



# Hampstead Community Comprehensive Plan



## ***Chapter 6:*** **Growth Management & Land Use Goals**

### **❖Goals**

- **To concentrate development in and around the existing town**
- **To limit the ultimate size of the Town to maintain its small-town atmosphere**
- **To locate limited industrial development in appropriate designated fringe areas of the Town**
- **To restrict commercial development to businesses that are small in size and scale and that enhance family values and small-town atmosphere**
- **To create a growth area boundary that is strengthened by farmland and open space preservation**

### **❖Current Conditions**

#### *1 Current Development Regulations*

Many ordinances and other regulations have been adopted which affect the manner in which development occurs within the Town. Several of the ordinances are county ordinances which have been adopted by the Town. Other ordinances have been enacted by the Town on its own behalf. The County enforces all the development ordinances for the Town with the exception of the Town's zoning ordinance. The County also performs all applicable reviews for the Town. The Town's Planning and Zoning Commission does retain the power to accept or reject recommendations received from the County regarding development plans. The County also provides plan processing for the Town. Plans and comments are routed, tracked, and distributed thru the Development Review office in the County. The County provides inspection services for the Town including roads, sediment control, sewer, stormwater management, landscaping, forest conservation, emergency services, and recreation and parks. The Town inspects the water and grading and conducts supplemental inspections to the County's landscaping and recreation and parks inspections. The County also provides building permitting and inspection services for the Town.

#### *2 Current Development Patterns*

The Hampstead area has seen a considerable amount of growth since the last Hampstead comprehensive plan update in 1986. In 1986, Hampstead had 623 households in town and 2,464 households in the surrounding 8<sup>th</sup> Election District. In 1999, the Town of Hampstead had nearly tripled with 1,797 households in town, while only a slight increase to 2,969 households occurred in the surrounding election district. While this pattern of growth in and around the Town is continuing for residential development, new industrial development has been minimal, and commercial development has only been modest.





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The majority of developed land within the town limits is in residential use. Most of the large residential tracts located in the planned water and sewer service areas have been developed or are under construction. Due to the lack of residentially-zoned properties with access to public facilities, residential growth and development should slow in and around the Town. There are several low-density residential tracts outside of town which are beginning to develop. Most of the high-density development will move to other areas of the County as the amount of high-density land in and around Hampstead continues to diminish.

*Oakmont Green* is a single-family residential community adjacent to the Oakmont Green Golf Course on the northernmost section of town. Although all the roads and the public golf course construction were completed in 1991, a few of the 90 residential single-family lots were still available as of September 2001. This community is served by public water and private septic systems.

*North Carroll Farms* is a 341-unit development of single-family and town homes. The development has several sections yet to be constructed and developed. As of October 2001, approximately 211 of the homes were completed. This project will be nearing completion in 2004.

*Westwood Park* is a residential neighborhood under construction on the westernmost side of town. This development consists of 149 units of condominium apartments and single-family homes. The project is served by public water and sewer. The property adjoins the existing Hampstead Elementary School and the Shiloh Middle School. The proposed Hampstead Bypass also adjoins this project.

*Roberts Field* is located at the southeast side of town and is nearly complete. The 751-unit development of this residential community of condominium apartments, town homes, duplexes, and single-family dwellings is primarily completed. A section of 66 apartments/condominiums has yet to be constructed.

There are several areas of commercial development throughout the Town. Many of these local business areas are not within the town limits. Commercial development continues to be scattered throughout the MD 30 corridor. Large commercial centers with grocery stores on the north and south ends of town house the majority of the business for the local residents. A downtown revitalization plan was prepared for and adopted by the Town Council on March 14, 2000, to centralize retail and small business efforts in the downtown area. This will not detract from the existing developed areas but is an effort to revive and maintain the heart of the Town. There are a few isolated empty storefronts in the commercial areas. These vary from large spaces to small storefronts and are located throughout the area. The commercial center on Black Rock Road has many vacancies.

