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Chapter 4: LAND USE AND GROWTH MANAGEMENT ELEMENT

Maintaining quality of life in a growing county depends on smart growth, and on consistent and equitable management of that growth, which is the purpose of the goals, objectives and policies of this plan element. Smart growth equates to implementation of the twelve visions stated in Chapter III that will result in compact, environmentally sensitive development patterns that are less vehicle dominated.

The overall concept incorporates ten principles of smart growth:

- Mix land uses,
- Take advantage of compact building design,
- Create housing opportunities and choices,
- Create walkable communities,
- Foster distinctive, attractive communities with a strong sense of place,
- Preserve open space, farmland, natural beauty, and critical environmental areas,
- Strengthen and direct development toward existing communities,
- Provide a variety of transportation choices,
- Make development decisions predictable, fair, and cost-effective,
- Encourage community and stakeholder collaboration in development decisions.

To achieve smart growth, infrastructure must be built and maintained in existing communities. The basics: water, sewer, schools and roads are absolute prerequisites for denser and walkable communities. Libraries, parks, cultural and recreational and other similar facilities and amenities enrich local communities. These amenities are important for achieving improved smart growth performance as they attract people to more urban communities. These basics are the subject of chapters 10 and 11, but the framework for their implementation is the land use concept.

The need for infrastructure far outstrips funding on the federal, state and local level. In the past, federal and state grants and loans were generous. Increasingly, local governments and users must shoulder most of the burden. If smart growth is to become a reality, new and expanded infrastructure funding is required.

The overall concept of this comprehensive plan is to divide the County into growth areas and preservation areas for the purpose of concentrating growth in suitable areas while preserving resources and rural character elsewhere. Growth areas include development districts, town centers and village centers, which are adequately sized to accommodate the needs of a predominant share of the projected population. Development to serve a smaller percentage of the projected population is expected to locate outside of designated growth areas, but is also expected to maintain rural character, to preserve resources and to protect sensitive areas.

4.1 GROWTH AREAS CONCEPT

Areas planned for growth are targeted to receive a majority of residential, commercial and industrial development. These areas are served or proposed to be served with public water and sewer and other infrastructure to meet the needs of current and future residents. Residential densities are anticipated to be up to 5 units per acre in town and village centers and greater in
development districts. Infill development is encouraged, as are compatible design criteria and efficient transportation networks to ensure efficient use of land in all growth areas.

Within the Lexington Park development district, the plan delineates and encourages development of a central core with mixed uses surrounded by larger inter-mixed blocks of residential, commercial, industrial and business uses. It promotes creative and carefully designed commercial areas, avoiding the inefficiencies and negative visual, land use and traffic impacts of strip commercial development. It calls for limiting the number of outlets to major roads. Visual and functional qualities of development will result from 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. Adequate buffers will help to avoid conflicts between different land use types and to provide visual screening.

This plan aligns development district boundaries using watershed planning to protect large contiguous sensitive areas that have significant environmental and recreational features worth preserving, constraints on infrastructure provision, and regulatory constraints for development. Specifically, the Lexington Park development district is aligned to avoid intrusion into the sensitive areas of the St. Mary’s River watershed. The Leonardtown development district is aligned to protect the watershed of McIntosh Run. A pocket of development along Point Lookout Road (MD 5) north and west of Leonardtown is recognized for its history and its contribution to the local economy, but is not intended to expand or intensify or to be integrated into the development district. A sewer force main was installed to connect the Banneker and Loveville Schools with the Leonardtown wastewater treatment system, and passes through this pocket of development, but is a “denied access” facility intended to promote public health and not development. If the septic systems serving the various activities within this pocket were to fail, it would be consistent with this plan to correct the failures by connecting to the sewer facility.

Town centers are located at Charlotte Hall, New Market, Mechanicsville, Hollywood and Piney Point. They are designated as growth areas that are secondary to development districts, where infrastructure should be provided to support densities of up to 5 units per acre, and where mixed use development should be encouraged. Master plans should be generated for each of the town centers to ensure that visual and functional qualities of development adheres 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. Allow for and provide adequate buffers to avoid conflicts between different land use types and to provide visual screening. Discourage strip development, and restrict direct access onto Three Notch Road (MD 5/235) in Charlotte Hall, New Market, Mechanicsville, and Hollywood.

As master plans are prepared for the individual growth areas, the service areas of public facilities should be added in order to create safe and convenient neighborhoods or communities. Most public services (fire, schools, convenience centers, libraries, etc.) have a radial (miles) service area. Mapping these service areas will assist in establishing growth patterns and identifying needs.

