APPENDICES
APPENDIX A
GUIDE TO
ZONING CATEGORIES
Residential Zones [Part 5]

O-S: Open Space - Provides for areas of low intensity residential (5 acre) development; promotes the economic use and conservation of land for agriculture, natural resource use, large-lot residential estates, nonintensive recreational use.

- Standard lot size: 5 acres
- Maximum dwelling units per net acre: 0.20

R-A: Residential-Agricultural - Provides for large-lot (2 acre) residential uses while encouraging the retention of agriculture as a primary land use.

- Standard lot size: 2 acres
- Maximum dwelling units per net acre: 0.50

R-E: Residential-Estate - Permits large-lot state subdivisions containing lots approximately one acre or larger.

- Standard lot size: 40,000 sq. ft.
- Maximum dwelling units per net acre: 1.08
- Estimated average dwelling units per acre: 0.85

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1 Definitions:

Standard lot size: The minimum area required for a lot.

Average dwelling units per acre: The number of dwelling units which may be built on a tract--including the typical mix of streets, public facility sites and areas within the 100-year floodplain--expressed as a per-acre average.

Maximum dwelling in units per net acre: The number of dwelling units which may be built on the total tract--excluding streets and public facility sites, and generally excluding land within the 100-year floodplain--expressed as a per-acre average.
R-R: Rural Residential - Permits approximately half-acre residential lots; subdivision lot sizes depend on date of recordation; allows a number of nonresidential special exception uses.

Standard lot size
- 20,000 sq. ft.
- 15,000 sq. ft. if recorded prior to February 1, 1970
- 10,000 sq. ft. if recorded prior to July 1, 1967

Maximum dwelling units per net acre - 2.17

Estimated average dwelling units per acre - 1.85

R-80: One-Family Detached Residential - Provides for variation in the size, shape, and width of subdivision lots to better utilize the natural terrain and to facilitate planning of single-family developments with lots and dwellings of various sizes and styles.

Standard lot size - 9,500 sq. ft.

Maximum dwelling units per net acre - 4.5

Estimated average dwelling units per acre - 3.4

R-55: One-Family Detached Residential - Permits small-lot residential subdivisions; promotes high density, single-family detached dwellings.

Standard lot sizes - 6,500 sq. ft.

Maximum dwelling units per net acre - 6.70

Estimated average dwelling units per acre - 4.2

R-35: One-Family Semi-Detached, and Two-Family Detached, Residential - Provides generally for single-family attached development; allows two-family detached.

Standard lot sizes - 3,500 sq. ft. for one-family, semi-detached
- 7,000 sq. ft. for two-family, detached

Maximum dwelling units per net acre - 12.44

Estimated average dwelling units per acre - 8.5
R-T:  Townhouse - Permits one-family attached, two-family, and three-family dwellings; promotes the maximum amount of freedom in the design of attached dwellings and their grouping and layout; site plan approval required.

- Standard lot size per attached dwelling - 1,500 sq.ft.
- Maximum dwelling units per net acre
  - Three-family dwellings - 12
  - Other attached dwellings - 8
- Minimum area for development - 2 acres

R-20:  One-Family Triple-Attached Residential - Permits single-family triple-attached and townhouse development. Site plan approval required for townhouses.

- Standard lot sizes
  - 3,200 sq. ft. for end lots
  - 2,000 sq. ft. for interior townhouse lots
- Maximum triple-attached dwellings per net acre - 16.33
- Maximum townhouses per net acre - 8.0
- Estimated average triple-attached dwelling units per net acre - 11

R-30:  Multifamily Low-Density Residential - Provides for low-density garden apartments; single-family attached, two-family and three-family dwellings in accordance with R-T Zone provisions; site plan approval required.

