas, require connection of all structures with plumbing on property within the service area which are located 200 feet or less from any distribution line.
- ii) Upgrade community water systems as needed to meet appropriate standards (including fire protection) and to keep pace with increasing capacity needs.
- iii) Provide central water systems to serve expanding populations in existing village centers, neighborhood conservation districts, and areas meeting development thresholds.
- iv) Provide central water systems to supply areas with failing wells in village centers, neighborhood conservation districts, and areas meeting development thresholds.

Action 36: Water Resources Planning

Budgeting

- 1) Evaluate and confirm appropriate locations for surface water impoundments:
 - a) Update surface water impoundment recommendations in the Comprehensive Water and Sewerage Plan.
 - 2) Update study of groundwater reserves to the year 2020.

Zoning Map Revision:

- 1) Establish boundaries of water impoundment overlay based on:
 - a) watershed boundaries and land uses within these boundaries,
 - b) minimum contour elevation for approved construction.
 - c) Show appropriate locations for surface water impoundments identified in the comprehensive water and sewerage plan.

Ordinance Revision

- 1) Designate zoning criteria, approval and processing guidelines for development within the overlay, including:
 - a) allowable development density and
 - b) allowable uses

- v) Require shared wells as defined in the CWSP to be supervised or operated by the St. Mary's County Metropolitan Commission (metcom). Require dedication of all new central water systems to the Metcom for ownership, operation, and maintenance in accordance with Metcom standards and specifications.
- B. Policy: Develop and maintain a TRANSPORTATION SYSTEM which is well-integrated into the community fabric and which supports the land use concept.
 - i. Provide safe, efficient, economical ROADS designed to address goals for community revitalization, economic development, and environmental stewardship.
 - a. Develop and implement transportation plans and road standards which support and promote resource protection, environmental and community character preservation, and cost containment goals.

- i) Develop road and parking standards which reduce land consumed by roads and their rights of way (ROW) consistent with accepted national standards; preserve natural environmental features; reasonably manage the public ROWs and secure reasonable compensation for the use of these ROWs by telecommunications providers and other ROW users; maintain and promote rural and community character; reduce stormwater runoff; reduce construction costs; and which reduce repair and maintenance costs.

- a) Evaluate new roads and road improvements to ensure they do not adversely impact cultural, historical and environmental features and character of an area.

- b) In residential and rural areas reduce pavement and rights-of-way width

requirements through reduced residential area design speeds, reduced on-street parking accommodation in low density residential areas, sharing of road and utility ROW ("shared easements" as described in the federal "Telecommunications Act of 1996").

Action 37: Road and Parking Standards

Ordinance Revision:

- 1) Revise Road Standards:
 - a) Development type and layout used to identify road geometry based on design speed establish maximum design speed to be used and require designs to conform.
 - b) Where cul de sacs are provided permit center to be landscaped, but assure adequate travel lane width for school buses, fire, rescue and moving vehicles.
 - c) Require on-street parking, street planting and sidewalks in village, town and development district core areas.
 - d) Revise cluster subdivision road standards
 - e) Eliminate exceptions to road standards.
 - f) Resolve conflicts with entrance separation on major collectors.
- 2) Revise Parking Standards:
 - a) Reduce overall parking space requirements for individual businesses.
 - i) Adjust parking space requirements to account for all spaces located within 500 feet of parcel boundary (shared parking) and
 - ii) Require pedestrian and travel lane connections to adjacent properties to accommodate shared parking areas in development districts.
 - b) Establish maximum parking lot travel lane and aisle widths based on minimum national standards.
 - c) Establish maximum parking lot coverage.
 - d) Provide incentives to encourage innovative design and construction.
 - e) Require non residential and multifamily residential parking to:
 - i) Place 50% of parking behind the front facade of the building; or
 - ii) Screen parking lot from travel lanes of adjacent roads using berms or planted screening (yet assuring safe and adequate site distances at access points).

- c) In the commercial core areas and higher density residential areas promote on-street parking and reduction of travel lane widths, provision of sidewalks and street tree plantings.
 - d) Require vehicular and pedestrian connection between adjacent parking areas at the time of infill or redevelopment activities. Allow overall reduction of parking ratios based on use and capacity to share spaces.
- b. Effect improvements and additions to the road network to correspond to and support the infrastructure needs in growth areas; to ensure adequate highway and road system capacity; to provide planned level of service for existing and proposed land uses; and to address adequate facilities outside the growth areas.
- i) Evaluate adequate capacity based on cumulative impact of all approved development activity.
 - ii) Establish desired level of service and minimum safety requirements for county and state roads based on comprehensive land use and growth management goals.
 - iii) Ensure that the density or intensity of permitted development is supportable by the planned road network prior to approval of development activities.
 - iv) Improve safety, traffic flow and aesthetics along primary routes in St Mary's County.

Action 38: New and Improved Road Needs

Capital Facilities Planning and Programming:

- 1) Establish a specific transportation plan showing needed roads within development districts and establishing policy and approval criteria for preservation of rights-of-way for these roads as development proposals are submitted for approval by planning commission.
 - a) Official Mapping: Formally establish road alignment and geometry for identified roads to be incorporated into private development, require and accept land within right-of-way on lands proposed for development or acquire R.O.W. on parcels already developed or undeveloped but necessary to make connections:
 - i) FDR Boulevard.
 - ii) Collector road connecting Great Mills Road and Hermanville Roads.
 - iii) New collector road from Baldrige Road at Governmental Center in Leonardtown to undeveloped development district lands west of Cedar Lane.
 - iv) Three Notch Road service road access controls
 - b) Designate priorities for and plan cross county connector road improvements.
 - c) Perform a scenic corridor study and develop recommendations and approval criteria for adoption into zoning and subdivision ordinances to protect designated corridors and views.
 - d) Cooperate with SHA and Charles and Prince George's Counties to pursue multi-lane limited access highway from the Washington Beltway to St. Mary's County to improve commerce, tourism and recreational opportunities.
- 2) Improve existing roads for safety, traffic flow and aesthetics.
 - a) Widen and limit access Three Notch Road (MD 235) from St. Andrews Road (MD 4) to Pegg Road.
 - b) Widen Chancellor's Run Road (MD 237) from Three Notch Road (MD 235) to Pegg Road.
 - c) Widen Indian Bridge Road: widen existing two lanes and provide shoulder.
 - d) Upgrade Park Hall Road (MD 489).
 - e) Acquire ROW and construct FDR Boulevard.
 - f) Provide streetscape and pedestrian/traffic safety improvements Point Lookout Road (MD 5) at St. Mary's College and St. Mary's City)
 - g) Complete improvements to (Point Lookout Road (MD 5)) from Camp Brown Road to causeway Point Lookout State Park: widen existing 2 lanes and provide pedestrian/bicycle safety improvements.
 - h) Preserve and enhance Point Lookout Road (MD5).
 - i) Preserve and enhance Three Notch Road (MD235/5) from St. Andrew's Church Road (MD4) north to the Charles County line.
 - j) Preserve right of way for ultimate 4 lane access-restricted St. Andrews Church Road (MD 4) widening from Three Notch Road (MD 235) to Point Lookout Road (MD 5).
 - k) Link Great Mills Road (MD 246) west of the Lexington Park development district and the NAS south gate via Hermanville Road. One possible alignment would be to extend Bay Ridge Road through the "Stewart's Grant PUD" to Bradley Road and then linking with Hermanville Road. The section of Hermanville Road from the intersection with Bradley Road extended to Three Notch Road would need to be upgraded to accommodate the additional traffic, including street lighting at key locations.
 - l) Connect Essex Drive to Pacific Drive extended, which would link with Bay Ridge Road. This would make the through movement to Hermanville Road and access through the Essex community very indirect.
 - m) Extend Bradley Road to Hermanville Road.
 - n) Coordinate road and other transportation planning with the town of Leonardtown, particularly as needs emerge for supplemental town bypasses and interconnections between the governmental center and currently undeveloped lands east of Leonardtown.
- 2) The transportation plan as adopted by the Board of County Commissioners, as may be amended from time to time, is hereby incorporated by reference as if set out in full.

- ii. Encourage development and utilization of ALTERNATIVE TRANSPORTATION in the county.
 - a. Foster an efficient, safe intermodal transportation system which includes routes and facilities to accommodate automobiles, bicycles, pedestrians and mass transit for residents, commuters and visitors.
 - i) Encourage a transportation network which provides alternative means and methods of travel.

- a) Provide sidewalks, walking paths, and bike paths and lanes as requirements of road systems and to connect other public and private sites (e.g. school, libraries, parks and hospitals) in all development projects. Participate with the SHA sidewalk retrofit program. Provide minimum standards and incentives for these amenities.

Action 39: Bicycle Plan

Capital Facilities Planning:

- 1) Develop and implement a comprehensive bicycle plan as part of both the transportation plan and the open space plan for the county:
 - a) Plan and map county-wide Bicycle routes, including:
 - i) existing road shoulders
 - ii) new and existing neighborhood bike paths and lanes;
 - iii) new and existing recreational trails.
 - b) Incorporate bicycle lanes into planning and development of new roads, road improvement projects, and as necessary amenities to be provided in major subdivisions and commercial developments.
 - c) Develop and install bicycle route signage in cooperation with the State Highways, County Public Works, the Regional Tourism Board and interested citizens.

- b) Provide and promote the use of park and ride facilities and mass transit for those commuting into, out of, and within the county.
 - promote carpooling and ridesharing

Action 40: Commuter Services

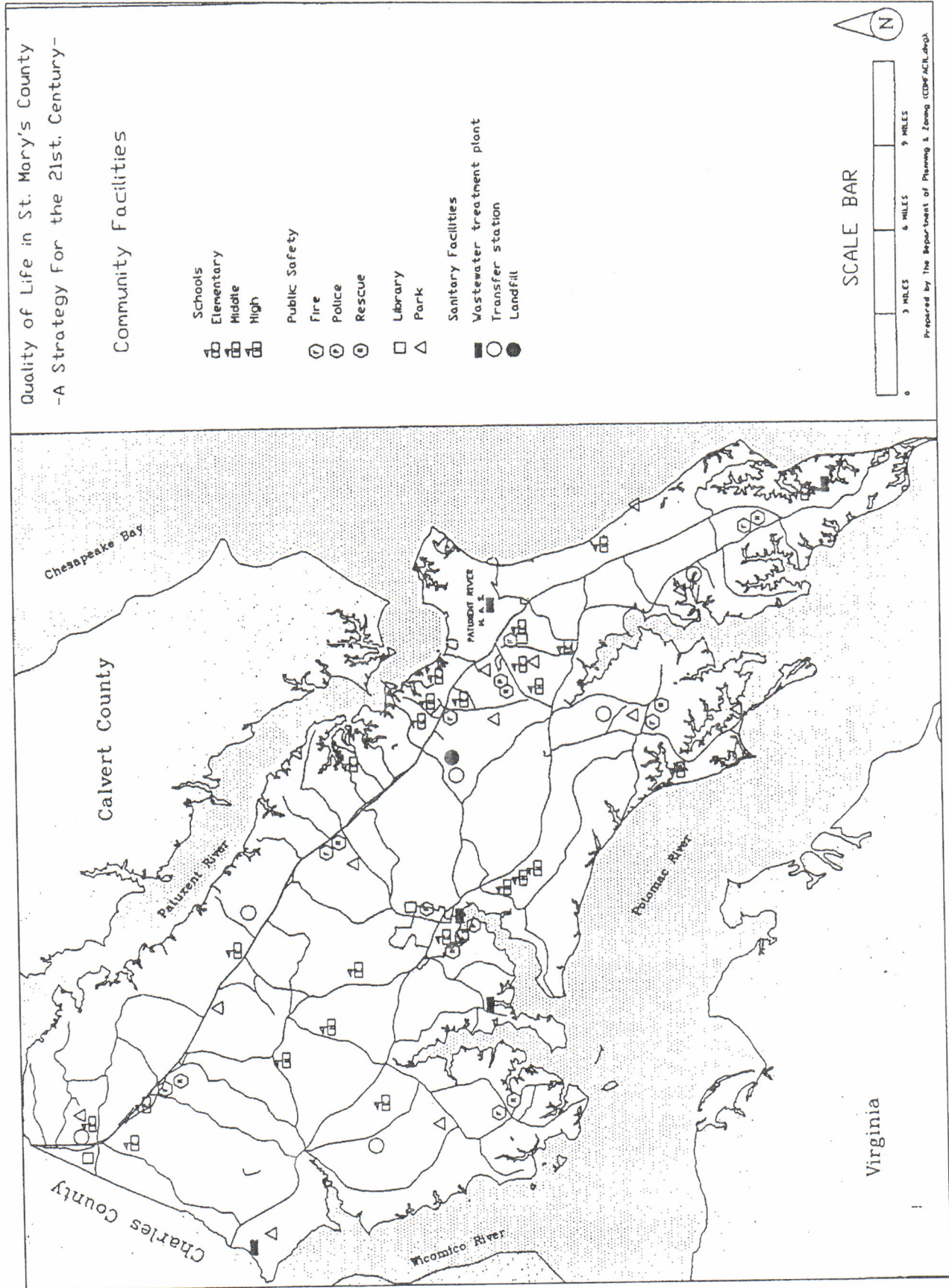
Capital Facilities Planning

- 1) Work with state and regional agencies to coordinate development of park and ride facilities.
- 2) Expand ridership and routes of St. Mary's Transportation Services.
- 3) Participate in state's development of Regional Mass Transit.
- 4) Develop expanded airport facilities and services.