Moderate growth may be directed to village centers such as Ridge, Callaway and Chaptico. Infrastructure that supports densities of up to 5 dwelling units per acre should be provided in village centers. Traditional village development patterns and design should be fostered. Master plans for each village center should be prepared. Encourage compact development patterns by clustering septic easements to create open space. Require infill development and redevelopment to provide pedestrian connections to adjacent properties. Promote use of development rights transferred from rural preservation districts. Expansion of rural services should be encouraged in village centers.
New commercial, industrial and office uses should be concentrated in the development districts and town centers. New commercial uses must not be scattered along the County’s rural roads, but promoted as infill development in and around traditional rural service centers, such as Budd’s Creek, Oraville, Helen, Avenue, St. James, Dameron and Park Hall. Development goals should be balanced with environmental protection and enhancement of the value of the waterfront as a resource for recreation and water dependent facilities.

The Plan seeks to concentrate future residential and commercial development in the development districts, town centers and village centers. Over time, these centers will become significantly denser than they are today. Dense communities must be especially well designed in order to remain attractive and functional for the people who live and work there. The County will encourage design excellence in its growth areas, including attractive architecture, mixed use development, public open space, good connectivity, pedestrian and bicycle amenities, and green features that soften and humanize the built environment.

4.1.1 **Goal:** Concentrate development in suitable areas.

A. **Objective:** Designate growth areas sized to accommodate the needs of the projected 2030 population of the County. Target a majority of new residential development in development districts, town centers and village centers.

   i. **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.

   ii. **Policy:** Concentrate commercial uses primarily in Leonardtown and Lexington Park, and secondarily in the town and village centers.

   iii. **Policy:** Prohibit a scattering of new commercial uses along rural roads.

   iv. **Policy:** Promote development of designated traditional rural service centers, such as Budd’s Creek, Oraville, Helen, Avenue, St. James, Dameron and Park Hall.

   v. **Policy:** Locate industrial and office uses in and near the Lexington Park and Leonardtown areas, near the airport and in the town centers.

   vi. **Policy:** Concentrate community services and facilities in Lexington Park and Leonardtown.

   vii. **Policy:** Balance development goals with environmental protection and enhancement of the value of the waterfront as a resource for recreation and water dependent facilities.

   viii. **Policy:** Encourage infill development and apply standards to assure efficient transportation networks that are compatible with design criteria and efficient use of land in all growth areas.

   ix. **Policy:** Promote building well connected local roadway networks to support planned growth in the Development Districts so as to help to preserve state highway capacity mainly for regional and through traffic.

   x. **Policy:** Work with the Maryland State Highway Administration to manage state road access points for existing and planned development.
B. **Objective:** Concentrate the majority of growth in development districts.

   i. *Policy:* Provide infrastructure that supports medium and high density residential use in development districts.

   ii. *Policy:* Foster urban development patterns and design, including preparation of master plans for each development district.

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

   iv. *Policy:* 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.

   v. *Policy:* Allow for and provide adequate buffers to avoid conflicts between different land use types and to provide visual screening.

   vi. *Policy:* Promote use of development rights transferred from rural preservation districts.

   vii. *Policy:* Minimize the number of outlets to major roads.

   viii. *Policy:* Prepare and 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).

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

   x. *Policy:* Update planning for Three Notch Road and FDR Boulevard in the Lexington Park development district.

   xi. *Policy:* Prevent strip development from lining County zoned land fronting upon the approaches to Leonardtown in order to allow the town to promote economic growth in the downtown core, and to apply the principles of smart growth in providing necessary public services, and to maintain a defined County Development District.

   xii. *Policy:* Create zoning districts and standards to effectively concentrate growth.

C. **Objective:** Focus development in town centers.

   i. *Policy:* Prepare master plans for each town center to foster town development patterns and design.

   ii. *Policy:* Provide infrastructure that supports densities of 5 units per acre.

   iii. *Policy:* Encourage mixed use development.

   iv. *Policy:* 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.

v. Policy: Allow for and provide adequate buffers to avoid conflicts between different land use types and to provide visual screening.

vi. Policy: Discourage strip development.

vii. Policy: Limit points of direct access to major highways.

viii. Policy: Work with state to prepare and implement highway access policies for Three Notch Road (MD 5/235) in Charlotte Hall, New Market, Mechanicsville, and Hollywood, and provide for sufficient streets to minimize local traffic on Three Notch Road.

ix. Policy: Promote use of development rights transferred from rural preservation districts to boost density of residences or intensity of businesses in town centers.

x. Policy: Encourage installation of underground services to minimize visual impacts of overhead utility lines.

D. **Objective**: Encourage location and expansion of rural services and moderate residential growth in village centers: Callaway, Chaptico, Clements, Loveville, Ridge, Valley Lee and St. Inigoes.

i. Policy: Prepare master plans for each village center to foster village development patterns and design.

4.1.2 **Goal**: Achieve efficient use of land throughout the County through development and redevelopment of existing parcels and structures.

A. **Objective**: Promote and encourage utilization and redevelopment of existing lots and adaptive reuse of existing structures.