- Minimum lot size
  - Garden apartments - 14,000 sq ft.
  - Attached dwellings - 1,500 sq ft.
- Maximum dwelling units per net acre
  - Garden apartments - 10
  - Three-family dwellings - 12
  - Other attached dwellings - 8
R-30C: Multifamily Low-Density Residential—Condominium - Same as R-30 above except ownership as condominium, or development in accordance with the R-T Zone; site plan approval required.

| Minimum lot size | - Garden apartments - 10  
|                  | - Attached dwellings - 1,500 sq. ft.  
| Maximum dwelling units per net acre | - Garden apartments  
|                             | - Three-family dwellings - 12  
|                             | - Other attached dwellings - 8  

R-18: Multifamily Medium-Density Residential—Provides for multiple family (apartment) development of moderate density; single-family attached, two-family and three-family dwellings in accordance with R-T Zone provisions; site plan approval required.

| Minimum lot size | - Apartments - 16,000 sq. ft.  
|                  | - Attached dwellings - 1,500 sq. ft.  
| Maximum dwelling units per net acre | - Garden apartments and three-family dwellings - 12  
|                             | - Mid-rise apartments (4 or more stories with elevator) - 20  
|                             | - Three-family dwellings - 12  
|                             | - Other attached dwellings - 8  

R-18C: Multifamily Medium-Density Residential Condominium - Same as above except ownership as condominium, or development in accordance with the R-T Zone; site plan approval required.

| Minimum lot size | - Apartments - 1 acre  
|                  | - Attached dwellings - 1,500 sq. ft.  
| Maximum dwelling units per net acre | - Garden apartments - 14  
|                             | - Mid-rise apartments (4 or more stories with elevator) - 20  
|                             | - Three-family dwellings - 12  
|                             | - Other attached dwellings - 8  

R-H: Multifamily High-Rise Residential - Provides for suitable sites for high-density, vertical residential development; site plan approval required.

| Maximum lot size | - 5 acres  
| Maximum dwelling units per net acre | - 48.4  

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R-10: Multifamily High-Density Residential - Provides for suitable sites for high-density residential in proximity to commercial and cultural centers. Site plan approval required for buildings 110 feet in height or less; special exception required for buildings over 110 feet in height.

- Minimum lot size: 2 acres
- Maximum dwelling units per net acre: 48 plus acre for each 1,000 sq. ft. of indoor common area for social, recreational, or educational purposes.

R-10A: Multiple-Family, High-Density Residential Efficiency - Provides for a multifamily zone designed for the elderly, singles, and small family groups. Site plan approval required for buildings 110 feet in height or less; special exception required for buildings over 110 feet in height.

- Minimum lot size: 2 acres
- Maximum dwelling units per net acre: 48 plus one for each 1,000 sq. ft. of indoor common area for social, recreational, or educational purposes.

Mixed Use/Planned Community Zones [Parts 10 and 9]

M-X-T: Mixed Use - Transportation Oriented - Provides for a variety of residential, commercial, and employment uses; mandates at least three out of the following four use categories: (1) Retail, (2) Office/Research/Industrial, (3) Dwellings, (4) Hotel/Motel; encourages a 24-hour functional environment; must be located near a major intersection or a major transit station and will provide adequate transportation facilities for the anticipated traffic.

- Lot size and dwelling types: No Restrictions
- Maximum floor area ratio: 0.4 without optional method; 8.0 with optional method (provision of amenities)
R-P-C: Planned Community - Provides for a combination of uses permitted in all zones, to promote a large-scale community development with a full range of dwellings providing living space for a minimum of 500 families; encourages recreational commercial, institutional, and employment facilities within the planned community.

- Lot size and dwelling types: Varied
- Maximum dwelling units per gross acre: 8

R-M-H: Planned Mobile Home Community - Provide for suitable sites for planned mobile home communities, including residences and related recreational, commercial, and service facilities.

- Minimum lot size: 4,000 sq. ft.
- Maximum mobile homes per acre: 7

Comprehensive Design Zones [Part 8]

(These zones require a Basic Plan approval to include general land use types, land use relationships, and minimum land use quantities; increases in density within the ranges prescribed are allowed in return for public benefit features.)