- c) Expand bus service to regional and metropolitan destinations
- d) Establish and maintain right of way for future light rail extension from Waldorf to Lexington Park.
- e) Encourage development of commuter air travel services and shuttle connections to airports with regional, national and international connections to provide:
 - Certified, precision all-weather approach system;
 - Passenger terminal with on-site car rental facility;
 - Regular commuter airline service to Baltimore, Washington and/or Dulles; and
 - Modest private commuter/corporate jet capacity.
- f) Promote transportation alternatives which serve economic development goals for encouraging tourism, such as ferry service including hovercraft, to Eastern Shore, designation and expansion of bike routes, expansion of transient boating facilities.

-
- ii) Manage demand for direct access to major roads.
- a) In growth areas, create local traffic roads parallel to but well back from arterial routes to combat strip development patterns by providing visible and accessible commercial and residential frontage, and to reduce local traffic impact on peak traffic flow on arterial roads.
 - Construct FDR Boulevard
 - Provide connections between multiple access points to new major subdivisions.
 - b) Designate St. Andrews Church Road (MD 4) Point Lookout Road (MD 5) Budd's Creek Road (MD 234) and Three Notch Road (MD 235) as restricted access traffic arteries.
 - c) Require vehicular and pedestrian interconnection between adjacent parking lots and subdivisions to reduce the need to travel on primary and collector roads.
 - d) Require joint use access driveways for ingress/egress to contiguous properties.
 - e) Require access driveway consolidation to reduce the existing number of ingress and egress points.





Community Facilities

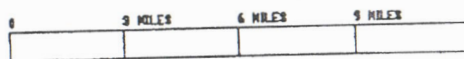


Quality of Life in St. Mary's County
-A Strategy For the 21st. Century-

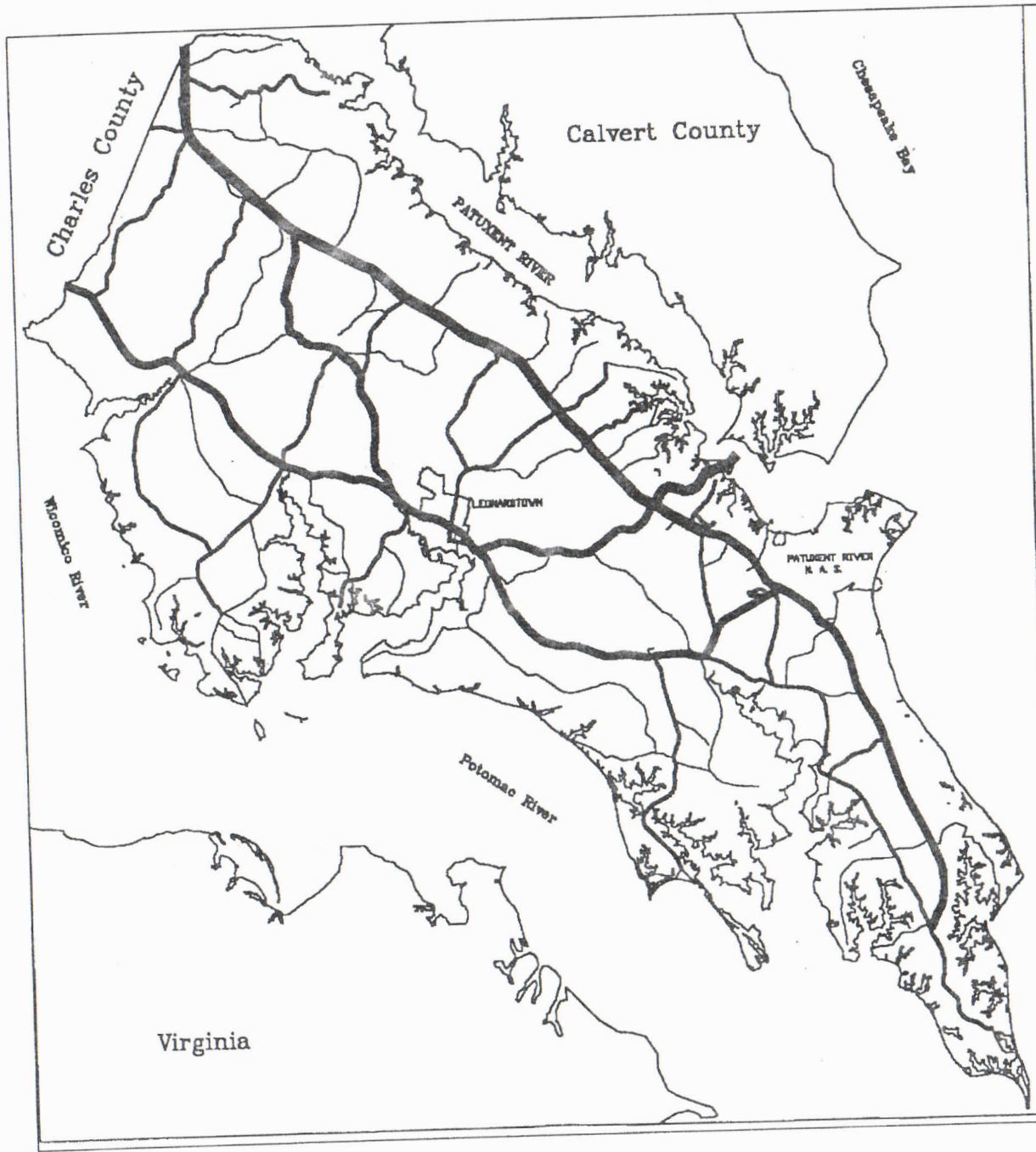
TRANSPORTATION PLAN

Functional Road Classifications 1997

-  Major Arterial
-  Minor Arterial
-  Major Collector
-  Minor Collector









Prepared by The Department of Planning & Zoning (TRANS_97.dwg)




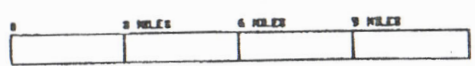
Quality of Life In St. Mary's County
-A Strategy For the 21st. Century-

TRANSPORTATION PLAN

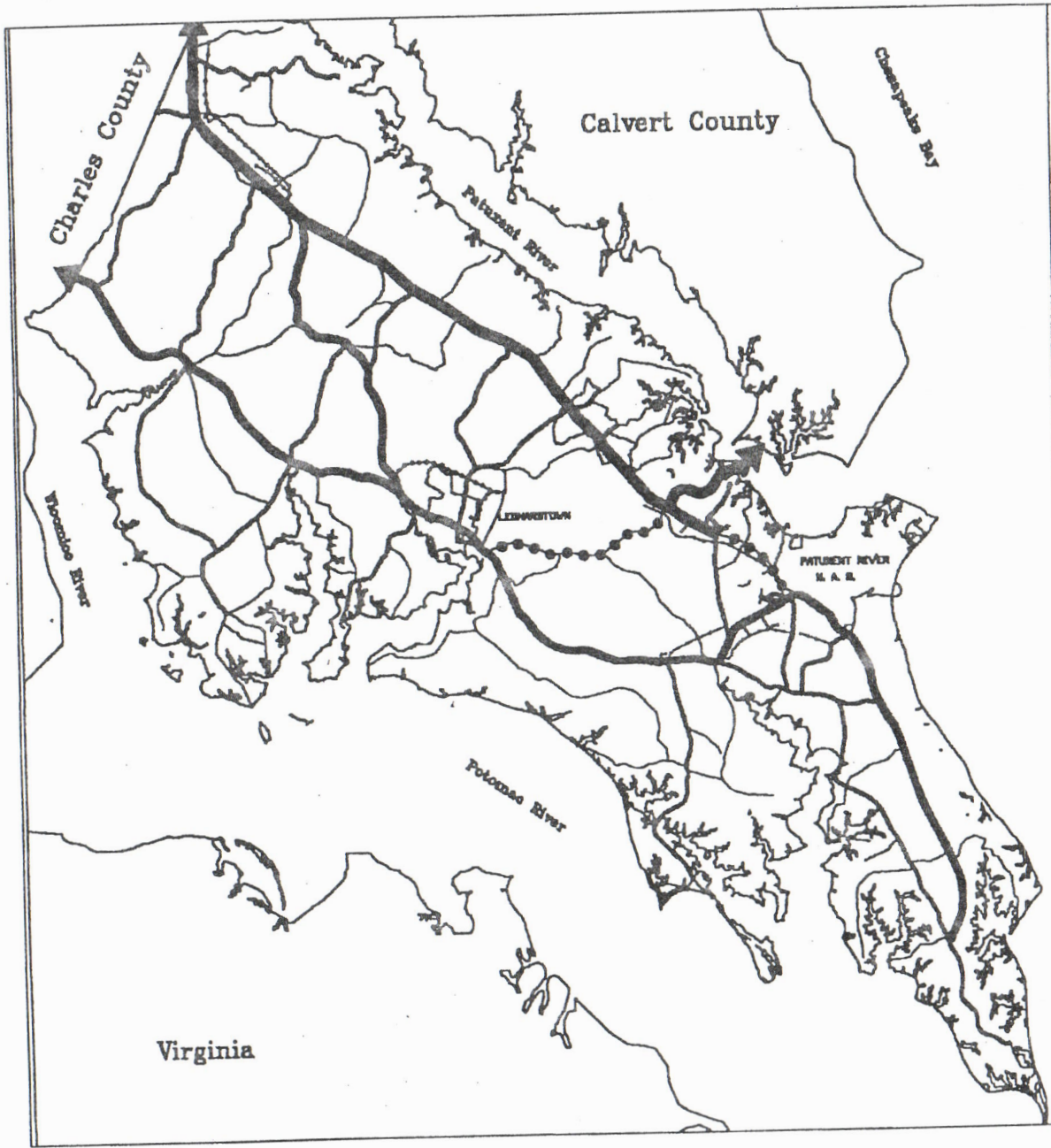
Functional Road Classifications 2020

-  Major Arterial
-  Minor Arterial
-  Major Collector
-  Minor Collector
-  Proposed Arterial
(upgrade existing road)
-  Proposed Collector

 See Concept Plans for Further Details



Prepared by The Department of Planning & Zoning (2000.dwg)



- C. Policy: Direct provision for efficient, equitable distribution of energy and communication UTILITY SERVICES which meet the needs of the population and support the land use, design, and environmental concepts for the county.
 - i. Provide a full range of utility services to all areas of the county and establish requirements to assure fair access to these services.
 - ii. Promote the efficient utilization and reduced consumption of energy resources by requiring energy efficient construction and equipment in all county facilities and supporting the use of same in private development.
 - a. Encourage public education about energy use reduction through education and provide appropriate public facilities which support these efforts.
 - iii. Minimize negative environmental and aesthetic impacts of new and existing utility distribution systems:
 - a. Encourage use shared rights-of-ways with roads;
 - b. Minimize clearing associated with installation and maintenance of lines;
 - c. Provide underground distribution systems for utilities and services in new developments; and whenever service lines are upgraded, require the new lines be buried.
 - d. Create a cooperative program with SMECO to bury electric lines in designated corridors and town centers.

D. Policy: Meet increasing demand for SOLID WASTE MANAGEMENT through use of traditional and innovative methods:

- i. Encourage participation in waste reduction, composting, and recycling through PUBLIC EDUCATION.
- ii. Minimize negative environmental IMPACTS of new sanitary landfill sites by considering permeability of soils, proximity to groundwater aquifers and recharge areas, location of potential surface water impoundments, and environmental sensitivity.

Action 41: Solid Waste Management

The solid waste plan as adopted by the Board of County Commissioners, as may be amended from time to time, is hereby incorporated by reference as if set out in full.

Capital Facilities Planning

- 1) Update and implement the solid waste management plan to provide appropriate and convenient public facilities and programs which support these efforts:
 - a) Landfilling.
 - b) Recycling, facilities development and education components.
 - c) Resource stream reduction.
 - d) Reuse.

iii. Provide "pollution credits" to business and industry to encourage recycling.

E. Policy: Meet the increasing LAW ENFORCEMENT, HEALTH AND PUBLIC SAFETY needs of the population per national average as shown in the most recent uniform crime report.

- i. LAW ENFORCEMENT
 - a. Achieve and maintain adequate staffing levels to provide a level of service of officers per the International Association of Chiefs of Police Standards.
 - b. Achieve and maintain an average response time of 4 minutes.

- c. Provide adequate satellite office space in growth areas for the efficient operation of the department as necessary to accommodate the current and future public safety needs.

Action 42: Law Enforcement and Public Safety

Capital Facilities Program:

- 1) Pursue tri-county shooting range/training facility.
- 2) Satellite facilities planning and development including dedication of land or structures in major subdivisions for:
 - a) police
 - b) fire and rescue.

- d. Encourage and support neighborhood watch programs.

ii. HEALTH CARE

- a. To the extent permitted by law, ensure adequate facilities and services to meet the immediate and long - term needs of a growing population.
- b. Encourage quality medical facilities to attract and retain private physicians to serve the medical needs of county residents.

iii. FIRE AND RESCUE AND EMERGENCY PREPAREDNESS

- a. Provide assistance and an adequate level of volunteers and appropriate equipment to fully respond to emergency calls.
 - i) Achieve and maintain an average response time of 6 minutes.
 - ii) Assure that remote areas of the county have adequate coverage.
 - iii) Assure availability of fire and rescue companies to report to multiple or high value alarms.