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

ii. Policy: Discourage scattered new development through the use of disincentives (e.g. lower FAR and density allowances).

iii. Policy: Expand redevelopment, rehabilitation and adaptive reuse incentives.

iv. Policy: Encourage development on existing platted lots within neighborhood conservation areas consistent with current patterns of development (bulk, density, and design) and with enhanced resource protection. Prohibit outward expansion of neighborhood conservation areas.

v. Policy: Provide opportunities for economic return on existing legally recorded lots that are unbuildable due to current environmental or dimensional (setback) constraints. Permit transfer of development rights from such lots to ensure preservation of open space.

vi. Policy: Encourage consolidation and reconfiguration of blocks of small lots to meet resource protection standards. Following reconfiguration, encourage sale of unused development rights for use in growth areas.
B. **Objective:** Foster and enhance sense of community and remedy negative conditions in existing developed areas.

   i. **Policy:** Prepare and implement standards to promote quality design and compatibility with existing development, and to improve environmental and cultural aspects of existing neighborhoods, including:

      a. Landscape provisions for redevelopment and new development.
      b. Architectural design guidelines for non-single family redevelopment and development.
      c. Uniform sign provisions for new and replacement signs, including provisions for amortization.

4.1.3 **Goal:** Apply excellent community design principles to the built environment, especially in the development districts, town centers and village centers.

A. **Objective:** Encourage attractive buildings.

   i. **Policy:** Encourage building facades that employ brick, tile, native stone, wood, stucco or synthetic equivalents.
   
   ii. **Policy:** Encourage attractive architectural features on buildings, such as pitched roofs, cornices, parapets, awnings, balconies and fenestration.
   
   iii. **Policy:** Encourage architecture that is consistent with the County’s status as a rural Chesapeake Bay peninsula.
   
   iv. **Policy:** Encourage adequate windows and doors and discourage lengthy expanses of blank wall.

B. **Objective:** Ensure adequacy and compatibility of public spaces and amenities.

   i. **Policy:** Encourage the inclusion of seating areas, walking paths, public art, public gardens, plazas, water features and other public use space in private and public sector projects. For projects of significant size, require some of these amenities.
   
   ii. **Policy:** Locate public projects such as parks, libraries and community centers in places where they will complement and enhance private development.

C. **Objective:** Ensure pedestrian and bicycle-friendly environments.

   i. **Policy:** Require adequate sidewalks and well-marked crosswalks.
   
   ii. **Policy:** Encourage bicycle paths and bicycle racks. For projects of significant size, require these amenities.

D. **Objective:** Ensure mixed use development that co-locates residential, office, retail and public uses.

   i. **Policy:** Encourage mixed use projects that allow people to walk easily between and among residential, office and retail spaces.
   
   ii. **Policy:** Encourage residential development above first-floor retail space.
iii. Policy: Encourage live-work units.

iv. Policy: Encourage outdoor restaurant seating where feasible.

v. Policy: Locate public projects such as parks, libraries and community centers in mixed use centers.

vi. Policy: Encourage building heights that will make mixed use projects economically feasible, except where AICUZ and AE zoning dictates lower heights.

E. Objective: Maximize green features in the built environment.

i. Policy: Require all projects to include adequate landscaping, including trees, shrubs and ground cover, especially in parking areas. Do not allow large expanses of paved area without adequate green space.

ii. Policy: Create pocket parks throughout the development districts and town centers.

iii. Policy: Encourage green roofs and other green building techniques.

iv. Policy: Encourage LEED certification for significant buildings.

F. Objective: Site design that maximizes attractiveness and connectivity.


ii. Policy: Orient buildings to each other in order to create a visual interconnection that encourages pedestrian traffic between the buildings.

iii. Policy: Wherever possible, establish a visual center for shopping centers, residential projects, office complexes and mixed use projects. Discourage stand alone structures and pad sites that are isolated from neighboring buildings or uses.

iv. Policy: Encourage vehicle, bicycle and pedestrian connections between adjacent developments. Do not allow site design that requires vehicles to return to major roads in order to move from one project to an adjacent project, unless environmental constraints make connection impossible.

v. Policy: Where appropriate encourage private and public roads that slow traffic speeds and reinforce a pedestrian realm, by using narrower rights of way, necking, speed humps, traffic circles and similar features.

vi. Policy: Discourage excessive signage that clutters the visual environment. Coordinate and maintain a standard of excellence in design for all public and private signage.

vii. Policy: Encourage attractive lighting and outdoor amenities such as street furniture.

G. Objective: Create the tools necessary to implement the above design objectives and policies.

i. Policy: Adopt a best practices guide for excellence in community
Policy: Promulgate community design guidelines for the development districts.

4.2 PRESERVATION AREAS CONCEPT

Outside of growth areas development is limited to preserve open space and to protect and promote agriculture and forestry. It is imperative to protect 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). Within designated rural areas agricultural activities are the preferred land use, including those that may produce agriculturally related noise and odors at any time. The sale of farm products from the land where they are produced should be supported. The use of best management practices should be promoted for resource-based activities to minimize contamination of surface and groundwater and adverse effects on plants, fish and wildlife resources and other environmentally sensitive areas.