A *Wal-Mart* store was constructed adjacent to the *North Carroll Plaza* on the north side of town just outside the town limits. A portion of the shopping center was razed to accommodate the new construction of a 101,194 sq. ft. Wal-Mart, a 3,100 sq. ft. Burger King, related parking, and access improvements. The redesigned shopping center totals 185,074 sq. ft. of commercial





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and retail space. This project included the relocation of Brodbeck Road to a new traffic light-controlled intersection at MD 30 and Eagle Ridge Court.

Industrial development around the Town is being actively marketed by the County. There are several large industrial tracts with public sewer service access. These tracts may also have rail access if needed. Most of the existing industrial space has remained occupied.

A new distribution center and warehouse for *Sweetheart Cup* was constructed on a portion of the former Black and Decker property. The 1,034,020 sq. ft. building was the largest warehouse building in the State when it was completed. The project is served by on-site water and public sewer facilities. The project includes 85 loading dock bays, 96 parking spaces for the 140 employees, and 155 trailer parking spaces. The site, which is located along Houcksville Road on the southwest side of town, accesses MD 30 at the current traffic signal at the entrance to Black and Decker. The site is also adjacent to the proposed Hampstead Bypass.

The land surrounding the Town has some mixed housing developments but is still primarily in agricultural use. Most of the land surrounding the Town remains in the Agricultural zone with limited development potential. This will help keep the rural community atmosphere and focus most of the development in and around the town limits. There are also a number of Agricultural Land Preservation Districts and Easements in the surrounding area to the west and south of Hampstead. Several adjoining tracts in easement or district are located in the Houcksville Road/Lees Mill Road/St. Paul Road area, and several tracts can be found around Shiloh and Gorsuch Roads. These contiguous tracts cover a large portion of the available land in these areas that have not been developed by homes.

Many of the previously-developed residential areas around Hampstead continue to see infill housing. The Aspen Run area around Coon Club Road and Houcksville Road continues to develop new homes along with the areas to the north around Lincoln Manor on Upper Beckleysville Road, Dave Rill Road, and Fairmount Road. These are areas which were developed outside the Hampstead Community Planning Area (CPA), do not have public water or sewer, and are developing as infill around older subdivisions in accordance with the zoning in those areas.

### 3 *Inventory of Existing Use of Land*

The following table describes the existing use of properties in the study area in June of 1999 when this inventory was taken. Not all uses are consistent with the zoning because some of the land uses have been in existence prior to zoning or changes in zoning. Other uses are conditional uses within another zone. See the map entitled “Inventory of Existing Use of Land” for more detail on the use of specific properties. Categories shown below and on this map are more general than the zoning categories. The entire election district was used as a study area to better facilitate identification of the appropriate limits for the Community Planning Area.





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## *What is included in each category of existing land uses?*

*Agriculture/Resource #* Any land that is currently farmed in some way (livestock, crops, etc.), including accompanying farm houses and associated buildings. This category also includes large areas of environmental resources or woods. These are areas that could have potential for a more intense developed use if the zoning or land use designations were changed.

*Commercial #* Any land currently used for commercial purposes, including undeveloped lots with an approved site plan.

*Industrial #* Any land currently used for industrial purposes, including undeveloped lots with an approved site plan.

*Mixed-Use #* Any land that has a mix of both commercial and residential uses on it.

*Single-Family Residential #* Land that is primarily developed with single-family housing, including designated open space within a residential subdivision, undeveloped land with platted lots, and unplatted lots that are part of an approved subdivision plan.

*Multi-Family Residential #* Any housing/residential area where there are 2 or more units attached or within one building, including duplexes, condos, and apartments.

*Public Use #* Any land that is either publicly- or privately-owned; that is generally open to the public, the public is invited to use, or is somehow used for recreational purposes; and that is not developed for residential uses. This category would include such things as schools, churches, parks, golf courses, libraries, etc.

*Publicly-Owned Land #* All lands publicly-owned (i.e., town, county, state, federal). This land would also be identified by its existing use. It is not an exclusive category.