Action 43: Emergency Services

The enhanced 911 plan as adopted by the Board of County Commissioners, as may be amended from time to time, is hereby incorporated by reference as if set out in full.

Budgeting:

- 1) Implement recommendations of the current "Masterplan Study for Fire and Rescue Services in St. Mary's County" as necessary to accommodate the current and future public safety needs:
 - a) for new fire and rescue stations in growth areas, and
 - b) to provide underserved areas with efficient and adequate coverage.
- 2) Ensure conformance with Enhanced 911 unique premise addressing program.

iv. FIRE PROTECTION AND PREVENTION

- a. Provide adequate and fairly financed fire protection.
 - i) The county subdivision regulations should specify the installation of fire mains and hydrants where central water distribution systems are provided.
 - ii) Require contributions from developers for firehouses, firefighting equipment, etc. when the development can be directly linked to the need for additional capital improvements.
 - iii) Promote use of rapid response sprinkler systems.
- b. Ensure adequacy of water supplies to provide fire protection.
 - i) Establish thresholds of development expressed as number of dwelling units or

businesses located within a certain distance of water supplies available to support fire protection.

ii) In the growth areas use central supply systems.

iii) In the rural areas of the county, and where water service is from small central systems or individual wells, provide stand pipes or other infrastructure to draw on existing water impoundment areas such as lakes and farm ponds.

v. ANIMAL CONTROL

a. Assure adequate facilities and services are available to collect, house, and care for stray, abandoned, abused and/or nuisance animals.

b. Encourage programs for adoption of animals, spaying and neutering to control population growth, and to humanely dispose of injured and unwanted animals.

Action 44: Animal Control

Ordinance Revision:

- 1) Amend table of uses and policies to provide for public and private shelter facilities.
- 2) Establish policies and standards necessary to manage or eliminate negative offsite impacts of animal care and boarding facilities.

- 3.1.3 *Objective: Meet the existing and future demands of the population for community and social services.*
 - A. Policy: COMMUNITY SERVICES: Maintain and support organizations, services and facilities which provide outreach, education and support services designed to assist the citizens of the county in areas related to: aging; agriculture; alcoholism and substance abuse treatment and prevention; arts, crafts, theater, history; civics; community planning; information and referral; legal; medical; and media services.
 - B. Policy: SOCIAL SERVICES: Support and administer federal and state financial programs necessary to assist citizens of the county in areas related to: income assistance; welfare programs; medical assistance; adult services; child support; child welfare; daycare assistance.
- 3.1.4 *Objective: Meet the existing and future demands for public education and information coordinated with overall quality of life and development goals of the county.*
 - A. Policy: Ensure adequate availability and adequacy of SCHOOLS AND EDUCATIONAL RESOURCES

- i. Maintain the 6 year School Facilities Master Plan, which is updated annually based on enrollment projections.

Action 45: Schools and Educational Facilities

The school facilities master plan as adopted by the Board of County Commissioners, as may be amended from time to time, is hereby incorporated by reference as if set out in full.

Capital Facilities Program:

- 1) Apply the following adequate public facilities standards for schools to all new development proposals.
 - a) Seating needs must remain adequate within affected school service areas. Seating capacity outside of the affected service area may not be used in determining adequacy.
 - b) Acceptable levels of service must be maintained with affected school service areas. To ensure compliance with this standard expansion and /or renovation of existing facilities shall be provided or budgeted.
 - c) Relocatable classrooms are to be used only for temporary housing of students during the construction of a permanent facility and may not be used in determining adequacy.
 - d) Locate necessary new educational facilities in designated growth areas.
 - e) Facilities must be currently in place or programmed within the six year capital improvement program.

- ii. Develop a full spectrum educational system recognized statewide, as a positive attribute of St. Mary's County.

- a. Maintain a comprehensive educational program for students.
- b. Measure success to chart program effectiveness and student performance.

Action 46: Primary and Secondary Educational Programs

Budgeting:

- 1) Implement the St. Mary's County Public School technology framework which provides for equitable access to technology resources for all students.
- 2) Expand opportunities for students to enroll in rigorous courses in all academic areas including opportunities for concurrent enrollment in college.
- 3) Implement campus concept at the Leonardtown High, Middle and Technical Center site to increase student access to rigorous courses.
- 4) Offer school-to-career programs which provide learning experiences that connect academic content to college and workplace applications for all students.

- c. Offer a variety of credit and noncredit courses, student services and specialized educational programs through the Community College system for all high school graduates and other qualifying adults.

Action 47: Adult Education Programs

Budgeting

- 1) Create innovative services and programs which facilitate transition from secondary school to work, through tech prep and school-to-work initiatives especially in expanding local economic sectors.
- 2) Redesign and coordinate services and courses to encourage nontraditional students to complete programs through combined weekend college and telecourse schedules.
- 3) Create access to remote information sources through networked, automated library system.
- 4) Develop new model for academic advisement to ensure student retention and educational achievement.
- 5) Establish competency based assessment for transfer programs.
- 6) Expand an occupational skills center at the St. Mary's Technical Center.
- 7) Coordinate career, job development and job placement services at campus sites to allow ease of citizen access.

- d. Support curricula and programs which further the economic development goals, including technical training and continuing education for adults.
 - i) Respond to the demand for graduate and upper level undergraduate programs and courses in technical and nontechnical areas. The Southern Maryland Higher Education Center has been established to meet this demand.
 - ii) Create enticements to ensure the continued support from John Hopkins University, the University of Maryland and George Washington University to provide adequate resources for a viable master's program in engineering and applied sciences.
- e. Support investment in facilities and programs at St. Mary's College, increase community/university interaction and seek opportunities to create partnerships which utilize and expand on educational and cultural resources.

f. Form and develop a performing arts center with multiple uses.

B. Policy: Ensure availability of adequate LIBRARIES

- i. Expand existing facilities and construct new satellite libraries to accommodate the 100,000 additional collection items, 197 additional reader seats, computer research workstations, and additional public meeting space in approximately 30,000 additional square feet to serve the 2020 population.

Action 48: Libraries

Capital Improvements

- 1) Expand library collections and improve access to materials and on-line information systems to meet the needs of the increasing population. Continued to deliver materials and services in cooperation with Charles and Calvert County through participation in the Southern Maryland Regional Library Association, Inc.
- 2) Construct a new Lexington Park library to meet needs for resident service.
- 3) Expand the Leonardtown library in response to population growth and increased customer use in the service area.
- 4) Locate new satellite libraries in or near town or village centers in response to population growth and density. Targeted areas include the Second (in or around Callaway) and Sixth (in or around Wildwood) Election District.

C. Policy: Provide INFORMATION CENTERS AND SIGNAGE

- i. Encourage tourism by promoting the tri-county region's historical and natural assets:
- ii. Promote overall economic development by coordinating and maintaining a standard of excellence in design for public and private informational, directional, and commercial signage.

Action 49: Information Centers and Signage

Budgeting:

- 1) Maintain a county information center.
- 2) Maintain and expand brochures, maps, and event calendars, and accommodation information for distribution through regional and state information facilities.
- 3) Implement a comprehensive heritage sign program which includes directional signage, historical markers, and informational signs for regional attractions.

Capital Improvements Program:

- 1) Provide county visitor center at "old wayside park" site in Charlotte Hall.
- 2) Coordinate emergency services satellite offices.

Ordinance Revisions:

- 1) Implement and enforce zoning provisions for signs which include a schedule for amortization and removal of noncomplying signage.

3.1.5 *Objective: Create new and enhanced PARKS AND RECREATION facilities that link existing parks and communities, expand recreation opportunities and preserve environmental, aesthetic, and cultural quality.*

A. Policy: Update and fully implement a LAND PRESERVATION AND RECREATION PLAN for the county.

i. Establish a county-wide system of recreational facilities (including boat landings, waterfront parks, regional parks, town and village parks, and, in high-density areas, children's play lots), which meet year-round recreation desires. Provide additional public open space and recreation lands, particularly active parks in and near development districts.

ii. Accommodate and promote fishing, boating, sailing and other water-oriented recreational activities by county residents and visitors. Provide adequate public access to the shorefront, to the rivers and to the bays through the purchase and maintenance of public landings, developed and natural waterfront parks. Ensure the availability of appropriately zoned waterfront land for private marinas and landings.

Action 50: Parks and Recreation

The land preservation and recreation plan as adopted by the Board of County Commissioners, as may be amended from time to time, is hereby incorporated by reference as if set out in full.

Budget:

- 1) Planning
 - a) Update Land Preservation and Recreation Plan to address needs:
 - i) Indoor recreation facility with gymnastics, aerobics, basketball, weightroom, and pool.
 - ii) Expanded community parks in 3rd, 5th, and 8th Districts.
 - iii) Expanded neighborhood parks.
 - iv) Increased public water access at Patuxent River, Wicomico River, St. Mary's River and Breton Bay.

Ordinance:

- 1) Address land preservation goals through changes to subdivision and zoning regulations.
 - a) Review land dedication and developed open space requirements.
 - b) Review fees-in-lieu of dedication and impact fee assessments.

Capital Improvements Program:

- 1) Park development
 - a) Plan and develop Myrtle Point Park.
 - b) Acquire and dedicate new county, community, and neighborhood parks to meet goal of 15 acres of land per 1000 capita by 2010.
 - c) Coordinate with state to increase facilities and usage of state park lands in the county.
- 2) Maintenance and upgrade of facilities
 - a) Complete ball field lighting projects
 - b) Complete regional park
 - c) Maintain/increase operating budget to coincide with increased facilities
- 3) New facilities needs
 - a) County indoor recreation center
 - b) Outdoor swimming pool facility
 - c) Basketball courts
 - d) Tennis courts
 - e) Multi-purpose fields
 - f) Increased sites and improvements to existing public water access points

B. Policy: Meet the existing and FUTURE DEMANDS for recreation and parks through state, local, and privately managed facilities which are coordinated with overall development goals of the county.

i. Focus new recreational facilities in population centers.

ii. Promote quality public events for community and tourism.

3.2 Goal: Direct financial burden to those most benefitted by new public and community facilities.

3.2.1 *Objective: Maintain priority for community facility INVESTMENTS IN THE GROWTH AREAS: development districts, town centers, and village centers.*

- A. Policy: Maintain PRIORITY for future public and community facilities investments in the designated growth areas. Restrict all major investment in facility improvements outside these growth areas to state-wide needs or health and safety considerations.
- B. Policy: Require DEVELOPER RESPONSIBILITY for extending central water, sewer service and roads to proposed development areas, where the needs of projected development exceed system capacity.

Action 51: Financing Public Facilities

Budgeting:

- 1) Charge new fees to the direct beneficiaries of county services and facilities.
 - a) Make taxing districts available to correct inadequate facilities and services; eliminate unsafe or hazardous conditions in place as of 1/1/1977.
 - b) Update impact fee study.
 - i) Implement differential fees based on differential impact of geographic location of development on provision of services.
 - ii) Assess impact fees at time of subdivision recording.
 - iii) Evaluate all county services and facilities for costs of growth.
- 2) When costs cannot be charged to those benefitting from the services, and provision of services is supported by the goals and objectives of this plan, the county should commit general funds, matched with other revenue sources, to provide these facilities and services.
- 3) Utilize grants and cooperative agreements to assist the county in funding projects and programs to promote the health, safety and welfare of the citizens of the county.

- i. Assure these services meet standards for acceptance into the county operated/maintained systems.
- ii. Require developers to pay for or provide the added public facilities necessary to support their developments.
- iii. Assure that the provisions for adequate facilities are made part of any approved development proposal.
- iv. Ensure that all trunk lines or transmission mains and roads networks installed by developers for their development projects are sized adequately to meet the needs of the planned growth of the district in which the projects are located, with the county funding that portion of the cost associated with increasing such facilities over the size required by those projects.

Action 52: Adequate Facilities Evaluation

Capital Improvements Program (CIP)

- 1) Improvements to public facilities should correspond to and support the infrastructure and service needs in growth areas, ensure adequate capacity to provide an acceptable level of service for existing and proposed land uses, and mandate provision of adequate facilities and services as a condition of any approval for increased development outside the growth areas.
 - a) Evaluate adequacy of public facilities and services based on cumulative impact of all approved development activity (regardless of current buildout of those projects).
 - b) Revise and implement zoning standards for determining adequate facilities based on the following:
 - i) Inadequate facilities and services is a basis for denial of approval for a development plan.
 - ii) Projects in the rural districts which remedy conditions of inadequate facilities and services through construction and donation of facilities or through contribution of funds to the county to provide services may be approved only if phasing for meeting needs can be accomplished within 2 years of final approval.
 - iii) Where provision of service at county expense serves the growth management and infrastructure objectives of the comprehensive plan, approval for a project in a growth area may be granted contingent on provision of necessary capital improvement projects to remedy condition of inadequate facilities and services within 5 years of final approval for project. No final approval will be made until project is approved by board of county commissioners in current year capital improvements budget.
- 2) Provide additional planning staff to manage CIP.

C. Policy: In targeted growth areas, consider special service TAXING DISTRICTS to fund needed facilities and services. Work with developers and land owners to determine and follow a phased capital improvement program that meets facility needs of projected development.