R-S: Residential Suburban Development - A mixture of residential types within the suburban density range generally corresponding to low-density single-family development; provides for limited convenience-commercial retail and service needs.

- Minimum tract size: Generally 25 acres
- Base density (dwelling units per gross acre) - 1.6
- Maximum density - 2.6
- Suburban 2.7
- Base density (dwelling units per gross acre) - 2.7
- Maximum density - 3.5
R-M: Residential Medium Development - A mixture of residential types with a medium-density range which provides for a transition from suburban to an urban land use character; provides for limited convenience-commercial retail and service needs.

- Minimum tract size - Generally 10 acres
- Medium 3.6 - Base density (dwelling units per gross acre) - 3.6
  - Maximum density - 5.7
- Medium 5.8 - Base density (dwelling units per gross acre) - 5.8
  - Maximum density - 7.9

R-U: Residential Urban Development - A mixture of residential types generally associated with an urban environment; provides for limited convenience-commercial retail and service needs.

- Minimum tract size - Generally 5 acres
- Urban 8.0 - Based density (dwelling units per gross acre) - 8.0
  - Maximum density - 11.9
- Urban 12.0 - Base density (dwelling units per gross acre) - 12.0
  - Maximum density - 16.9

L-A-C: Local Activity Center - A mixture of commercial retail and service uses along with complimentary residential densities within a hierarchy of centers servicing three distinct service areas: neighborhood, village, and community.

<table>
<thead>
<tr>
<th></th>
<th>Neighborhood</th>
<th>Village</th>
<th>Community</th>
</tr>
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<tbody>
<tr>
<td>Minimum tract size</td>
<td>4 acres</td>
<td>10 acres</td>
<td>20 acres</td>
</tr>
<tr>
<td>Base resid. density</td>
<td>8 du’s/ac.</td>
<td>10 du’s/ac.</td>
<td>10 du’s/ac.</td>
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<tr>
<td>Max. resid. density</td>
<td>12.1 du’s/ac</td>
<td>15 du’s/ac.</td>
<td>20 du’s/ac.</td>
</tr>
<tr>
<td>Base comm. intensity</td>
<td>0.16 FAR</td>
<td>0.2 FAR</td>
<td>0.2 FAR</td>
</tr>
<tr>
<td>Max. comm. intensity</td>
<td>0.31 FAR</td>
<td>0.64 FAR</td>
<td>0.68 FAR</td>
</tr>
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</table>

M-A-C: Major Activity Center - A mixture of uses which serve a regional residential market or provide concentrated employment, arranged to allow easy pedestrian access between uses; provides for a minimum residential floor area of 20% of the total floor area at the time of full development; two types of functional centers are described: Major Metro and New Town or Corridor City.

- Minimum tract size - Generally 40 acres
Metro Center | New Town  
---|---
Base residential density | 48 du’s/ac. | 10 du’s/ac.  
Max. residential density | 125 du’s/ac. | 47.9 du’s/ac.  
Base commercial intensity | 1.0 FAR | 0.2 FAR  
Max. commercial intensity | 2.7 FAR | 0.88 FAR

E-I-A: Employment and Institutional Area - A concentration of nonretail employment and institutional uses and services such as medical, manufacturing, office, religious, educational, recreational, and governmental.

Minimum tract size - Generally 5 acres

Commercial Zones [Part 6]

C-O: Commercial Office - Uses of a predominantly nonretail commercial nature, such as business, professional and medical offices, or related administrative services.

C-A: Ancillary Commercial - Certain small retail commercial uses, physicians’ and dentists’ offices, and similar professional offices that are strictly related to and supply necessities in frequent demand and daily needs of an area with a minimum of consumer travel; maximum size of zone: 3 acres.

C-1: Local Commercial, Existing - All of the uses permitted in the C-S-C Zone.

C-2: General Commercial, Existing - All of the uses permitted in the C-S-C Zone, with additions and modifications.