*Vacant #* Any land that is either unimproved/not developed but which has the potential to be developed. This includes land that has an abandoned building. It also includes land for which the building may be in good shape but is not being used and could accommodate a variety of potential uses. This category of use will primarily be found in the downtown or more developed areas of a community where vacant lots will represent potential infill.

**Existing Uses of Land by Acreage  
Hampstead Study Area  
June 1999**

<b>Use of Land</b>	<b>Town of Hampstead</b>	<b>Percentage of Town</b>	<b>Remainder of Study Area</b>	<b>Total Acreage</b>	<b>Percentage of Study Area</b>
Agricultural / Resource	518.24	32.67	13,204.70	13,722.94	72.15
Commercial	79.45	5.01	109.48	188.93	0.99
Industrial	24.12	1.52	341.60	365.72	1.92
Mixed Use	5.47	0.34	24.85	30.32	0.16
Single-Family Residential	548.62	34.58	3,534.26	4,082.88	21.47
Multi-Family Residential	66.85	4.21	5.76	72.61	0.38
Public Use	190.55	12.01	158.39	348.94	1.83
Publicly-Owned Public Use	135.77	8.56	38.44	174.21	0.92
Publicly-Owned Residential Use	12.70	0.80	4.81	17.51	0.09
Vacant	4.60	0.29	10.74	15.34	0.08
<b>Total Acres</b>	<b>1,586.37</b>	<b>100.00</b>	<b>17,433.03</b>	<b>19,019.40</b>	<b>100.00</b>

Source: Carroll County Planning Department, 1999

## 4 Current Zoning

The following table shows the current zoning by acreage within the existing town limits as well as within the remaining portion of the 8<sup>th</sup> Election District. The zoning identifies the uses that are currently permitted on a property or in an area. Some categories exist within the Town but not within the County and vice versa. See the map title “Current Zoning” for locations.





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## Current Zoning by Acreage Hampstead Study Area 2001

Zoning Category	Town of Hampstead	Percentage of Town	Remainder of Study Area	Total Acreage	Percentage of Study Area
Agricultural "A"	0.01	0.00%	11,475.38	11,475.39	60.34%
Local Business "BL"	43.39	2.74%	10.74	54.13	0.28%
General Business "BG"	67.99	4.29%	89.68	157.67	0.83%
Restricted Industrial "IR"	473.61	29.85%	668.52	1,142.13	6.01%
General Industrial "IG"	-	0.00%	-	-	0.00%
Conservation "C"	361.12	22.76%	2,479.33	2,840.45	14.94%
R-40,000 "R-40"	-	0.00%	1,432.20	1,432.20	7.53%
R-20,000 "R-20"	32.00	2.02%	993.24	1,025.24	5.39%
R-10,000 "R-10"	531.34	33.49%	241.82	773.16	4.07%
R-7,500	76.91	4.85%	40.26	117.17	0.62%
<b>Total Acres of Zoning</b>	<b>1,586.37</b>	<b>100.00%</b>	<b>17,431.17</b>	<b>19,017.54</b>	<b>100.00%</b>

Source: Carroll County Planning Department

### 5 Current Growth Management Measures

The Hampstead Study Area falls into two jurisdictions for growth management. The comprehensive plan for Hampstead includes the Town of Hampstead jurisdiction, inside the corporate limits, and portions of Carroll County's jurisdiction, outside the corporate limits. The Mayor, Town Council, and Town Planning and Zoning Commission have approval and development control within the town limits. The Carroll County Commissioners and the Carroll County Planning Commission have development control outside the town limits.

#### A ⇔ Comprehensive Plan

The comprehensive plan for the Hampstead area is the guiding growth management tool for the Town and the area of the County within the Community Planning Area. The plan is to be updated every six years. The Town Planning Commission develops the comprehensive plan and the Mayor and Town Council adopt the plan and any associated zoning changes. The County Commissioners adopt the plan and any zoning changes for the county portion of the plan.

The 1986 comprehensive plan helped to address several significant issues for the Hampstead area. One of the most significant was the affirmation of the need and location of the Hampstead Bypass. The plan also renewed the community commitment to economic development at two large industrial sites, one at each end of town. The plan identified the future areas of annexation, based on population projections and availability of public water service in the future.