3.2.2 Objective: *OUTSIDE OF GROWTH AREAS, when public funding is inadequate to provide or maintain designated level of service for an area, funding of improvements shall the responsibility of those benefiting from the improvements.*

A. Policy: For purposes of determining BENEFIT, all property owners, regardless of when they decide to develop their land, shall be deemed to share in benefits of the improvements which increase level of service.

3.2.3 Objective: *Maintain and improve LEVELS OF EFFICIENCY and service of community facilities to meet population needs.*

A. Policy: Carefully MONITOR POPULATION INCREASE.

- i. Stage construction of new facilities in growth areas to keep pace with increasing needs.
- ii. Service area populations must be great enough to support the costs of extending the service to that area.

This page intentionally left blank

4 HOUSING ELEMENT

4.1 Goal: Promote a safe, affordable, variety of housing located in livable communities.

4.1.1 *Objective: Encourage a VARIETY OF DEVELOPMENTS AND HOUSING TYPES to meet the needs of citizens based on employment, demographic and economic characteristics of the population.*

- A. Policy: VARIETY OF HOUSING STOCK, both new and existing, owner-occupied or rental should include: single family homes (custom-built or modular), multifamily homes (town houses, duplexes, apartments), multistory high density complexes, consistent with fire protection standards, manufactured housing (built to U.S. Department of Housing and Urban Development (HUD) code also known as house trailers or mobile homes), independent and assisted care residential facilities, and accessory apartments.
- B. Policy: Promote the development of HOUSING OPTIONS FOR THE ELDERLY including:
 - i. Independent living facilities;
 - ii. Assisted living accommodations and;
 - iii. Nursing care facilities.
- C. Policy: Permit MANUFACTURED HOUSING (built to HUD code, also known as house trailers or mobile homes) in zoning categories subject to the following:
 - i. Require manufactured housing, mobile home parks and developments to meet all the standards required for other single family dwelling development.
- D. Policy: Encourage construction of ACCESSORY APARTMENTS subject to the following requirements:
 - i. Assure adequate parking is provided, either on-street or off-street, as appropriate.
 - ii. Restrict external structural alterations so that the visual character of the neighborhood will not be altered by the addition of accessory apartments.
- E. Policy: Encourage construction and renovation of housing units to enhance and respect existing PATTERNS OF COMMUNITY DEVELOPMENT.
 - i. Ensure that county agencies and programs do not authorize or support residences which violate subdivision covenants.
 - ii. Support incentive programs for rehabilitation or replacement of deteriorating housing stock.

Action 53: Manufactured Housing

Ordinance Revision:

- 1) Revise table of uses to allow manufactured housing (built to HUD code, also known as house trailers or mobile homes) only in the RPD, in mobile home development communities, and on agricultural parcels.
- 2) Establish standards for mobile home park and development design to ensure reasonable privacy and comfort, safety from fire and other hazards, and protections from the negative impacts of crowding.

Action 54: Accessory Apartments

Ordinance Revision:

- 1) Clarify that accessory apartments are subject to:
 - a) Density restrictions in the critical area.
 - b) Determination of adequate public facilities in all zones.
 - c) Impact fees.

iii. Support programs which encourage home ownership.

4.1.2 *Objective: Encourage the provision of AFFORDABLE HOUSING*

A. Policy: AWARD BONUS DENSITY in exchange for the provision of affordable housing in the growth areas.

Action 55: Affordable Housing Units

Ordinance Revision:

- 1) Develop guidelines to address funding sources, resident income status, cost of units, extent of bonus availability;
- 2) Require that bonus units are integrated into overall design; and
- 3) Implement design standards for units.

B. Policy: Encourage EFFICIENT DESIGN which reduces the costs and impacts of development.

- i. Cluster to reduce land and development costs; and
- ii. Maximize public and private agency efficiency in providing infrastructure to the home sites.

C. Policy: Require housing developments to meet ADEQUATE PUBLIC AND COMMUNITY FACILITIES AND SERVICES requirements and to account for the costs of residential development.

Action 56: Managing Costs of Residential Development

Budgeting:

- 1) Impose impact fees appropriate to the type and location of the housing;
- 2) Require developer to fund and/or provide infrastructure at time of development or phased to meet needs of residents; and

Capital Improvements Program:

- 1) Plan, design and fund capital improvements in designated growth areas to encourage appropriate development.

4.1.3 *Objective: Promote SAFE HOUSING IN LIVABLE COMMUNITIES.*

A. Policy: Emphasize QUALITY OF LIFE in developing a variety of new community types.

- i. Maintain picturesque landscapes when locating housing.
 - a. Improve degraded areas by providing landscape amenities.
 - b. Preserve/enhance open space.

- ii. Create a sense of identity and place for residents:

Action 57: Improved Subdivision Plans

Ordinance Revision:

- 1) Revise subdivision ordinance and site plan submission requirements for major residential and all non-residential development to include:
 - a) Pre-submission staff meeting with site analysis and physical constraints documentation available for discussion;
 - b) Concept site plan showing natural and built context for proposed development:
 - i) Environmental features, existing and approved buildings, structures or road layout, and any regulatory buffers for areas within 200 feet of the edges of the property, and
 - ii) Greater detail for engineering considerations at concept development stage-(engineered plans are inappropriate at this time but thought about engineering issues should be evident).
 - c) Preliminary and final submission to include illustrative site plan, elevations and perspective of proposed buildings on the site which demonstrate compliance with design standards.

- a. Encourage development plans which have clear organizational patterns.
- b. Coordinate architectural standards.
- c. Provide a variety of housing types, and
- d. Promote open space-oriented site designs with emphasis on waterfront access, recreational amenities, and provision of public and private community services and facilities.

- iii. Provide a mix of private and public amenities and opportunities for passive and active recreation.

Action 58: Private and Public Amenities

Ordinance Revision:

- 1) Amend Subdivision and site plan provisions to:
 - a) Require developer to provide private resident-oriented recreation facilities such as common open space areas, playgrounds, tot lots, sidewalks and bike/hike paths;
 - b) Require developer to provide or contribute to public-oriented facilities- community pools, golf courses, tennis courts, bike/hike trail systems; ball fields; and
- 2) Require resident-oriented and public-oriented facilities to be integrated and coordinated with the county's Land Preservation and Recreation Plan to create a greenway/open space corridor system.

- iv. Reduce necessity for automobile travel, increase sense of community and neighborhood by developing mixed use communities which have overlapping and integrated housing, transportation, shopping, recreation and education facilities.

- v. Formally promote, recognize and reward good design.
 - a. Planning commission recognition for innovative and effective community design.
 - b. Chesapeake Bay Community recognition of "Bay Friendly" environmental design.

B. Policy: Locate residential developments so as to AVOID ENVIRONMENTALLY SENSITIVE AREAS.

- i. Outside of the designated growth areas, encourage development at a density and in configurations which will preserve at least 50 percent open space.
- ii. In designated growth areas, promote and encourage clustering of lots and infrastructure on the least environmentally sensitive lands.

- C. Policy: Permit HOME OCCUPATIONS in the rural preservation district and in residential zoning districts; establish performance standards which will prevent negative impacts on surrounding properties.
 - i. Limit impacts to surrounding properties through guidelines for permissible uses, size of the area utilized within the home, number of nonfamily employees, exterior appearance, on-premise advertising, sales and production inventory limits, access, traffic generation, vehicle and materials storage and restrictions to prevent public nuisance impacts of noise, vibration, odors and pollution.
- D. Policy: Assure a SAFE AND ADEQUATE HOUSING STOCK for residents.
 - i. Improve substandard housing conditions.
 - a. Enforce the county's livability code.
 - b. Support housing improvement and home ownership programs.
 - c. Require owners to demolish or adequately provide protections from the hazards of unsafe structures.
 - ii. Enforce existing regulations that assure adequate privacy and comfort, safety from fire, flood and other hazards, and protection from health threats.

5 ECONOMIC DEVELOPMENT ELEMENT

5.1 Goal: Assure a strong, diverse economy which provides a wide range of employment opportunities for all segments of the population and a broad tax base for the county.

5.1.1 *Objective: Develop a variety of STRONG TECHNOLOGY AND SERVICE INDUSTRIES with a diversified customer base.*

A. Policy: Accommodate NEW AND EXISTING TECHNOLOGY BUSINESSES. Support both the Patuxent River Naval Air Station complex and existing non-Department of Defense business and create a supportive environment for new non-DOD business ventures.

- i. Collaborate with the Navy in a partnership to achieve full utilization of research, development, test and evaluation facilities at Patuxent River and Webster Field.
- ii. Provide advanced work force educational opportunities to ensure job employment skills are available to meet existing and new technology requirements.
- iii. Provide sufficient land in business parks zoned for offices, labs, warehouses, production facilities and labor force locally to meet defense business demand and provide adequate infrastructure and facilities able to support nondefense business growth.

iv. Provide business friendly development approval processes and tax incentives to encourage business growth and diversification.

Action 59: Business and Commerce Parks

Ordinance Revision:

- 1) Designate zoning criteria, approval and processing guidelines for business and commerce parks:
 - a) Criteria for designation:
 - i) located in a growth area
 - ii) roads
 - iii) water
 - iv) sewerage
 - v) unconstrained land
 - b) Specify allowed uses such as offices, labs, warehouses and production facilities.
 - c) Allow convenience retail only as a component of mixed use projects.

Zoning Map Revision:

- 1) Designate business and commerce parks as business park/mixed use employment center (EC) zones in growth areas beginning with the following as guided by the respective concept maps:
 - a) Charlotte Hall
 - b) Mechanicsville
 - c) Pegg Road at FDR
 - d) Hollywood
 - e) Willows Road / Bradley Boulevard

B. Policy: Support quality business through marketing and recruitment of enterprises with high asset and high wage levels.

5.1.2 Objective: *Support opportunities for SMALL BUSINESS.*

A. Policy: Emphasize both quality of life and economic development in REVITALIZING EXISTING COMMUNITIES.

i. Utilize the traditional economy and the historic character of the area as a tourism asset and to bind communities together.

Action 60: Revitalization Efforts

Budgeting:

- 1) Use government incentive programs, federal and state grants, and public and private organization efforts to:
 - a) Support town and waterfront revitalization in Leonardtown.
 - b) Support revitalization in Lexington Park
- 2) Utilize community development planning and funding to support revitalization throughout the county. Support the department of economic development's work with citizens and businesses to identify community development and redevelopment priorities for each fiscal year.

B. Policy: Provide expanded opportunity for RURAL INDUSTRIAL ACTIVITIES.

i. Recognize that the rural setting is accommodating to home occupations or cottage industries such as cabinet making or welding which are inappropriate in more built up areas; these small-scale industries are becoming increasingly important for supplementing farm incomes.

ii. Allow supplemental income productive activities at a scale or intensity which will not unduly change the character of the area ; where these other activities are allowed there shall be performance standards which will prevent negative impacts on adjoining properties.

Action 61: Rural Industry

Ordinance Revision:

- 1) Strengthen RPD right-to-farm, -mine, - forest provisions by revising subdivision and zoning requirements to treat non-farm residential development as an "invading" land use.
 - a) Require internal buffers.
 - b) Establish limitation on nuisance complaints due to RPD activities.
 - c) Require impact evaluation of development on preferred RPD activities (e.g. traffic interference with transport of farm equipment).
- 2) Revise Table of Uses to expand permissible economic uses in the RPD to include:
 - a) Cottage industries.
 - b) Rural services.
 - c) Direct sales of goods produced on the property [does not waive state /local regulations for health and safety, or eliminate building permit requirements for structures to conduct sales operations].
- 3) Eliminate incompatible uses from the rural residential zone through rezoning process.
- 4) Incorporate proposed Critical Area Table of Uses for Resource Conservation Areas (RCA), Limited Development Areas (LDA) and Intensely Development Areas (IDA).

5.1.3 Objective: *Promote the vigor and diversity of AGRICULTURE, AQUACULTURE, FISHERY, AND FORESTRY INDUSTRIES.*

A. Policy: Pursue ALTERNATIVE CROPS and markets.

i. Increase education about and production of specialty crops for urban, regional and niche markets:

- flowers, herbs, ornamentals and other nursery plants.
- organic produce and high value vegetables and fruits.

ii. Develop and market "recreation farms" and "pick your own" produce outlets

B. Policy: Strengthen TRADITIONAL FARMING. Reestablish a robust agriculture program which preserves open spaces.

- i. Provide governmental incentives and policies which encourage continued major acreage in traditional and alternative crops.
 - ii. Provide economic incentives and land planning to stabilize the presence of the Amish and Mennonite farming community.
 - iii. Provide increased marketing opportunities for locally grown products.
- C. Policy: Promote an active LIVESTOCK program.
- i. Acquire local slaughterhouse capability to encourage local processing of livestock.
 - ii. Promote alternate livestock.
- D. Policy: Increase AQUACULTURE initiatives.
- i. Increase aquaculture production in both saltwater and freshwater with processing facilities available locally.
 - ii. Encourage fee paying fresh water fishing ponds and lakes.
- E. Policy: Increase FISHERIES initiatives.
- i. Support regional and local efforts to restore fish and shell fish populations and habitats.
 - ii. Provide infrastructure for more robust fishing industry, including landings, docks, and processing facilities.
 - iii. Work with surrounding states to have joint equitable laws to regulate fishing, crabbing, and oystering, and effectively manage commercial industry for continued productivity.
 - iv. Expand recreational fishing opportunities.
- F. Policy: Support FORESTRY programs which sustain private forests as valued resources for forest products, as components of rural open space, and as essential contributors to maintaining habitat and water quality.
- i. Encourage landowner and county participation in state and federal programs which enhance and protect forests and woodlands, support silviculture activities, and provide financial incentives for retaining forest including:
 - cost share programs,
 - tax incentive programs for conservation, and
 - management, education and technical assistance programs.
 - ii. Encourage management of forests to produce lumber and wood products.
- 5.1.4 Objective: Encourage TOURIST ORIENTED BUSINESSES.
- A. Policy: PROMOTE RETAILING of antiques, local artifacts, and restaurants serving local fare.
- Action 62: Bed and Breakfast Facilities

Ordinance Revision:

1) Expand ability to establish or increase size of bed and breakfast operations in new and existing facilities.
- B. Policy: Promote a VARIETY OF LODGING TYPES, but especially those which capitalize on area assets.
- i. Bed and breakfasts on farms, in historic houses and areas, on waterfront properties.
 - ii. Hotels/motels with access to natural areas.