The plan seeks to preserve rural character through encouraging farmstead subdivisions while preventing proliferation of major subdivision development in agricultural and rural preservation areas. It recognizes that limited amounts of major residential development may be compatible with preservation of rural and community character through preserving open space and limiting impacts to environmentally sensitive areas. It calls for establishing and enforcing performance standards for design and approval of rural residential subdivisions. It promotes transferring development rights from rural preservation areas to growth areas. The transfer of development rights (TDR) may also be used to provide opportunities for economic return on existing legally recorded lots that are unbuildable due to current environmental or dimensional (setback) constraints.

The plan recognizes and supports continuation of existing small scale commercial uses outside of growth areas serving a localized market. In some cases the market served by remotely located commercial uses is more regional in scope. The intensity of such a use could be inconsistent with the character of the rural setting. However, 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 this plan’s principles of rural preservation.

This plan recognizes crossroads commercial areas that should be designated for continued commerce as rural service centers (RSC). Creation of new commercial uses outside of growth areas is generally limited to properties at these designated crossroads. The plan calls for compliance with standards for proximity to the intersection, access, parking, lighting and design of buildings and signs that conform to rural character.

This plan also provides for continuation of certain other commercial uses and for the commercial development of certain vacant properties that were zoned “C-General Commercial” per Board of County Commissioners Ordinance Z90-11, where such uses and commercial zoning classifications predate this comprehensive plan. These commercial uses generally do not alter the historic character of their respective vicinities, which may be described as 1) north and west of Leonardtown along Point Lookout Road (MD 5) and 2) immediately south of Mechanicsville along Three Notch Road (MD 5).

4.3 NEIGHBORHOOD CONServation AREAS

Throughout the County there are established neighborhoods where the existing development patterns and overall character are to be maintained. In growth areas such
neighborhoods are typically lower in density than may be realized on adjoining properties. Outside of growth areas such neighborhoods are typically higher in density than may be realized in rural areas. This plan supports allowing limited infill development that is consistent with the existing patterns of lot size and housing type within the respective neighborhoods, thereby conserving the character of the neighborhood. Such neighborhoods in growth areas would be protected against the pressures of higher densities that are allowable elsewhere within the growth area, and such neighborhoods outside of growth areas would be afforded the opportunity for infill notwithstanding the lower densities allowable throughout rural areas.

### 4.4 Rural Preservation Goals, Objectives and Policies

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

**A. Objective:** Limit growth in rural areas to preserve open space and to protect and promote agriculture and forestry.

i. **Policy:** Limit the form, type and extent of development outside of growth areas.

ii. **Policy:** 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).

iii. **Policy:** Encourage and prefer any farm use of land and agricultural activities including those that may produce agriculturally related noise and odors at any time.

iv. **Policy:** Allow supplemental income productive activities at a scale or intensity that will not unduly change the character of the area; establish performance standards that will prevent negative impacts on surrounding properties.

v. **Policy:** Encourage farm products to be sold from the farm where they are produced.

vi. **Policy:** 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.

vii. **Policy:** Prevent proliferation of major subdivision development in agricultural and rural preservation areas.

viii. **Policy:** Encourage preservation of rural character through use of farmstead subdivisions.

ix. **Policy:** Limit transportation improvements outside of designated growth areas to essential capacity improvements as well as the upgrading of substandard roads and bridges.

**B. Objective:** limit non-farm residential development outside of growth areas to be in scale and consistent with the rural character of the surrounding area.

i. **Policy:** Establish standards for major and minor residential subdivision development outside of growth areas to ensure compatibility with
surrounding rural and community character.

ii. *Policy:* Preserve open space and limit impacts to environmentally sensitive areas.

iii. *Policy:* Offer tax incentives to establish passive parks, community or public open space on sensitive environmental lands as a means of preserving them.

C. **Objective:** Respect the unique community and historic character of commercial uses outside of growth areas that have traditionally served the needs of local residents.

i. *Policy:* Support continued operation of small scale commercial uses serving a localized market. In some cases the market served by such remotely located commercial uses is more regional in scope, and the intensity of the use could be inconsistent with the character of the rural setting. 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 rural preservation.

ii. *Policy:* Generally limit establishment of new commercial uses outside of growth areas to those crossroads that have existing service activities. Create standard criteria for locating new commercial uses in terms of proximity to the intersection, access, parking, lighting and design of buildings and signs to conform to rural and agricultural community character.

iii. *Policy:* Provide for continuation of development allowances for the vacant properties located north and west of Leonardtown along Point Lookout Road (MD 5) and immediately south of Mechanicsville along Three Notch Road (MD 5). Commercial use of these areas predates this comprehensive plan, and will generally not alter the historic character of these locations.
TOWN CENTERS