#### B ⇔ Annexation Petitions

Most of the residentially-zoned properties within the town limits of Hampstead have been or are currently being developed. To have additional residential development or more commercial or industrial development other than infill and redevelopment, new land must be





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annexed. The Mayor and Town Council of Hampstead have the authority to annex properties. This allows the Town to decide when and where new land can be annexed and developed. Article 23A, the State law which provides for annexations, requires that, for five years following the annexation, the annexed land may not be zoned for land uses which are substantially different from the uses for the land specified in the current and duly adopted County Master Plan without the express approval of the County Commissioners.

## **C ⇔ Capacity and Availability of Water and Sewer Services**

The Town of Hampstead supplies public water in the town limits. New development in the Town of Hampstead must connect to public water if the Town makes it available. Since the Town controls the water system, the Town can decide when and where the facilities will be extended or allocated and if the supply is adequate for any proposed development. The Town also controls the Capital Improvements Program (CIP), which allocates the funding and phasing of the expansion or upgrade of the water system. The Town can deny additional connections or expansions, thereby controlling growth. The County owns and operates the sewer system in and around Hampstead, and, therefore, may choose when and where to extend sewer facilities.

## **D ⇔ Adequate Public Facilities**

The Town and the County have separate adequate facilities ordinances. The ordinances are used to keep residential or commercial growth from proceeding at a rate which would unduly strain public facilities, especially schools, roads, water and sewer facilities, police, fire, and emergency medical services.

The Town of Hampstead's adequate public facilities regulations provide for review of the facilities for adequacy during preliminary plan stages of residential development and during the site plan process of commercial development. The Town Planning Commission is required to deny an application if any public facility is certified inadequate, unless an exception is granted by the Town Council.

Carroll County has an Adequate Public Facilities and Concurrency Management Ordinance. This ordinance is designed to establish minimum thresholds for public facilities. Limits and allocations for development are set each year in accordance with growth history and projections. Although development in town is not restricted by county regulations, the development in town limits is accounted for in the development of the County's allowable growth standards. The County Commissioners have the authority over this ordinance and its provisions.

## **❖ Analysis of Community Needs**

The growth management needs for the community combine and compare many different factors and situations across the community. Accounting for existing land uses and comparing them to an appropriate location and zoning is one method to guide the management of growth in the area. Uses should be located in an appropriate area in balance with the need for the particular use. Other uses, which may not serve the community but are an employment source for the area,





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can be evaluated for impacts on the location and area in which they are located or proposed for development.

The County and Town have put in place regulations to control rapid growth in order to keep up with community facilities. These regulations limit residential developments to a number of lots per year based on the adequacy of the facilities. While these regulations have been used effectively for inadequate school situations, they have not been successful in ensuring all facilities are adequate to accommodate growth. Existing and proposed state legislation may require some changes to how the jurisdictions qualify for state funds.

The town boundary for Hampstead is an oddly-shaped line which primarily has been developed through annexation of properties, that needed or desired to connect to public water. Many enclaves or small sections excluded from the Town exist in areas already developed. These areas often cause confusion over police and public works jurisdictions and issues. The community could work more efficiently with a more consistent boundary.

The Town of Hampstead and surrounding area have been under a heavy development strain in recent years due to the proximity to Baltimore City and County. The community desires to remain a small town with limited growth. This would provide the community with a finite vision of the expansion of the Town and community for future planning and facilities needs. A look at the existing uses of the land reveals the fact that it is difficult to tell where one community stops and another begins.

## ❖ Recommended Actions

The Town will defer changing the land use designation and zoning of the industrially-zoned (IR) property north of MD 482 and south of Brodbeck Road until the approval of construction funding for the Hampstead Bypass. When construction is funded, the property outside the Bypass alignment will be rezoned to a resource protection or a similar classification. In the meantime, the Hampstead Planning Commission will develop environmental protection regulations and industrial design guidelines. To allow completion of these regulations and to facilitate continued study of the threatened bog turtle species, the Town will seek a voluntary commitment to leave the properties containing environmentally-sensitive areas undeveloped until the next comprehensive plan update.