- iii. Safe, interesting biking routes, and
 - iv. Recreational boating and fishing facilities.
- C. Policy: Promote OUTDOOR RECREATION goods and service providers, such as hiking, biking, boating tours for birding, fishing, history and Civil War enthusiasts, kayak and canoe liveries, etc.
- 5.1.5 *Objective: Encourage RECREATION-ORIENTED BUSINESSES. Emphasize historic sites, water recreation, waterfront commercial areas, outdoor activities.*
- A. Policy: Promote and expand MUSEUMS AND HISTORIC SITES.
 - i. Support the master development plan for St. Mary's City.
 - ii. Support the Heritage Partnership's "Southern Maryland Heritage Plan".
 - iii. Support St. Clements Island Museum and Piney Point Lighthouse.
 - B. Policy: Promote development of RESORT AND CONFERENCE FACILITIES.
 - C. Policy: Enhance MOTOR SPORTS FACILITIES.
 - D. Policy: Promote and expand MARINA AND CHARTER BOAT fleet activity and facilities.
- 5.1.6 *Objective: BALANCE LOCAL COMMUNITY AND GOVERNMENT SERVICES with private sector services in order to enhance quality of life for citizens through economic development programs.*
- A. Policy: Focus government activities to FILL GAPS in goods and services the private sector will not or can not provide and to reduce competition with private sector.
 - B. Policy: Utilize government to address legally MANDATED PROGRAMS.

6 INTERJURISDICTIONAL COORDINATION ELEMENT

6.1 **Goal:** *Coordinate with the Town of Leonardtown for efficient land use, growth management and annexation policy within the Leonardtown Development District.*

6.1.1 *Objective: Maintain INTERJURISDICTIONAL AGREEMENT governing shared access to the town's wastewater treatment plant.*

6.1.2 *Objective: Practice mutual REFERRAL OF various DEVELOPMENT PROPOSALS and revision of county land use map proposals within the Leonardtown development district.*

6.1.3 *Objective: Coordinate development of transportation facilities which serve the town and surrounding development district areas.*

6.2 **Goal:** *Coordinate with neighboring counties and the Tri-County Council for Southern Maryland for multi-county plans, programs, and activities .*

6.2.1 *Objective: Maintain Southern Maryland HERITAGE PARTNERSHIP*

6.2.2 *Objective: Participate in WICOMICO RIVER COMMISSION*

A. Policy: Continue working with Charles County and citizens to implement recommendations from the 1996 Wicomico River Countryside Stewardship Exchange.

Action 63: Wicomico Scenic River Commission
 Budgeting:
 Utilize state and federal grants and funding for Wicomico Scenic River Commission projects to increase public involvement and awareness in issues related to management, protection and restoration of the river and its watershed.

6.3 **Goal:** *Coordinate with the State of Maryland*

6.3.1 *Objective: Participate in PATUXENT RIVER Watershed Demonstration Project.*

6.3.2 *Objective: Participate in TRIBUTARY STRATEGIES.*

6.3.3 *Objective: Promote Agricultural Land PRESERVATION DISTRICTS.*

6.3.4 *Objective: Promote Historic preservation, particularly provisions for CERTIFIED LOCAL GOVERNMENTS (as sponsored by the National Trust for Historic Preservation).*

6.3.5 *Objective: PREPARE TRANSPORTATION STUDIES*

A. Policy: Promote extension of light rail service into Southern Maryland.

B. Policy: Participate in Point Lookout Road (MD5) and Three Notch Road (MD5/235) corridor congestion and access management study.

C. Policy: Pursue transportation improvements through the Consolidated Transportation Program (CTP).

6.4 **Goal:** *Coordinate with federal agencies*

6.4.1 *Objective: Chesapeake Bay programs.*

6.4.2 *Objective: Permitting of developments affecting sensitive areas.*

6.4.3 *Objective: Facilitate increased Naval Air Warfare Center - Aircraft Division (NAWCAD) development activities.*

A. Policy: Encourage off-base development of support functions (e.g., contractor offices).

APPENDICES

- 1 Buildout Analysis Estimates Through 2020
- 2 Comprehensive Plan Compliance
- 3 Citizen Participation
- 4 Proposed Zoning Density Table
- 5 Subplans Incorporated By Reference
- 6 Glossary

RESIDENTIAL BUILDOUT
ANALYSIS:
Comparison of Current and Proposed Zoning

PLANNING CATEGORY	ZONE	1988 ZONING						1997 TDR and DENSITY PROPOSAL								
		ACRES of Land available for Residential Development		BUILDOUT w/o using TDR's under 1988 ZO		BUILDOUT Possible Using TDR's under 1988 ZO		ACRES of Land available for Residential Development		Estimated Buildout w/ maximum use of TDR's under Recommended Program for the 1997 Comp Plan						
		Acres	% of Total	Units*	% of Total	Units	% of Total	Acres	% of Total	Base DU's	Add'l DU from TDR's ** (1TDR equivalent to 1acre)	Bonus DU's	Net DU's	% of Total		
Residential Village Center	RVC	736	0.32%	1,472 2du/ac	1.12%	2,923 4du/ac	2.23%	736	0.32%	736 @ 1du/ac	TDR's required at 3TDR/du 4,416	1,472 +2du/ac	1,472 2du/ac	3,680 5du/ac	2.18%	
Residential Neighborhood Conservation	RNC	5,723	2.50%	7,623	5.81%	7,623	5.81%	5,723	2.50%	7,623		0		7,623	4.51%	
Residential Town Center	RTC	5,756	2.51%	11,512	8.78%	23,024	17.56%	5,756	2.51%	5,756 @ 1du/ac	TDR's required at 3TDR/du 34,536	11,512 +2du/ac	11,512 2du/ac	28,780 5du/ac	17.04%	
PUD	PUD	5,261	2.29%	12,647	9.64%	12,647	9.64%	5,261	2.29%	12,647	TDR's must be purchased for new PUD's to increase density above RL density				12,647 varies	7.49%
Residential Low Density	RL	13,931	6.07%	27,826	21.22%	41,739	31.83%	11,870	5.18%	11,870 @ 1du/ac	TDR's required at 3TDR/du 71,220	23,740 +2du/ac	23,740 2du/ac	59,350 5du/ac	35.14%	
Residential High Density	RH	422	0.18%	4,220	3.22%	6,330	4.83%	422	0.18%	4,220 @ 10du/ac	TDR's required at 1TDR/du 2,110	2,110 +5du/ac	0	6,330 15du/ac	3.75%	
Subtotal		31,829	13.88%	65,300	49.79%	94,286	71.90%	29,768	12.98%	42,852	TDR's required in growth areas 112,282	38,834	36,724	118,410	70.11%	
All Growth areas																
Rural Preservation District	RPD	197,521	86.12%	65,840	50.21%	36,854	28.10%	31,910	13.91%	17,208	Density acres used by existing RPD parcels (31,910)	0	0	17,208	10.19%	
								28,557	12.45%	9,519 @ 1du/3ac	Density acres used by new minor subdiv. lots (28,557)	0	0	9,519	5.64%	
Rural Residential Overlay	RR	0	0.00%	0	0.00%	0	0.00%	63,315	27.61%		Density acres used for RR lots (25,788)	8,596	0	8,596	5.09%	
											TDR's required for RR lots (@6TDR/lot) 51,576					
Agricultural Overlay	A	0	0.00%	0	0.00%	0	0.00%	75,800	33.05%	5,053 @ 1du/15ac	Density acres used for farmsteads 15,160	0	0	5,053	2.99%	
											Density acres used for non-family d/c 10,107	10,107	10,107	5.98%		
Subtotal		197,521	86.12%	65,840	50.21%	36,854	28.10%	199,582	87.02%	31,780	Total RPD & Ag. Overlay TDR's available 275,382	8,596	0	50,483	29.89%	
All Non-Growth areas																
TOTAL RESIDENTIAL ACRES		229,350	100.00%					229,350	100.00%							
BASE DENSITY*				131,140		131,140				74,632			74,632	44.19%		
ADD'L UNITS FROM TDR'S						0					47,430		47,430	28.08%		
BONUS FOR USING MAXIMUM TDR'S						0						46,831	46,831	27.73%		
TOTAL RESIDENTIAL UNITS AT BUILDOUT				131,140	100.00%	131,140	100.00%				See FOOTNOTE		168,893	100.00%		

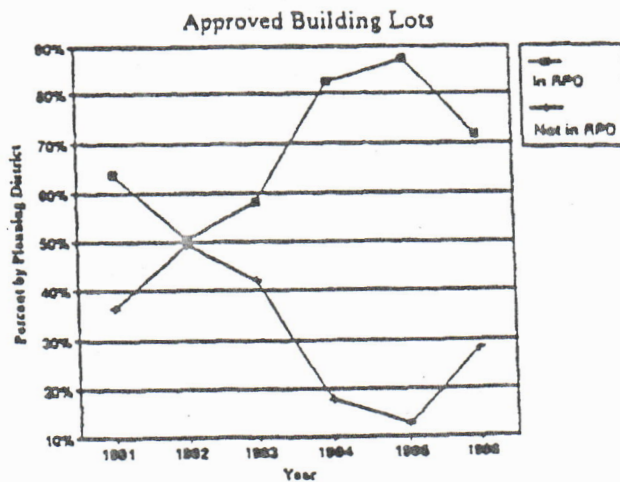
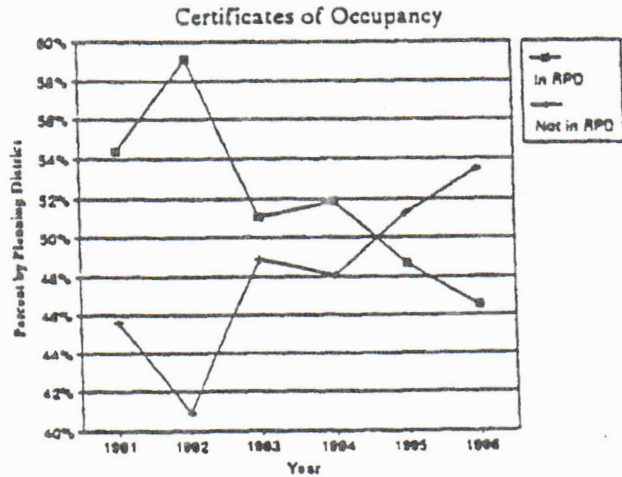
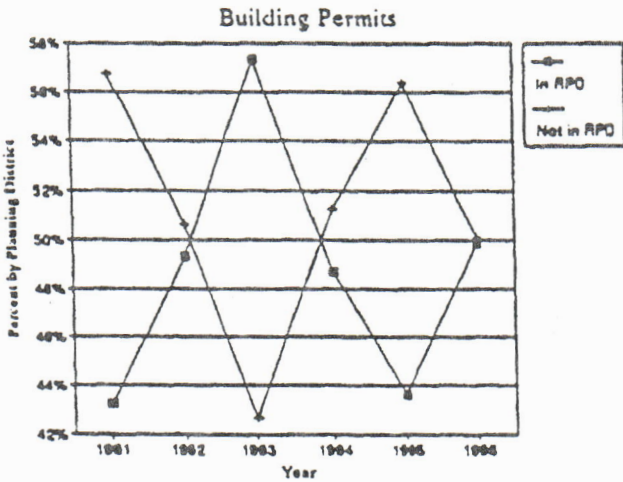
* 2061 Acres rezoned from RL to RPD to protect sensitive areas from intensive development.
** No Bonus awarded for connection to sewer. Connection to sewer mandatory as it becomes available.

FOOTNOTE: Net buildout represents all POSSIBLE dwelling units if every parcel develops or redevelops at the maximum density allowed.
ACTUAL buildout is anticipated to be less due to existing development patterns and unbuildable areas.