C-C: Community Commercial, Existing - All of the uses permitted in the C-S-C Zone.

C-G: General Commercial, Existing - All of the uses permitted in the C-S-C Zone.

C-S-C: Commercial Shopping Center - Retail and service commercial activities generally located within shopping center facilities; size will vary according to trade area.

C-H: Highway Commercial Existing - All of the uses permitted in the C-M Zone.

C-M: Commercial Miscellaneous - Varied commercial uses, including office and highway-oriented uses, which may be disruptive to the compactness and homogeneity of retail shopping centers.
C-W: Commercial Waterfront - Marine activities related to tourism, boating and recreation, together with employment areas which cater to marine activities along a waterfront.

C-R-C: Commercial Regional Center - Provides locations for major regional shopping malls and related uses that are consistent with the concept of an upscale mall. Minimum area for development - one hundred (100) gross continuous acres. (F.A.R. - 75)

Industrial Zones [Part 7]

I-1: Light Industrial - Light intensity manufacturing, warehousing, and distribution uses.

I-2: Heavy Industrial - Highly intensive industrial and manufacturing uses.

I-3: Planned Industrial/Employment Park - Uses that will minimize detrimental effects on residential and other adjacent areas; a mixture of industrial, research, and office uses with compatible institutional, recreational, and services uses in a manner that will retain the dominant industrial/employment character of the zone; standard minimum tract size of 25 acres; standard minimum lot size of two acres; concept plan and plan of development required.

I-4: Low Intensity Industrial - Low intensity (0.3 FAR) manufacturing, warehousing, and distribution uses; development standards extended to assure low intensity industrial development and compatibility with surrounding zoning and uses.

Overlay Zones [Part 10A]

T-D-0: Transit District Overlay - A mapped zone superimposed over other zones in a designated area around a Metro station which may modify certain requirements for development within those underlying zones. Permitted uses of the underlying zones are unaffected.

May modify provision of the underlying zone concerning standards for development.

Chesapeake Bay Critical Area Overlay Zones

I-D-0: Intense Development Overlay - To conserve and enhance fish, wildlife, and plant habitats and improve the quality of runoff that enters the Chesapeake Bay, while accommodating existing residential, commercial, or industrial land uses. To promote new residential, commercial, and industrial land uses with development intensity limits.

May modify provision of the underlying zone concerning uses allowed and standards for development.
L-D-O: Limited Development Overlay - To maintain and/or improve the quality of runoff entering the tributaries of the Chesapeake Bay and to maintain existing area of natural habitat, while accommodating additional low or moderate intensity development.

May modify provision of the underlying zone concerning uses allowed and standards for development.

R-C-O: Resource Conservation Overlay - to provide adequate breeding, feeding, and wintering habitats for wildlife, to protect the land and water resources base necessary to support resource oriented land uses, and to conserve existing woodland and forests for water quality benefits along the tributaries of the Chesapeake Bay.

May modify provision of the underlying zone concerning uses allowed and standards for development.
### Legend of Zoning Category Symbols*