The table below shows the ultimate intended land uses as planned and designated on the proposed comprehensive plan map accompanying this plan. This is different from the current zoning map. The zoning should eventually match these land use designations. Please see the map titled “Land Use Designations” for locations and distribution of proposed land use designations in the Community Planning Area as well as the limit of the proposed Growth Area Boundary.





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## Acreage of Proposed Land Use Designations Within Hampstead Growth Area Boundary

Land Use Designation	Town of Hampstead	Percentage of Town	Carroll County	Percentage of County	Total Acreage	Percentage of Study Area
General Industrial	0.00	0.00%	0.00	0.00%	0.00	0.00%
Restricted Industrial	475.33	27.18%	435.8	29.76%	911.13	27.94%
General Business	82.21	4.70%	90.06	6.15%	172.27	5.28%
Local Business	71.2	4.07%	7.06	0.48%	78.26	2.40%
R-40,000	0.00	0.00%	0.00	0.00%	0.00	0.00%
R-20,000	29.52	1.69%	397.12	27.11%	426.64	13.08%
R-10,000	469.92	26.87%	216.44	14.78%	686.36	21.05%
R-7,500	72.01	4.12%	28.17	1.92%	100.18	3.07%
Private Conservation	317.69	18.16%	171.69	11.72%	489.38	15.01%
Public Conservation	133.81	7.65%	118.27	8.08%	252.08	7.73%
Residential Business*	8.53	0.49%	0.00	0.00%	8.53	0.26%
Residential Office*	8.26	0.47%	0.00	0.00%	8.26	0.25%
Medium Density Residential*	36.22	2.07%	0.00	0.00%	36.22	1.11%
Medium Density Residential / High Density Residential*	41.98	2.40%	0.00	0.00%	41.98	1.29%
Open Space*	1.03	0.06%	0.00	0.00%	1.03	0.03%
<i>Land Use Designation Acreage</i>	<i>1,747.71</i>	<i>99.92%</i>	<i>1,464.61</i>	<i>100.00%</i>	<i>3,212.32</i>	<i>98.51%</i>
Public Parking & Utilities	1.395	0.08%	-	-	1.395	0.08%
Roads	-	-	-	-	48.46	1.49%
<b>Total Acres</b>	<b>1,749.10</b>	<b>100.00%</b>	<b>1,464.61</b>	<b>100.00%</b>	<b>3,262.17</b>	<b>100.00%</b>

\* These are land use designations appearing on the Future Land Use map in the Main Street Revitalization Plan and are only found in the designated improvement area.

Source: Carroll County Planning Department, 2002

### ◆ Adopt a Growth Area Boundary (GAB)

The Growth Area Boundary is the limit of the area to which the Town will allow growth to occur. The GAB could be considered synonymous with "future corporate limits"; however, the hope is to imply a slightly different intention. Although the Town could eventually annex all of the land within the GAB into its corporate limits, this is not to imply that the Town absolutely *will* annex all of this land. The Town, which currently covers an area of about 1,749.10 acres (not including roads), does not plan to grow beyond the GAB. The Community Planning Area is all of the land within the GAB. The Town considers the GAB to be that area within its Community Planning Area which identifies the ultimate possible expansion of corporate limits. The total acreage within the GAB is 3,262.17 acres. The town limits may or may not ever actually reach that GAB. Nevertheless, the GAB serves to guide and anticipate where municipal services may logically and ultimately be needed. The procedures to guide the annexation of these areas are governed by existing State law (Article 23A, Subsections 9C and 19 of the Annotated Code).





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- ◆ *Retain current zoning on unincorporated land within the Growth Area Boundary until the land is annexed*

Part of the purpose of a comprehensive plan and its accompanying land use designation map is to identify the intended use of land within the scope of the plan. To help ensure that the land ultimately is used as intended, the land within the GAB that is outside the Town should not be zoned to match the land prior to annexation. In most cases, the intended use would result in an upzoning of the land. If the land is developed in the County rather than the Town, most likely it will not receive public water and sewer services, which would mean it wouldn't develop at its full potential. Therefore, if the property is not rezoned until annexed, it is more likely it will be developed as planned. In addition, the Town will gain more control over the development review process for the land.