Source: Maryland Property View Parcel Data with corrected zoning, June 1997 and Department of Planning and Zoning

Comprehensive Plan Compliance, 1991 - 1996

	Building Permits			New units per Certificates of Occupancy			Approved Lots		
	Total Permits	In RPD	Not In RPD	Total New units	In RPD	Not In RPD	Total New Lots	In RPD	Not In RPD
1991	858	43.24%	56.76%	285	54.39%	45.61%	1,093	63.68%	36.32%
1992	780	49.36%	50.64%	599	59.10%	40.90%	285	50.53%	49.47%
1993	600	57.33%	42.67%	597	51.09%	48.91%	475	58.11%	41.89%
1994	618	48.71%	51.29%	576	51.91%	48.09%	124	82.26%	17.74%
1995	711	43.60%	56.40%	645	48.68%	51.32%	279	87.46%	12.54%
1996	798	49.87%	50.13%	759	46.51%	53.49%	372	71.77%	28.23%
Total	4,365	48.69%	51.31%	3,461	51.95%	48.05%	2,628	68.97%	31.03%



Citizen Participation

A: 1996 St. Mary's County comprehensive plan opinion survey

Tabulated as of 11/25/96.

1. Years lived in county.
0-5:17 , 6-10: 9 , 11-15: 6 , 16-30:27 , 31+:18
2. Duration of drive to work (in minutes).
Work at home:18 , 0-29:34 , 30-59: 7 , 60-89: 3 , 90+: 2 , retired:11
3. Place of work.
Inside county:50 , outside: 12
4. Number school aged children.
Elementary:11 , middle: 8 , senior:12
5. Feeling at home begins when ...
Crossing county line: 32 , entering ngh: 14 , turning onto road home: 24 ,
opening door: 3 , other: 9 . Responses listed:

:MD 5/235 JUNCTION
:ENTER 7TH DISTRICT AT CLEMENTS
:South of Hermanville Rd we are still country.
:Depends on where I'm coming from; from out of state, the county
line.
:Turn in driveway
:Turn in the driveway
:In the county
:Pass St. Mary's College
:From Base to Hollywood (live in Wildewood); also Leonardtown.
:When I get over the highway closest to home.
6. I am part of my community.
Strongly a:36 , agree:14 , no opinion: 1 , disagree: 1, strongly d: 1
7. How many indicated what makes them feel like part of their community? 65

Responses listed:

- : My interests and activities
- : AM ACTIVE IN MY CHURCH, SCHOOL, & AMERICAN LEGION
- : VOLUNTEER WORK ON 5, COMMUNITY PROJECTS
- : BELONGING TO COMMUNITY ORGANIZATIONS SUCH AS THE PTA - AMERICAN HEART ASSOCIATION AND VARIOUS OTHER GROUPS
- : ATTENDING MEETINGS & BELONGING TO COMMUNITY GROUPS
- : TAKING PART IN COMMUNITY AFFAIRS SUCH AS CHURCH, RECREATION, ATTENDING SCHOOL PLAYS, COMMUNITY THEATER EVENTS, PARADES AT TOWN
- : PARTICIPATE IN COMMUNITY AFFAIRS, WORK - PLAY - PRAY IN THE COMMUNITY
- : VOLUNTEER WITH ST. CLEMENTS ISLAND MUSEUM - VOLUNTEER WITH ANIMAL WELFARE LEAGUE, ASSISTING WITH PRESERVATION OF OAKLEY SENIOR
- : work and community involvement
- : Meetings such as this, Citizens Assoc.
- : Active in community groups & meetings. Know people across the county line.
- : Friends & the environment, job, church, school, clubs.
- : Knowing what's going on, feeling sense of ownership.
- : Being involved in the community. Working in the county.
- : Community gatherings - church organizations, local activities like dinner, etc.
- : Involvement in church and community affairs; knowing neighbors; involvement in school & children's activities.
- : I help people and they help me.
- : I know my neighbors & elected officials.
- : Knowing people; opportunity to make contributions of time/service to others; similar values.
- : Family friends, life-long resident, familiar with roads and sights, went to school here, involved in local recreation.
- : Friendly neighbors and seeing acquaintances at the local stores and restaurants.
- : Working together and helping one another.
- : Friendly neighbors and seeing acquaintances at the local stores and restaurants.
- : Working together and helping one another
- : Being involved in volunteer work, community & schools.
- : Activity in Civic organizations
- : Knowledge of area, friendly people, helpful smiling people.
- : Community activities & organizations. Good local media coverage

- of events.
- : I contribute and \$ and time to Red Cross, Library trustees, attend public meetings, vote regularly, and observe gov't functioning.
- : I belong to church and civic organizations & friends.
- : Participation in many activities
- : Knowing these are neighbors I can count on in an emergency.
- : My volunteer work and my involvement in civic organizations
- : The enterprise, church, good restaurants, concerts, art shows, library and community theater.
- : Longevity, friends, active involvement in community for many years.
- : Holding interest in local government affairs and working with organizations whose goals are improvement of communities.
- : My volunteer work & professional work.
- : Have been very active in many immediately community and volunteer work in the county.
- : Good neighbors
- : I am acting president of the San Souci neighborhood assn. I am involved.
- : Participation from neighbors, church, and others.
- : Familiar & acquainted with people & places throughout county.
- : Know the names of the people that live on this road.
- : Clubs; know about local politics and events.
- : Getting involved with neighbors and meetings such as this.
- : Involvement.
- : What I do to become involved and my interface with other citizens of the county.
- : Personal involvement.
- : Involvement in Church and social, as well as political activities.
- : Relationship with neighbors.
- : Civil activity
- : Volunteer Activities, My roots
- : I am willing to accept the benefits a responsibilities of improving the quality of life of individuals families & communities through

8. Feel safe walking alone at night.

Yes: 44 , no: 26 . How many explained why? 34

Reasons given:

- : portions are fine; others are dangerous
- : IN SOME AREAS YES, IN OTHERS NO NOT SAFE
- : No need to do it.
- : Crime in area. Nowhere is safe anymore.
- : Rt. 235 is not safe to walk on.
- : Crime in the county.
- : Incidents of senseless crime in populated areas & shopping centers
- : Don't walk too dark.
- : North of Hermanville is not safe.
- : I don't walk day or night - everything is too far away.
- : No in certain areas, yes in my neighborhood, Hollywood
- : In Lexington Park/Great Mills NO
- : In my neighborhood. In Lexington Park/Great Mills NO
- : There are very few street lights no sheriff out station in Lex. Park.
- : Poor Police Protection, Unruly kids, stray dogs
- : Crime spillover from urban areas, near St. Mary's City.
- : Rarely due to rural home site.
- : Too much publicity re crime, etc.
- : Feel safe only on immediate neighborhood road.
- : Because I read the papers to keep informed.
- : I don't walk alone at night. I have no need.
- : People deal crack right at McDonalds in Charlotte Hall! Too many criminals. Not enough police.
- : Yes, in my neighborhood; but NO in many areas of the county.
- : Feel relatively safe from crime but no shoulders on my road - just the way I like it. But I would not walk on it at night.
- : N/A
- : I want to but am aware of the abusive effects of drug use.
- : I feel safe on our road mostly amish farms. I seldom need to walk alone in few safe areas.
- : I don't feel safe in Lexington Park(Great Mills Rd, St. Mary's Square)
- : To dark, drivers drive autos to fast, community awareness non existence.
- : A senior
- : Crime continues to increase with no added prevention.
- : Street lighting sidewalks, law enforcement lacking.
- : No police ever in area.
- : As much as any place else in the USA.

9. Enough variety of housing types? Yes: 51 , No: 15 .

Missing types listed:

- : CONDOMINIUMS, APARTMENTS & LOW PRICED HOUSING
- : For low income - safe & clean convenient to public transportation, parks & stores.
- : Moderate priced housing with million dollar views - clustering.
- : Affordable housing for young couples without HUD!
- : But there is always a need for better quality.
- : But there is always a need for better quality.
- : Moderate cost housing for those individuals wanting affordable housing.
- : Uncertain of needs.
- : No opinion
- : Don't know but would like to see restrictions on lot size so that no more open space is preserved in developments.
- : Don't know
- : Apartment, condominium, retirement assisted living.
- : More single family homes.
- : Single family
- : I have no idea.
- : Need to get rid of trailers with other low-cost units.
- : More housing for retired people - a retirement planned community.
- : Fewer houses of any kind; more open space.
- : I'd like to see co-housing as an option for families.
- : Well designed communities of moderate price housing.
- : Single Family & Seniors
- : More housing under \$500 monthly rentals.
- : senior housing - decent

10. How many reported types of recreation enjoyed? 78

Responses listed:

- : running
- : museums
- : crabbing
- : golf, boating
- : boating, fishing, hiking
- : bird watching, choir, kayaking
- : soccer, biking, going to public beaches, landings and parks
- : walking, yard work, auto racing
- : fishing, crabbing
- : golf, fishing, softball & movies
- : Water of all sorts.
- : Birding, hiking & canoeing
- : Boating, hiking, swimming, community events
- : Hiking, biking, canoeing, boating
- : Farming
- : Very little time but I would like to see a community theater of dinner theater
- : Hiking, Boating, Beaching
- : Nature activities; community celebrations; walking jogging & reading.
- : gardening
- : Boating
- : Walking
- : Working around my own house & driving around the county.
- : Movies, Theater, concerts.
- : Crabbing, fishing, baseball & softball, family events, going to Solomons Island to dine, friends, local traditions.
- : Camping
- : All varieties of water recreation, traveling to visit friends.
- : Softball, Golf, Parks
- : Camping
- : All varieties of water recreation, traveling to visit friends.
- : Softball, Golf, Parks
- : Swimming, Walking
- : Softball, volleyball, hiking
- : Walking, biking, basketball, movies.
- : Camping
- : Boating
- : Boating, fishing, reading, working around home.
- : Biking, walking, shopping
- : Outdoor sports, like golf, swimming, tennis and cultural events.
- : Boating
- : Walking on private lane, crabbing in river.
- : Bingo, boating & fishing.
- : cards; aerobics and swimming

- : Tennis, Walking
- : Hiking and Gardening
- : Hiking, kayaking, bicycling, and swimming
- : Swimming would like to see a public indoor pool available without having to drive to St. Mary's College or CCCC
- : Sailing
- : Bicycling & its not safe in St. Mary's with no bike paths & no shoulders on many roads.
- : Park & Rec facilities golf.
- : Fishing
- : Boating, fishing
- : Cultural & Communal
- : Hunting, hiking, reading
- : Playing cards with friends - bridge.
- : Hunting; fishing; clubs; swimming; parks.
- : Walking; swimming.
- : Shooting; hunting; fishing.
- : Boating and fishing
- : Camping; sports; water.
- : Biking; horseback riding; walking.
- : Walking; swimming; bird-watching.
- : Fishing.
- : Sailing, hunting
- : At home - water & hunting
- : Walking, boating, festivals & such.
- : Water activities
- : We need municipal swimming pools.
- : Outdoors, hiking, canoeing, camping & roller blading.
- : Walking, swimming, tennis, golf, boating.
- : Gardening, swimming, boating, children's activities.
- : Sailing, Tennis, Golf, Walking
- : Boating, Fishing and Hiking
- : Walking, Reading, Art, Music & History
- : Fishing, crabbing & boating.
- : Flying
- : Sailing, Swimming
- : Walking, swimming, dancing crafts.
- : Fishing, Water sports, youth activities.

11. County facilities are accessible to the handicapped.
 Strongly agree: 12, agree: 47, no opinion: 10, disagree: 4, strongly disagree: 2

12. How many indicated issues to be included in the plan? 61

Responses listed:

- : historic preservation - cultural preservation
- : historic preservation - preserving our cultural heritage
- : create a plan and then stand up for it- plan your work and work your plan!
- : Controlled growth of both residential & commercial developments, they should be better planned and have same style
- : lack of concentration of dev. Lex.Park dist. To large & density too high by right. Real management plan for rural pres. Dist.
- : Uncontrolled development, agricultural land not bordering areas such as Lex. Park & Leonardtown being developed
- : future goals
- : Will advise.
- : Maintaining our rural character, clustering growth, looking at ecosystems as units of development, watershed management.
- : More emphasis on analyzing complex envir. effects in watershed due to large developments. Ecological based planning units.
- : Maintain rural feel, aesthetics, more focus on people's less on cars.
- : Agriculture land preservation. Holding the line in the development districts. "Fringe growth, don't allow growth outside
- : I would like to see some type of encouragement to use existing houses instead of always building new.
- : Environmental, infrastructure, transportation
- : Blockage of major arteries by strip commercial uses. Over dependence on automobiles. Breaking up of farmland & openspace.
- : Keep south end of county rural.
- : Road & schools before building development of all the farms is not necessary good.
- : Preservation of agricultural land, less development in all areas.
- : Strategy to accommodate growth while maintaining quality of life.
- : Do not impose more regulations & taxes on people already here.
- : New people should pay for their impact on us! (Waterfront
- : Allowance of public water and sewer in rural districts and to