Growth Area Boundaries
- Municipality
- Development District
- Town Center
- Village

Legend:
- Tidal_waters
- Existing Roads
- Proposed roads

Concept Land Uses
- Community Commercial
- Corridor Mixed-use
- Downtown Mixed-use
- Mixed Uses--Moderate Intensity
- Mixed Uses--Low Intensity
- Crossroads Commercial
- Industrial
- Employment Center
- Publicly-used Lands
- Residential Mixed-use
- Residential--High Density
- Residential--Medium Density
- Residential--Low Density
- Residential--Low Density transitional
- Marine use
- Rural Commerce
- Rural Residential
- Rural Preservation
- Protected Open Space
- Military Installation
- Municipal jurisdiction
- Transportation

VICINITY MAP LEGEND

Planning Area
- Lexington Park Development District
- Leonardtown Development District
- Charlotte Hall Town Center
- New Market Town Center
- Mechanicsville Town Center
- Hollywood Town Center
- Piney Point Town Center
- Chaptico Village
- Loveville
- Clements
- Callaway Village
- St. Inigoes Village; St Inigoes
- Valley Lee
- Ridge Village
- Rural Lands
- Leonardtown
- Patuxent NAS
- Primary Roads

CONCEPT LAND USE PLANS

0 1,000 2,000 4,000 Feet
PINEY POINT
CONCEPT LAND USE PLAN

0 1,000 2,000 4,000 Feet
ST. INIGOES

VALLEY LEE

RIDGE

CONCEPT LAND USE PLANS
4.5 Development Guidelines

4.5.1 Growth Area Land Use Concepts.

A. Residential Areas

i. Low Density – Transitional: Development in this planning category may consist of low density residences with substantial accommodation for preservation of open space or forest retention. Base density would be 1 dwelling unit per acre. This density may not increase for lands within the Critical Area. Outside of the Critical Area density may increase up to 3 dwellings per acre with the use of transferred development rights (TDRs). A minimum of 50% open spaces should be retained, and 100% of predefined sensitive areas should be preserved. Minimum lot size would be 2 acres in the Critical Area and clustering would not be mandatory; outside of the Critical Area no minimum lot size would be required.

ii. Low Density: Development in this planning category may consist of low density residences in clustered configurations with preservation of open space or forest retention maximized. Base density would be 1 dwelling unit per acre to five units per acre; this density may increase to 5 units per acre with the use of TDRs. There would be no minimum open space required; however, 100% of predefined sensitive areas must be preserved. There would be no minimum lot size.

iii. Medium Density: Development in this planning category may consist of medium density residences with accommodation for preservation of open space or forest retention. Acceptable density would range from 5 to 10 dwelling units per acre.

iv. High Density: Development in this planning category may consist of high density residences with reasonable preservation of open space or forest retention. Acceptable density would range from 10 to 20 dwelling units per acre.

B. Commercial Areas

i. Community Commercial: Development in this planning category may consist of large-scale and clustered commercial and residential uses with reasonable preservation of open space or forest retention.

C. Mixed Use Areas

i. Residential Mixed Use: Development in this planning category may consist of residential and office uses and personal and business services with standards ensuring compatibility with adjoining residential uses. Acceptable density would range from 1 dwelling unit per acre to five units per acre. This Plan recommends continued evaluation of the range of uses that may be allowed within this category.

ii. Corridor Mixed Use: Development in this category may include a broad range of uses adjacent to principal transportation corridors with ample connectivity for vehicles and pedestrians. Standards are
intended to accommodate automobile-oriented uses but also to create a viable, visually attractive environment. The desired form is more urban than suburban or strip (linear). Acceptable residential density would range from five (5) dwelling unit per acre to fifteen (15) units per acre. Consider a zoning ordinance text amendment that would permit a density of five (5) to fifteen (15) dwelling units per acre.

iii. Downtown Mixed Use: Within the core area surrounding Gate 2 of the Naval Air Station and southwesterly along either side of Great Mills Road, development shall be consistent with the mixed-use character of the area. Standards are intended to create an urban character and to make the core area safe, pedestrian friendly and visually attractive. Acceptable residential density would range from 1 dwelling unit per acre to thirty (30) units per acre. Consider a zoning ordinance text amendment that would permit a density of thirty (30) dwelling units per acre.

iv. Mixed Uses – Moderate Intensity: Development in this category may include a broad range of uses adjacent to principal transportation corridors with ample connectivity for vehicles and pedestrians. Standards are intended to accommodate automobile-oriented uses but also to create a viable, visually attractive environment. The desired form is more urban than suburban or strip (linear). Acceptable residential density would range from five (5) dwelling unit per acre to fifteen (15) units per acre.

v. Mixed Uses – Low Intensity: Development in this category may include a limited range of uses adjacent to principal transportation corridors with ample connectivity for vehicles and pedestrians. Standards are intended to accommodate automobile-oriented uses but also to create a viable, visually attractive environment. Acceptable residential density would range from two (2) dwelling unit per acre to five (5) units per acre.