- ◆ *Prioritize annexation of developed areas within the Growth Area Boundary where such annexation would result in a greater efficiency in providing public services*

The current town boundary is very erratic. A number of enclaves still remain from the time before state law prohibited creation of enclaves during annexation. Consequently, it is very difficult to identify where the town boundary is and to most effectively plan for future services. Annexation can only occur if a property or group of properties to be annexed are contiguous to the town boundary. It is the Town's intention that all of the land within the GAB will one day be within the town boundary. Properties outside this limit should not be annexed. However, it would be most beneficial for the Town to annex any contiguous properties within the GAB as soon as possible. These properties should be those which have already exercised their development rights, as they will not need water and sewer services right away. Those that are not developed yet should wait until water and sewer services are available.

- ◆ *Use annexation agreements as a means to require provision of certain facilities or amenities that are linked to the property or to the demand created by the planned new development*

Annexation agreements are contracts that the owner of a property seeking to annex will enter into with a town. A property owner enters into such an agreement to ensure that his expectations with regard to sewer and water service and other similar matters are met. A town enters into an annexation agreement to secure such things as dedications of streets, park or recreational facilities, and payment of the expenses of annexation. It may also address specific patterns of development or subdivision. What it cannot do is ensure a specific zoning category, agreeable to the owner but not consistent with the plan, be assigned to the property.

The annexation agreement should be negotiated prior to drafting the annexation resolution. Attorneys for both the municipality and the property owner should work together to ensure there is no miscommunication. The agreement should provide the municipality with the ability to withdraw from the otherwise binding contract contingent upon enactment of the resolution and passage of any possible referendum. Annexation agreements do not guarantee legislative or voter approval of the annexation itself. The property owner should also be permitted to withdraw from the contract if the terms and conditions no longer serve his best interests; however, the specific reasons and type of notice should be specified. Specific





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enforcement mechanisms in the event of a breach should also be addressed by the agreement.

The Town should ensure that any annexation agreement requires the property owner to pay for any legal expenses incurred by the Town relating to the annexation process. Once executed, the Town will need to ensure recordation of the agreement in the County Office of Land Records. The Town should also consider including in an annexation agreement any off-site public improvements that will serve the site and possibly other areas as well. This may include, but is not limited to, road improvements, stormwater management, sewage pumping and treatment facilities, and new public water sources. *[Information summarized from "Annexation", by Christopher B. Kehoe, Frederick C. Sussman, and Charles W. Thompson, Jr., MICPEL, June 1989.]*

- ◆ *Create an incentive program to allow annexed existing county residences to delay or phase in the payment of town taxes*

If the Town wants to "clean up" its corporate limit to eliminate enclaves and panhandles as well as create a limit that makes sense based on proximity and existing development, the annexed existing residences would then be required to pay town taxes. While the town tax rate is a fraction of the County's rate, it would still require these residents to pay additional taxes. These taxes, however, would pay for garbage pickup, bulk trash pickup, and other additional services that would more than likely come close to the cost those residents would have had to pay for those services individually. Nevertheless, an incentive program to allow these residents to delay or phase in payment of town taxes would make the annexation more palatable, thereby providing better cooperation and agreement with the Town.

- ◆ *Establish a greenbelt between the corporate limits of the Towns of Hampstead and Manchester to prevent the towns from merging into one area*

It has long been a concern of residents of the community that the area between the Towns of Manchester and Hampstead is developing in a way that would cause the two towns to eventually be continuous with no break in between. Establishing a greenbelt between the towns would help to prevent this from happening. Several measures could be taken to accomplish a greenbelt, including but not limited to implementation of the Rural Legacy Program, downzoning of properties in that area, purchase of easements on properties in that area, and the development of park land in that area.