- stay away from mandatory clustering, suburbs are great American
- : TDR's
- : Allowance of public water and sewer in rural districts and to stay away from mandatory clustering, suburbs are the great Amer.
- : TDR's
- : Improved traffic patterns in the Lex. Park area.
- : Not here long enough to know.
- : Quality of life and long range payoffs . Openspace
- : How much water can be taken from my aquifer before there is a problem.
- : Growth management to obtain rural character, strengthen existing regulations rezoning, signing mobile homes.
- : Fairness to all individuals and groups. Traffic; Protection to the areas on the water.
- : Maintain the county's charm.
- : Keeping commercial buildings clustered & having some architectural integrity.
- : Limiting growth to those areas designated as high density and restricting "sprawl" development.
- : Public swimming pool, bike/walking paths, more parks, a civic center.
- : See #10, Also, even more recycling (i.e. white paper, brown bags, plastic bags)
- : Careful & complete study of future ground water. Strict building codes to minimize unsightly architecture.
- : Adopting it before revision is mandated in it.
- : Areas of growth & cost to many regulations Critical Area
- : Limit growth in St. Mary's County.
- : Public relations, make new comers aware of cultural activities. Seek them out. Welcome them.
- : Sprawl
- : Strip malls - conforming, limiting, better access and parking if we must have them. Needs of community assessed for better
- : Consider all grandfathered plans before allowing new development. If necessary, stop development until approved areas
- : Sewage within county. Strip malls.
- : Controlled growth.
- : I feel Mr. Paone has the right idea of the type of housing.
- : Retain rural life style
- : Concentrate development in development district & town centers encourage growth by in fill process.
- : Protection of residential areas from commercial intention (Old Breton Inn Myrtle Point present commercial establishment.
- : Property Taxes
- : Cluster instead of sprawl, keep wooded areas in tact, plan for light rail or public transport rather than increasing roads.
- : All issues.
- : Preservation of green space.
- : Open space, sprawling development, Rt. 235 ugliness Great Mills Rd.
- : Instead of signs saying welcome which is nice- how about cutting the grass, put more than a shovel of stone on repaired roads.
- : Person property rights.
- : Retired & semi retired people's affordable housing. Keep county from becoming to congested. Taxes are to high.
- : Violations of fire lane & handicap parking at public shopping & services facilities.
- : Atmosphere to attract industrial & commercial business small & large.
- : The total disregard for the northern end of the county. You all seem to think the county line ends at halfway house. Better planning
- : Flexibility

13. Rank quality of life issues (average score indicated).

Environment: 2 , traffic: 3 , crime: 2 ,
 cost of growth: 4 , loss of community: 3 ,
 other: 2 . How many listed other issues? 17

Responses listed:

- : senior citizen activities
- : Access to education & library.
- : Schools.
- : 1. Educational Opportunities, 2. Recreational opportunities, 3. Open space, 4. Travel time/ Traffic
- : Do not let newcomers impose their standards on the locals.
- : School system
- : Reasonable & enforced standards.
- : St. Inigoes CK is silting up. What can we do about this?

- : Recreation, community swimming pools
- : Education
- : Preservation of rural atmosphere.
- : 1. Good jobs & 2. Quality of Development
- : Education
- : If we had a stronger sense of community and spiritual grounding, we wouldn't have crime.
- : Discipline in schools lacking of authority for teachers to execute.
- : Schools
- : schools

14. Changes in last five years.

	Less	More	Same	Don't know
Drive to work:	4	25	24	5
Crime:	2	43	18	6
Jobs:	41	8	9	
Shopping:	39	10	17	2
Recreation:	21	10	34	4

15. Quality of services.

	Excellent	Good	Average	Poor	Failing	Don't Know
Fire protection	31	34	3	0		7
Police protection	18	32	16	4	2	3
Ambulance	33	36	2	0		5
Libraries	23	21	25	4	1	2
Water/sewer	10	13	21	6	0	18
Road maintenance	16	28	23	6	1	
Transportation	3	6	16	36	3	9

16. What other aspects of living in SMC do you consider beneficial?

- : LEONARDTOWN ESPECIALLY HAS A LOT GOING FOR IT IN TERMS OF COMMUNITY AND SMALL-TOWN ATMOSPHERE.
- : We haven't totally trashed the environment (yet)
- : Beautiful environment
- : Being able to farm.
- : Small town feeling.
- : Boating opportunity
- : Pleasant atmosphere, with water.
- : Rural housing without subdivision restrictions.
- : Job opportunity
- : Water (Potomac & the Bay)
- : Not urban
- : It was peace & quiet

17. What else do you consider to be disadvantageous to living in SMC?

- : NOT ENOUGH ENTERTAINMENT, CULTURAL & EDUCATIONAL ACTIVITIES.
- : DISTANCE & TIME TO WASHINGTON & BALTIMORE
- : incompetent politicians
- : None
- : The trend towards suburban sprawl.
- : Lack of vision/civic leadership
- : Unpleasant commercial, shopping centers, are torture. No sidewalk cafe's.
- : Pax River Naval Air Base
- : I like it here, No big disadvantages.
- : Distance to services.
- : I love it here!
- : Patuxent River Navy Base.
- : High taxes & strict regulations.
- : none
- : Poor public schools
- : Lack of street lighting
- : Poor police, unresponsive County Commissioners.
- : Rt. 235
- : High taxes
- : lack of close recreation
- : Expanding too fast and making up for past poor planning.

18. List the top three things that make a good neighborhood.

- : proper planning & limited exceptions
- : green space
- : strict regulations on construction
- : good neighbors
- : clean & neat home & streets

:
 :
 :
 safety
 rich natural environment
 friendly neighbors
 low crime
 friendly, considerate people who care about each other
 good design that places structures in fairly close proximity to allow social
 interplay civic spaces. Activities that are
 undertaken locally which involve people & result in a benefit good people
 open space
 police protection
 environment
 neighbors
 unity
 understanding
 growth
 Quality people.
 Access to water
 Quiet
 Lots of woods nearby
 Stability of neighbors
 Civic pride & commitment to community
 Clean environment/ crime free
 Sense of privacy
 Trees
 Access to recreation/green space.
 Good people
 Adequate number of jobs for people.
 Good roads help.
 Neighbors
 Sidewalks
 Recreational Facilities or Activities
 Friendly and caring people.
 Safe and easy circulation
 Availability of a variety of services.
 People
 Income
 Local
 Few houses spread apart
 Far away from traffic, shopping & noise.
 Not forced to have public water & sewer.
 Low crime
 Quality neighbors
 Close to services, (fire, rescue, shopping)
 Appearance
 Safety
 Good educational opportunities.
 People
 Space
 Infrastructure
 Appearance
 Safety
 Good Educational opportunities
 People
 Infrastructure
 Space
 Police Protection
 Access to main roads.
 Fire Protection
 Police protection -Security
 Friendly neighbors -Community cohesiveness
 Feeling of safety/security.
 Beautification
 Affordable housing
 Pleasant People
 Pleasant Surroundings
 No crime of drug activity.
 Minimal traffic
 No barking dogs.
 Absence of crime.
 Availability of consumer products
 Availability of churches and religious activities.
 Friendly neighbors
 Good services (utilities, street maintenance, police support) Quiet
 atmosphere
 Home ownership
 Opportunity to know neighbors.
 Good Planning & Adequate public facilities.
 Low Crime
 Low Congestion

:
 :
 :
 Recreational opportunities
 Respect for neighbors property & self control of family community
 actions to improve quality of life.
 Willingness to share responsibility for improvements.
 Quiet peaceful neighborhood.
 Good neighbors
 Good facilities
 Pleasant environment
 Knowing your neighbors
 Good walking & biking paths that bring people together.
 Some pride in up keep of property
 Lots of trees
 Sidewalks
 Narrow, winding roads (instead of a 4 lane straight away)
 Friendly open minded people willing to work together.
 Safety no crime or bad traffic
 Good infrastructure support.
 Good neighbors
 Good roads
 Safety
 Freedom from crime
 Civic pride in neighborhood
 Low noise pollution
 Safety
 Good people high morals
 Pleasant things to do in the community walk, bike tennis
 Involvement in your neighborhood.
 Caring for community
 Friendship
 Keep property in top shape
 Good neighbors
 Communication
 Trusting your neighbors
 Sense of community being appreciated
 Cultural activities that feed the soul.
 Fulfilling work - pleasant working conditions.
 Good neighbors
 Quiet environment
 Plenty of trees/landscaping
 People
 Crime-free
 Lack of density
 Community involvement.
 Respect for your neighbors.
 Clean, safe environment.
 Respect.
 Good families.
 Involvement.
 People.
 Security.
 Privacy.
 Neighbors who care and are involved.
 good fences
 good will
 Trees
 Enough Houses for a critical mass
 Close to schools work & shops
 Open space
 Residents wiling to work to improve the quality of life.
 Opportunity to work at a reasonable salary.
 When you have good neighbors everything else falls into place
 Pleasant atmosphere
 Diversity
 Association, activities, interaction, mutual support.
 Safety
 Cleanliness
 Proximity to amenities
 Good neighbors (those who maintain properties)
 Recreation facilities nearby or in neighborhood
 Good schools
 Active neighborhood association
 Shared activities
 Good neighbors
 Community awareness
 Peace & Quiet
 Serenity
 Involved each other in community action.
 Respect for each others property.

- : Environment
- : Affordable housing
- : Safety
- : cleanliness/beauty
- : Good neighbors
- : Community involvement
- : Youth activity centers, public swimming pool.
- : Schools, churches, recreation
- : Good neighbor, friendly & working together
- : Lack of crime
- : Good Medical Service
- : Good police protection.
- : Cleanliness (lacking in St. Mary's)
- : Good neighbors (Caring)
- : Individuality - not all the same.
- : Proximity to shopping, recreation
- good neighbors

19. Quality of life in St. Mary's County is: 1
Excellent: 20 , Good: 48, Adequate: 7 , Poor: 1 , No opinion:

20. Quality of life in St. Mary's County is:
Improving: 22 , Declining: 40, Staying the same: 10 , No opinion: 3

21. Anything else?

: #20. Due to crowding/ unsightly growth along Rt. 235, due to crime

: #15, School system needs much, much improvement.
Quality of life is great for myself, but I worry about the elderly Do NOT
live in St. Mary's County.

ZONE	BY-RIGHT		DENSITY INCREASE		MAXIMUM ALLOWED DENSITY/INTENSITY: Residential Dwelling units per acre (DU/AC) or Non-residential Floor Area Ratio (F.A.R.)
	BASE ZONE DENSITY/INTENSITY	DEVELOPMENT OPTIONS AVAILABLE for TDRs	ADDITIONAL DENSITY UNITS WITH TDRs	BONUS DENSITY	
Rural Preservation District (RPD)	1DU/3AC	1 Development option per acre of unused density for parcels of 6 acres or larger, or 1 TDR per lot or parcel less than 6 acres in size for unused density.	None--SENDING ZONE Buy-back allowed 3 years after sale: 3 options per DU for minor subdivision lots		1 DU/3 AC Farmsteads and minor subdivisions by right; RR rezoning required for major subdivisions
Agricultural District Overlay Zone (A)	1DU/3AC	2 development options per acre of unused underlying zone density for parcels with agricultural assessment, or Same as RPD for unused density on lots or parcels without agricultural assessment	None--SENDING ZONE Buy-back allowed 3 years after sale: 6 options per DU for minor subdivision lots		1 DU/3 AC Farmsteads and minor subdivisions by right; Major subdivisions not allowed.
IDA Overlay Zone	See density of underlying zone	1 TDR per lot or parcel for unused underlying zone density	None--SENDING ZONE		See Density of Underlying Zone
LDA Overlay Zone	See density of underlying zone	1 TDR per lot or parcel for unused underlying zone density	None--SENDING ZONE Growth Allocation Process applies		See Density of Underlying Zone
RCA Overlay Zone	1DU/20AC	1 development option per acre of unused underlying zone density on parcels of 6 acres or more or 1 TDR per lot or parcel less than 6 acres in size for unused density	None--SENDING ZONE Growth Allocation Process applies		1 DU/20 AC
Rural Service Center (RSC)	1DU/3AC	None	None		1 DU/3 AC .20 FAR
Rural Residential Floating Zone (RR)	1DU/3AC	None	None First 5 DU's and farmsteads created without TDRs; each additional non-farmstead lot requires purchase of 6 development options per lot		1 DU/3 AC
Residential Neighborhood Conservation (RNC)	VARIES	None--RECEIVING ZONE	+1 DU/Parcel or Lot .1 FAR	--	2 DU/ LOT
Residential Village Center (RVC)	1DU/1AC .10 F.A.R.	None--RECEIVING ZONE	+2 DU/AC .1 FAR	+2 DU/AC after 3 DU per acre is achieved	5 DU/ AC .20 FAR
Residential Town Center (RTC)	1DU/1AC .10 F.A.R.	None--RECEIVING ZONE	+2 DU/AC .1 FAR	+2 DU/AC after 3 DU per acre is achieved	5 DU/ AC .20 FAR
Residential Low density (RL)	1DU/1AC .10 F.A.R.	None--RECEIVING ZONE	+2 DU/AC .1 FAR	+2 DU/TDR after 3 DU per acre is achieved	5 DU/ AC .20 FAR
Residential High density (RH)	10DU/1AC .30 F.A.R.	None--RECEIVING ZONE	+5 DU/AC	--	15 DU/ AC .30 FAR
Planned Unit Development Floating Zone (PUD)	SEE HOST ZONE: TDR's required for development exceeding base density of host zone. .10 F.A.R.	None--RECEIVING ZONE	+ 5 DU/AC (increase over parent zoning)	--	10 DU/ AC PUD-CP: .50 FAR PUD-IP: .60 FAR
Commercial Limited (CL)	.25 F.A.R.	None--RECEIVING ZONE	+.05 FAR	--	.30 FAR
Commercial (C)	.50 F.A.R.	None--RECEIVING ZONE	+.10 FAR	--	.60 FAR
Commercial Village Center (CVC)	.35 F.A.R.	None--RECEIVING ZONE	+.10 FAR	--	.45 FAR
Employment Center (EC)	.40 F.A.R.	None--RECEIVING ZONE	+.10 FAR	--	.50 FAR
Commercial Marine (CM)	Maximum .15 impervious surface	None--RECEIVING ZONE	--	--	--
Industrial (I)	.40 F.A.R.	None--RECEIVING ZONE	+.20 FAR	--	.60 FAR

- NOTES:
- 1) Fractional portions of options and of dwelling units are ignored in calculating the number of transferable rights and density units for a parcel or lot.
 - 2) The number of development options required for a TDR in receiving areas varies:
 - a. 1 TDR may transfer to any receiving zone for any unit type, when options are converted to TDRs: 1 option equals 1 TDR when used for a multifamily dwelling unit;
 - b. 3 options equals 1 TDR when used for a single family or duplex unit;
 - c. 3 options equals 1 TDR when used for F.A.R. increase and 1 TDR required for each .05 F.A.R. increase.
 - d. See also requirement for purchase of options in the Rural Residential subdivision as noted in table above.
 - 3) Air Installation Compatibility Use Zone (AICUZ) overlay controls density and F.A.R. where applicable.
 - 4) All projects must meet Health Department Standards for sewer/septic and water supply. All new and existing development in growth areas shall be required to connect at owner expense to public sewer and water systems as those systems are extended into the vicinity of the development (regardless of whether the project was originally developed on private well or septic systems).