D. Employment Centers (including office and business parks): Development in this planning category may consist of offices in a campus setting with associated or supporting limited retail integrated into and subordinate to principal office uses. Limited warehousing and self-storage uses may also be integrated into an office and business park.

E. Industrial Areas: Development in this planning category may consist of industrial and office uses with reasonable preservation of open space or forest retention.

4.5.2 Rural Area Land Use Concepts

A. Rural Preservation: Outside of growth areas development should be limited to preserve open space, and to protect the land and water resource base that is necessary to maintain and support the preferred land uses of agriculture, forestry, fisheries activities and aquaculture. Growth should also be limited to preserve natural environments, including wetlands, forests, abandoned fields, beaches and shorelines. Within designated rural areas, agricultural activities are the preferred land use, including those that may produce agriculturally related noise and odors at any time. The sale of farm products from the land where they are produced should be supported. The use of best management practices should be promoted.
for resource-based activities to minimize contamination of surface and groundwater and adverse effects on plants, fish and wildlife resources and other environmentally sensitive areas. Transferring development rights from rural preservation areas to growth areas is encouraged. The transfer of development rights (TDR) may also be used to provide opportunities for economic return on existing legally recorded lots that are unbuildable due to current environmental or dimensional (setback) constraints.

B. Rural Residential: Development in this land use category includes limited amounts of appropriately designed residential uses that are compatible with rural and community character through preserving open space and limiting impacts to environmentally sensitive areas.

C. Rural Commerce: Development in this land use category includes small scale commercial uses outside of growth areas serving a localized market. 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. Where such commercial uses have long existed outside of growth areas, are 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.

D. Crossroads Commercial: This plan designates crossroads commercial areas as rural service centers (RSC) for continued commerce. Creation of new commercial uses outside of growth areas is generally limited to properties at these designated crossroads. The plan calls for compliance with standards for proximity to the intersection, access, parking, lighting and design of buildings and signs that conform to rural character.

4.5.3 General Land Use Concepts – may apply to either rural or growth areas.

A. Publicly Used Lands: Development in this planning category consists of federal, state or local governmental facilities such as parks and schools, and semi-public uses such as places of worship.

B. Military Installation: While the County has no jurisdiction over either the Patuxent River Naval Air Station or its Webster Field auxiliary, these facilities are included in this plan for their importance in the makeup of the community.

C. Marine Use: Development in this land use category includes a full range of marine sales and services, including marinas, dry boat storage, boat-yards, boat and equipment sales and rentals, marine-related retail sales, yacht clubs, visitor accommodations (including hotels), food and beverage sales and eating and drinking establishments. Residential uses should be accessory to the marine use of the property.

4.5.4 Lexington Park Planning and Design Recommendations

The Lexington Park Development District (LPDD) Master Plan is incorporated by reference into this Comprehensive Plan. The Master Plan directs and encourages orderly growth and development. It addresses the following questions:

- How can the Lexington Park - California - Great Mills area become a better place to live, work, and play?
- Which areas are most suitable for growth? Which areas may be unsuitable?
- How should the LPDD relate physically and economically to other parts of the
  County?
- How should the different parts of the LPDD relate physically to each other?
- What public facilities such as schools, roads, and parks as well as transportation
  and public safety services are needed to serve the area?
- How should environmentally sensitive areas be best protected?

The Master Plan focuses on themes intended to improve how the Development District
functions, support economic development, maximize use of available capacity in roads and
schools, protect the environment, and enhance neighborhoods.

It provides specific guidance for planning areas defined by subwatersheds:

- Upper St. Mary’s River – expand Wildewood to accommodate school and
  transportation improvements.
- Jarboesville Run – mix of residences and offices; cross-county transportation
  connections.
- Patuxent River – Gate 1 vicinity: enhance this emerging employment center with
  respect to traffic, complimentary uses, and pedestrian and bicycle connections.
  Prescribe residential use of those unimproved lands to the northeast of this center.
- Hilton Run. – expand downtown mixed use capacity, support with interconnected
  street system, and ensure protection of sensitive areas.
- Pembrook Run – Willows Road corridor: guide and encourage opportunities for
  mixed residential and office use, with supporting transportation connections.

A. The Plan specifically recommends the following objectives.
   i. Revitalize Downtown Lexington Park. Continue the cooperative
      efforts of government and businesses following the County’s adoption
      of the Lexington Park – Tulagi Master Plan.
   ii. Build a supportive transportation network. The Plan addresses phasing
       development to preserve road capacity, building pedestrian and bicycle
       facilities along with road improvements, and increasing transit service
       to reduce reliance on private automobiles.
   iii. Protect stream conditions, water quality and the health of the
       biological communities. Support green infrastructure.