- ◆ *Review and adopt appropriate provisions of the State's Smart Codes models to ensure consistent application and to ensure the community has maximized its opportunity to take advantage of any benefits*

As of June 1, 2001, the first component of the State's three-pronged Smart Codes initiative – the Maryland Building Rehabilitation Code – was adopted by the State and applies in all jurisdictions within the State. The purpose of the Maryland Building Rehabilitation Code is to develop a consistency in requirements between all jurisdictions in the State, thereby helping to meet the State's Vision of streamlining regulatory mechanisms. This code applies by law whether a jurisdiction adopts it or not. However, any jurisdiction has the authority to amend this code as they see fit. Any amendments, however, would make the jurisdiction ineligible for state funding related to Maryland Building Rehabilitation Code and any other related programs to





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which additional monies have been allocated.

An additional effort is under way to develop model infill development and compact mixed-use (“Smart Neighborhoods”) tools to support and enhance the development of land in existing communities and promote compact new developments in priority funding areas. To maximize eligibility for state funding on various projects and realize the associated benefits, the Town should show support through specifically adopting these provisions of Smart Codes, including the already effective Maryland Building Rehabilitation Code. MDOT has tied Neighborhood Conservation and Transportation Enhancement program funding incentives to adoption of Smart Codes. A percentage of MDOT’s Neighborhood Conservation fund is now reserved for jurisdictions that do not amend the Maryland Building Rehabilitation Code or that substantially adopted the model zoning ordinances. In addition priority is now given to funding Transportation Enhancement projects in these jurisdictions.





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- ◆ *Amend the Priority Funding Area (PFA) to reflect additional residential development, changes to prior land use designations, and other areas appropriate for inclusion*

Ensuring that any additional appropriate areas are included in the PFA will make the Town eligible for state funding for projects in that area. The proposed community park property should be added. Several previously-designated residential areas are proposed to change to a conservation or agriculture designation. Changes in the industrial designations should also be reflected in the amended PFA boundary. Please refer to the map titled “Existing & Proposed Priority Funding Area” for the specific changes proposed to the PFA.

### ***What is a Priority Funding Area (PFA)?***

The Smart Growth legislation establishes a policy for the use of state funds which supports communities and influences the location of development. State funding for projects in Maryland municipalities, other existing communities, industrial areas, and planned growth areas designated by counties will receive priority funding over other projects. PFA’s are locations where the state and local governments want to target their efforts to encourage and support economic development and new growth.

- ◆ *Amend the Town and County Zoning Ordinances to include the proposed new zoning districts – Residential Office; and Residential Business -- to be consistent with the land use designations and the Main Street Revitalization Plan*

The Land Use Designation Map identifies two new land use designations. The Residential Office and Residential Business designations were developed as part of the Main Street Revitalization Plan efforts. Since the land use designations identify the zoning that would ultimately be applied to an area, the town zoning ordinance text and map would need to be revised to add these categories as well. This consistency is required by state law.

*Residential Office (RO)* ⇨ The RO District would provide areas where non-retail commercial uses may be located. The Residential Office Zone would be designed to accommodate a mix of residential uses and uses that relate to office, clerical, research, and services. This zoning classification should be applied primarily in areas that are no longer viable as single-family residential areas because of high traffic volumes on adjacent streets or because of other market factors, but remain viable as locations for offices. Uses permitted in this district would have to be compatible with adjacent single-family, detached dwellings. These zones would also serve as buffer zones between major arterials or more intensively-developed commercial areas and residential districts.

*Residential Business (RB)* ⇨ The RB District would provide locations for convenience shopping facilities in which those retail commercial uses shall predominate that have a neighborhood-oriented market and which supply necessities that usually require frequent purchasing and with a minimum of consumer travel. Any uses permitted in the Local Business District would be permitted in the RB District as long as these uses are housed in buildings that have a residential character. Areas zoned RB should be located so that their distributional pattern throughout the Town reflects their neighborhood orientation. They should be designed to be an integral, homogenous component of the neighborhoods they serve, oriented to pedestrian traffic as well as vehicular traffic.





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## ❖ Anticipated CIP Projects

No CIP projects are anticipated as a result of the recommendations in this chapter.

