

# Chapter Three

## Land Use

Planning Commission meeting 3/1/17

- Do you have an issue with where residential/commercial/industrial growth has/is/will occur?
- How have things changed? Do any of the old concerns still apply?
- What are the implications of the Septic Law? What is the purpose of minimum lot size in the current context?
- What is the role of PFAs and infrastructure in encouraging development to occur in certain places?
- What are the current concerns?

# Chapter Three Outline

## 3.1 Goals and Objectives

## 3.2 Land Use and Development Trends

- Existing
- Historic Trends

## 3.3 Projected Needs

## 3.4 Land Use Categories

## 3.5 Watershed Land Use Plans

## 3.6 Policies and Actions

## 3.1 Goals and Objectives

1. Conserve forest resource land
2. Conserve agricultural resource land
3. Encourage growth in designated growth areas, including the County's incorporated towns, and especially where development can be served by public water and sewerage systems
4. Provide land in appropriate locations for growth and expansion of economic development opportunities
5. Continue to encourage growth and development around Deep Creek Lake and its associated resort activities
6. Provide land in appropriate locations and densities for a variety of housing types and choices
7. Provide land in appropriate locations to allow for the development of affordable housing
8. Improve the layout and design of residential subdivisions to conserve resource land and rural character
9. Discourage strip commercial development
10. Encourage high quality building and site design

## 3.4 Land Use Categories

- Rural Resource
- Agricultural Resource
- Lake Residential 1
- Lake Residential 2
- Rural
- Suburban Residential
- Town Residential
- Town Center
- General Commercial
- Commercial Resort 1 & 2
- Employment Center