B. The Master Plan’s major recommendations are to:
   i. Direct development to existing developed areas.
   ii. Implement watershed management plans.
   iii. Retrofit areas in need of improved storm water management.
   iv. Expand wooded buffers along major streams to protect important
       forested floodplains from development.
   v. In advising creation of a diverse housing stock, the Master Plan
      identifies several options to facilitate an increased supply of affordable
      housing and recommends three areas for high residential density:
      headwaters of Jarboesville Run area, south side of Great Mills Road
area, and southern portion of Willows Road.

vi. Ensure adequate parks and recreation areas. Support heritage tourism. Continued development in the LPDD will create additional demand for recreation land and programs. The Plan recommends the following:

a. Acquire land for four new neighborhood parks.

b. Connect neighborhoods, employment centers, shopping areas and public open spaces with hiking and biking trails including the Three Notch Trail.

c. Provide natural greenways and trail connections in the Hilton Run and the Jarboesville Run watersheds.

d. Enhance existing neighborhoods. Because the LPDD is large and contains large undeveloped areas, few residents relate to it as a single place. It is, rather, a collection of developments and small places with no single defined center. Over time, as the LPDD continues to grow, these collections of developments will likely coalesce into neighborhoods with their own concerns, needs and interests. The Plan identifies potential neighborhood groupings, related to community features such as schools and shopping areas, which over time can be enhanced with physical improvements.

e. Create transitional residential areas with reduced base (or by-right) density to direct growth to the core of the Development District.

vii. The plan calls for support of the priorities of the Board of County Commissioners “Consolidated Priorities for Community Support of the Navy” The Board updated these priorities July 2009 as follows:

a. Education. Provide programs and technology for life-long learning by supporting a continuum of educational excellence from pre-kindergarten through graduate level higher education.

i) Support the Science and Technology Academy partnership and Navy Science Technology Engineering Math (STEM) initiatives.

ii) Support “Star Base Atlantis” programs.

iii) Support partnering initiatives between the Navy, University of Maryland and College of Southern Maryland to offer undergraduate engineering programs.

iv) Support education partnerships and new programs that enhance workforce capability and quality of life.

v) Expand programs at College of Southern Maryland, St. Mary’s College of Maryland, and the Southern Maryland Higher Education Center to broaden life-long learning.

b. Transportation. Support continuous improvement of transportation infrastructure within the County and regionally for access to the Patuxent River Naval Air Station and effective cross-county travel for residents.
i) Design and construct a road along the FDR right-of-way to provide alternative access to commercial and residential destinations within the development district.

ii) Continue to seek funding for Route 5 corridor improvements.

iii) Continue to seek funding for improvements to MD Route 235/4 intersection.

iv) Support continuing efforts to address long-range replacement or reconstruction of the Thomas Johnson Bridge.

v) Support alternative transportation including pedestrian and bicycle use of County-owned right-of-way and long-term options for passenger rail.

vi) Consider widening of MD Route 712 from Gate 3 to MD Route 235 for access to Navy and Maryland National Guard facilities.

c. **Housing.** Continue to ensure an adequate supply of housing for all ranges of affordability that will serve new employees associated with emerging Navy programs and the existing County workforce. Support increased homeownership opportunities.

i) Extend authorization for impact fee waiver and deferral program.

ii) Develop public/private partnerships to increase the supply and affordability of workforce housing.

iii) Develop funding sources to extend water and sewer service to enable development within development districts. Streamline the development approval processes.

iv) Adopt the current St. Mary’s Comprehensive Water and Sewer Plan as a part of the St Mary’s Comprehensive Plan.

v) Extend or upgrade water and sewer service to encourage more intense development within the development districts.

vi) Support increased multifamily rental and homeownership opportunities for households with low to modest incomes.

d. **Lexington Park Revitalization.** Revitalize the physical and economic infrastructure of Lexington Park.

i) Complete the Lexington Manor Redevelopment projects.

ii) Proceed with Patuxent River Naval Air Museum.

iii) Continue to implement the adopted Lexington Park Plan. Update the Plan immediately following the update of the Comprehensive Plan.

iv) Support the application of Lexington Park and adjoining communities for inclusion in Southern Maryland Heritage
Trails.

v) Support Lexington Park as a potential BRAC Zone

e. **Quality of Life.** Employ local government regulations and investment to preserve rural character, enhance development districts, increase cultural opportunities and support economic growth and diversification.

i) Support Leonardtown Priority Places activities and related development. Support the application of Leonardtown as an Arts and Entertainment District.

ii) Implement the goals and objectives of the County’s Land Preservation, Parks and Recreation Plan.

iii) Support projects and initiatives developed under the Southern Maryland Heritage Tourism Management Plan whose objective is to preserve heritage resources while increasing the economic impact of tourism.