Subplans Incorporated By Reference

- 1.Land Preservation and Recreation; adopted February 1993 (Action Box 50).
- 2.Solid Waste; adopted April 20, 1995; (Action Box 41).
- 3.Transportation Plan; adopted 1985; (Action Box 38).
- 4.Comprehensive Water and Sewer Plan; adopted 1993; (Action Box 35).
- 5.Critical Area; included in the current zoning ordinance; (Action Box 23).
- 6.Emergency Services; adopted 1992; (Action Box 43).
- 7.Southern MD Heritage; to be adopted subsequent to the date of this comprehensive land use plan; (Action Box 30).
- 8.Rural Legacy; to be adopted subsequent to the date of this comprehensive land use plan; (Action Box 31).
- 9.Lexington Park Master Plan; Planning Commission adopted February 1996, pending Board of County Commissioners adoption. (Action Box 1)
- 10.Forest Conservation; included in the current zoning ordinance; (Action Box 24).

Glossary [All new Text]

Term	Definition
ACCESSORY APARTMENT	<p>A second dwelling unit either in or added to an existing single-family detached dwelling, or in a separate accessory structure on the same lot as the main dwelling. Must be smaller than or subordinate to the main dwelling.</p> <p style="text-align: right;">PAS421</p>
AFFORDABLE HOUSING	<p>Housing available for rent or purchase to low- or moderate-income families at 30% of their income. Low-income families are those earning 50% of area median income (AIM), while moderate income families are those earning less than 100% of AIM. AIM is based on latest census.</p> <p style="text-align: right;">PAS441 at page 2.</p>
AGRICULTURAL DISTRICT	<p>An area characterized more by prime agricultural soils and active or potential farms than by nonfarm housing or business development and designated to preserve such on-going or potential agricultural activity. Because such districts are a special aspect of rural preservation, the designation is in the form of an OVERLAY on top of or in addition to a mapped rural preservation planning dist (RPD).</p> <p style="text-align: right;">Land Use Plan Concept</p>
AICUZ	<p>These initials stand for AIR INSTALLATION COMPATIBLE USE ZONE. The installation is the Patuxent River Naval Air Station. The zone is mapped as a certain distance around the runways within NAS. Compatibility is defined in terms of protecting people and structures from the threat of aircraft accidents and protecting the NAS from the intrusion of development.</p> <p style="text-align: right;">ZO</p>
BUFFER	<p>A strip or area of land established by regulation to protect one type of land use from another. Such areas are landscaped or left undeveloped. The buffer stipulated by state critical area law is an area of separation (usually 100 to 300 feet) between development and the edge of tidal waters.</p> <p style="text-align: right;">ZO</p>
BUILD-OUT	<p>This term refers to a theoretical future when lands will have been developed to the fullest extent allowed by the comprehensive plan and zoning regulations. For example, a 100-acre area which is allowed by zoning to develop at a rate of 3 houses per acre will be "built-out" when it has 300 houses within it. If that tract is vacant today, or has fewer than 300 houses, its "build-out" is 300.</p> <p style="text-align: right;">DPZ</p>
CLUSTER DEVELOPMENT	<p>A development design technique that concentrates buildings in specific areas on a site to allow remaining lands to be used for recreation, common space, and preservation of environmentally sensitive areas.</p> <p style="text-align: right;">PAS421</p>
CRITICAL AREA	<p>All land and water areas within 1,000 feet beyond the landward boundaries of state or private tidal wetlands and the heads of tides.</p> <p style="text-align: right;">COMAR 8-1807</p>
DEVELOPMENT DISTRICT	<p>Primary growth center. The Lexington Park and Leonardtown vicinities are mapped as development districts. They are generally urban in pattern and form, and are targeted by the comprehensive plan for intensive residential, commercial and industrial development supported by community facilities, services and amenities. They are receiving areas for transferred development rights.</p> <p style="text-align: right;">Land Use Plan Concept</p>
FARMSTEAD, FARMSTEAD SUBDIVISION	<p>A farmstead is an area of fifteen or more acres in single ownership whether or not it is used for farming. It is treated under this plan as a building lot which is generally restricted from subdividing. A farmstead subdivision is a plan of subdivision comprised of lots which are fifteen or more acres in size and are generally restricted from further subdivision.</p>

Term	Definition
FLOATING ZONE	<p>A prescribed set of permissible land uses that are not attached in advance to any particular geographic district, but are instead permitted to "float" over the entire area until located upon a specific property upon application by the property owner.</p> <p style="text-align: right;">DPZ Abrams</p>
FLOODPLAIN	<p>Floodplain or flood-prone area means any land area susceptible to being inundated by water from any source.</p> <p style="text-align: right;">Federal Emergency Mgt Agency PAS421</p>
FLOOR AREA RATIO (F.A.R.)	<p>Determined by dividing the gross floor area of all buildings by the area of that lot.</p> <p style="text-align: right;">PAS421</p>
FOREST STAND DELINEATION	<p>A map which shows existing forest cover as verified by field inspection, and which must be submitted prior to development of a tract of land.</p> <p style="text-align: right;">ZO at IV.44.4</p>
GEOGRAPHIC INFORMATION SYSTEM (GIS)	<p>A computer database and mapping program used for relating a map and written descriptive information about the map. A GIS could, for example, produce a map of areas with limitations for development based on a table of soils and their characteristics.</p> <p style="text-align: right;">DPZ</p>
GROWTH ALLOCATION	<p>This term refers to a procedure under state critical area law which allows for some relaxation of limits on growth within those lands which are most restricted by that law. See RCA, LDA and IDA within this glossary. Under growth allocation, certain lands classified as RCA, for example, could be reclassified as LDA or IDA.</p> <p style="text-align: right;">DPZ</p>
HYDRIC SOIL	<p>Soil that is wet long enough to periodically produce anaerobic conditions, thereby influencing the growth of plants.</p> <p style="text-align: right;">ZO</p>
IDA (INTENSELY DEVELOPED AREA)	<p>Lands within the critical area where residential, commercial, institutional, or industrial developments predominate, and where relatively little natural habitat occurs.</p> <p style="text-align: right;">COMAR 14.15.02.03</p>
LDA (LIMITED DEVELOPMENT AREA)	<p>Lands within the critical area which are developed in low or moderate intensity uses, and which contain areas of natural plant and animal habitats, and the quality of runoff from these areas has not been substantially altered or impaired.</p> <p style="text-align: right;">COMAR 14.15.02.04</p>
MAJOR SUBDIVISION	<p>A subdivision of land comprised of six or more lots.</p> <p style="text-align: right;">ZO</p>
MALPF	<p>The Maryland Agricultural Land Preservation Foundation: this is the state entity which administers the state program of purchasing development rights with funds from the agricultural transfer tax.</p> <p style="text-align: right;">DPZ</p>
MANUFACTURED HOUSING	<p>A generic term that describes housing that is manufactured in a factory rather than on-site. The term includes all housing built to the federal Manufactured Home Construction and Safety Standards, known as the "HUD Code" because the standards are administered by the Department of Housing and Urban Development. Also, the term includes, but is not limited to, mobile homes.</p>

Term	Definition
	PAS421
MINOR SUBDIVISION	A subdivision of land comprised of five or fewer lots.
	ZO
NEIGHBORHOOD CONSERVATION DISTRICT	Established areas, predominantly residential, where the existing development patterns and neighborhood character are to be maintained. Term includes communities with concentrations of structures with historic designation. Limited infill development is allowed consistent with the existing patterns and character within the district. Land Use Plan Concept
PDR (PURCHASED DEVELOPMENT RIGHT)	Compare TDR (transferred development right). A right to development of land which is voluntarily relinquished by the land owner and purchased by the governmental entity designated to make such purchases. The owner retains possession of the land, but the right to develop it is retired.
	DPZ
ROAD, ARTERIAL	Interregional roads conveying traffic between towns and other built up centers. Efficient movement is the primary function of arterial roads, hence, private access and frontage should be controlled and limited to high-volume generators of vehicle trips.
	PAS421
ROAD, LOCAL	A road designed and intended for carrying traffic having either destination or origin on the road itself.
	PAS421
ROAD, MAJOR COLLECTOR	A principal traffic artery within residential areas which may provide routes to local facilities and may serve as the main entrance to a sizeable development or combination of developments.
	SMCRO 76-7
ROAD, MINOR COLLECTOR	A road which, in addition to providing access to properties abutting thereon, carries traffic to an activity center or higher classification road. It may be a loop road or may link local or collector roads.
	SMCRO 76-7
ROAD, PRIVATE	A road, whether or not built to county standards, which is not included in the county, state or federal inventory of roads.
	DPZ
RPD (RURAL PRESERVATION DISTRICT)	Prime farm land, timber land and mineral resource lands with agriculturally related industries and nonfarm industries, and low density nonfarm residential developments characteristic of the county's rural character which are to be preserved for a wide range of economic and aesthetic purposes. Land Use Plan Concept
RR (RURAL RESIDENTIAL DISTRICT)	Floating zone locatable within the RPD to allow developments of an exclusively or predominantly residential nature, and subject to provisions to limit conflict with the preservation of rural character and economies, operation of rural industries, and adverse impacts on the capacity of the land and ability of the county to provide adequate facilities. Land Use Plan Concept
RSC (RURAL SERVICE CENTER)	Crossroads and vicinity with commercial, retail and business development, including Avenue, Budds Creek, Dameron, Helen, Oraville, Park Hall and St. James. These centers are designed and intended to offer limited opportunity for infill development to provide focused commercial nodes in the rural areas. Land Use Plan Concept

Term	Definition
RURAL LEGACY PROGRAM	This program is a component of the 1997 Smart Growth Areas Bill passed by the General Assembly to direct state funds to the purchase of conservation easements for large contiguous tracts of agricultural, forest and natural areas subject to development pressure. MOP
SETBACK	The required minimum horizontal distance between the building line and the related front, side, or rear property line. PAS421
SPRAWL	Scattered development, the opposite of concentrated development. The result of poor or inadequate planning, sprawl fragments govt. services and infrastructure, destroys wildlife habitat, overruns farmlands, displaces valuable streamside forests, threatens wetlands, contributes to air pollution problems and increases the runoff of sediment, nutrients and toxins in local waterways and the Bay. Chapter 1
STEEP LAND	Steep land represents a sensitive area in need of special protection from the impacts of development. Slopes in excess of 15% (15 feet increase in elevation per 100 feet of horizontal distance) are in need of some measure of protection, especially when erodible soils are also present or the site to be developed is near a stream. DPZ
TDR(TRANSFERABLE DEVELOPMENT RIGHT)	Ownership of land confers on the owner the right to use the land in a certain way, or to cover a certain percentage of it with a number of structures, as well as mineral, water or air rights. Under certain circumstances the land owner may voluntarily transfer land development rights to another property. TDR is a term used to describe or measure such transfer. MOP, DPZ
TOWN CENTER	Secondary to development districts, a town center is similarly urban in pattern and form. It is designated for moderately intense residential, commercial and industrial development supported or planned to be supported by community facilities and services. Charlotte Hall, New Market, Mechanicsville, Hollywood and Piney Point have been so designated. Land Use Plan Concept
TRIBUTARY STRATEGY	An outgrowth of the state's Chesapeake Bay initiatives of the 1980s and early 90s, this strategy is aimed at dividing the Bay's watershed into ten tributaries to localize efforts to reduce pollutant loadings. St. Mary's County is part of three of these tributary divisions: the Patuxent, the Lower Potomac and the Western Bay. DPZ
VILLAGE CENTER	Third in degree of intensity behind development districts and town centers, a village center is intended to serve as the focus for rural community facilities, services and activities. Callaway, Chaptico, Clements, Loveville, Ridge, St. Inigoes and Valley have been so designated. Land Use Plan Concept
ZONING DISTRICT	A mapped portion of the territory of the county within which certain uses of land, premises, and buildings are permitted and within which certain yards and open spaces are required and certain height limits are established for buildings. PAS421