iv) Develop plans to maintain and enhance levels of service for public safety.

v) Update the Comprehensive Solid Waste and Recycling Plan for resubmission to the State to address long-term solid waste needs.

vi) Support efforts to expand the availability of broadband throughout the County.

f. **Encroachment Partnering.** Work with the Navy to identify and mitigate all forms of encroachment that may potentially impact base operations.

i) Support semi-annual encroachment partnering meetings between the Navy and St. Mary’s County Board of County Commissioners.

ii) Incorporate AICUZ studies into Land Use and Planning ordinances.

iii) Incorporate Range AICUZ studies into Land Use and Planning ordinances.

iv) Support Joint Land Use Studies (JLUS).

v) Support the purchase of property or easements to protect the missions of NAS Patuxent River and Webster Field.

4.5.5 Leonardtown Development District planning and design recommendations

A. **General Criteria**

i. Work closely with Leonardtown officials to improve business and economic development.

ii. 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
iii. For Fenwick Street outside of town limits prepare design guidelines that ensure that new development and redevelopment is compatible with existing town character.

iv. Provide sidewalks along Fenwick Street outside of town limits to encourage pedestrian circulation.

v. Require all service and storage areas to be screened from public right of ways.

vi. Provide for community recreation areas as residential growth occurs. Local playgrounds, ball fields, practice areas and picnic areas are recommended.

vii. Protect sensitive areas of streams, nontidal wetlands, steep slopes and hydric soils as open space.

viii. Residential subdivisions should require sidewalks on one side of the road and/or pedestrian connecting trail through natural areas.

ix. Encourage site planning that allows for reverse frontage on proposed local collector road. Discourage additional access on Point lookout Road (MD 5) except at crossovers.

x. Limit free standing signs on each property. Develop design standards for signage and lighting.

xi. 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.

B. New Residential Areas

i. Provide sidewalks along roads and/or consider pedestrian trails through natural areas.

ii. Provide community and neighborhood recreation areas such as playground and ball fields.

iii. Protect streams, steep slopes and wetlands as open space and natural buffers from adjacent land uses.

C. Other Planning Considerations

i. Improvement of new growth within the development district should 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.

ii. Pursue timely expansion of the Leonardtown wastewater treatment plant and renegotiation of the interjurisdictional 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.

iii. 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.

iv. 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.

v. 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.

vi. Pursue opportunities to reinforce Leonardtown's plans and potential for waterfront activities and improvements.

4.5.6 Town Center Guidelines

A. General Criteria

i. Combine parking areas in side and rear yards. All parking lots should be edged in curb and gutter and paved in a hard surface. Encourage site planning that allows for reverse frontage on any proposed local collector roads that parallel major arterial roads. Discourage additional access on major arterial roads except at crossovers.

ii. Develop design guidelines for each town center that ensure that new development and/or redevelopment are compatible with existing town character.

iii. Provide sidewalks along major collector roads to encourage pedestrian circulation.

iv. Require all service and storage areas to be screened from public roads.

v. Provide for community recreation areas as residential growth occurs. Local playgrounds, ball fields and picnic areas are recommended.

vi. Protect sensitive areas of streams, nontidal wetlands, steep slopes and hydric soils as open space.

vii. Limit free standing signs on each property. Develop design standards for signage and lighting.

viii. 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 major arterial roads. Plantings will help to define road edge, buffer parking areas and enhance the town center without blocking store frontage or impacting road safety.

ix. Provide for future water and sewer services where feasible.

B. New Residential Areas
i. Provide sidewalks along roads and/or consider pedestrian trails through natural areas.

ii. Provide community and neighborhood recreation areas such as playground and ball fields.

iii. Protect streams, steep slopes and wetlands as open space and natural buffers from adjacent land uses.

C. Core Area

i. Provide entry signage and planting to enhance town image and to articulate the visual town limits.

ii. 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.

iii. Require service areas and storage uses be located to the rear of buildings and screened from public roads.

iv. Encourage site planning that provides reverse frontage for any proposed local collector roads.

v. Protect streams, steep slopes and wetlands as open space and natural buffers from adjacent land uses.

4.5.7 Village Center Guidelines

A. General Criteria

i. Community character should be preserved or improved as properties within a village are developed or redeveloped.

ii. Height, bulk, setbacks and density of new structures must be consistent with prevailing design of the village.

iii. Buildings should face public roads.

iv. Useable open space should be provided in the form of small parks.

v. Sidewalks and trails should be incorporated into new developments.

vi. Community water and sewer service should be provided whenever feasible.

B. New Residential Areas

i. Type and density of dwellings should be compatible with the character of the village.

ii. Useable open space should be provided for all residences.

iii. Rears of residential structures should not face public roads or streets.

C. Core Area

i. Mixed land use is encouraged, but should be compatible with the scale and overall function of the village.

ii. Parking areas should be located to the side or rear of buildings.