#### RESIDENTIAL ZONES

- **0-S**
  - **O-S**
  - **(OPEN SPACE)**

- **R-A**
  - **R-A**
  - **(RESIDENTIAL-AGRICULTURAL)**

- **R-E**
  - **R-E**
  - **(RESIDENTIAL-ESTATE)**

- **R-R**
  - **R-R**
  - **(RURAL-RESIDENTIAL)**

- **R-80**
  - **R-80**
  - **(ONE-FAMILY, DETACHED RESIDENTIAL)**

- **R-55**
  - **R-55**
  - **(ONE-FAMILY, DETACHED RESIDENTIAL)**

- **R-35**
  - **R-35**
  - **(ONE-FAMILY SEMI-DETACHED)**

- **R-T**
  - **R-T**
  - **(RESIDENTIAL TOWN HOUSE)**

- **R-20**
  - **R-20**
  - **(ONE-FAMILY, TRIPLE-ATTACHED, RESIDENTIAL)**

- **R-30**
  - **R-30**
  - **(MULTIPLE-FAMILY, LOW-DENSITY RESIDENTIAL)**

- **R-30C**
  - **R-30C**
  - **(MULTIPLE-FAMILY, LOW-DENSITY CONDOMINIUM)**

- **R-18**
  - **R-18**
  - **(MULTIPLE-FAMILY, MEDIUM-DENSITY RESIDENTIAL)**

- **R-18C**
  - **R-18C**
  - **(MULTIPLE-FAMILY, MEDIUM-DENSITY CONDOMINIUM)**

- **R-H**
  - **R-H**
  - **(MULTIPLE-FAMILY, HIGH-RISE RESIDENTIAL)**

- **R-10**
  - **R-10**
  - **(MULTIPLE-FAMILY, HIGH-DENSITY RESIDENTIAL)**

- **R-10A**
  - **R-10A**
  - **(MULTIPLE-FAMILY, HIGH-DENSITY RESIDENTIAL EFFICIENCY)**
**MIXED USE/PLANNED COMMUNITY ZONES**

- **M-X-T** M-X-T
  (MIXED USE--TRANSPORTATION ORIENTED)
- **R-P-C** R-P-C
  (RESIDENTIAL PLANNED COMMUNITY)
- **R-M-H** R-M-H
  (PLANNED MOBILE HOME COMMUNITY)

**COMPREHENSIVE DESIGN ZONES**

- **R-S** R-S
  (RESIDENTIAL - SUBURBAN)
- **R-M** R-M
  (RESIDENTIAL - MEDIUM)
- **R-U** R-U
  (RESIDENTIAL - URBAN)
- **L-A-C** L-A-C
  (LOCAL ACTIVITY CENTER)
- **M-A-C** M-A-C
  (MAJOR ACTIVITY CENTER)
- **E-I-A** E-I-A
  (EMPLOYMENT AND INSTITUTIONAL AREA)

**COMMERCIAL ZONES**

- **C-O** C-O
  (COMMERCIAL OFFICE)
- **C-A** C-A
  (ANCILLARY COMMERCIAL)
- **C-C** C-C
  (COMMUNITY COMMERCIAL, EXISTING)
- **C-G** C-G
  (GENERAL COMMERCIAL, EXISTING)
- **C-1** C-1
  (LOCAL COMMERCIAL, EXISTING)
The symbols and patterns representing the various zoning categories are used on the planning area maps (generally 1000' scale) and the official 200' scale Zoning Map(s).
APPENDIX B
ASSESSMENT OF
ENVIRONMENTAL FEATURES
## ASSESSMENT OF ENVIRONMENTAL FEATURES

### DESCRIPTION

<table>
<thead>
<tr>
<th>SURFACE WATER</th>
<th>FLOODPLAIN</th>
<th>PRIMARY MANAGEMENT AREA (PMA)</th>
<th>WETLAND</th>
<th>HIGH WATER TABLE</th>
<th>AQUIFER RECHARGE</th>
<th>UNSTABLE SOILS</th>
<th>SEVERE SLOPE</th>
<th>STEEP SLOPE</th>
<th>WEAK SUBSTRUCTURE</th>
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<tbody>
<tr>
<td>Any body of water including lakes, streams, rivers, reservoirs, and their shorelines.</td>
<td>Land area, adjacent to a water body that is covered by excess water during periods of flooding.</td>
<td>(a) All perennial streams and a minimum of 40 feet of submerged vegetation on the side of each bank; (b) The 100-year floodplain; (c) All wetland adjacent to the stream or the 100-year floodplain; (d) All sloping of 25% or greater adjacent to the streams, the 100-year floodplain, or streambeds; (e) All slopes of 15% or greater with soils having an erodibility coefficient of 0.35 or greater and which are immediately suctioning or adjusting the stream, floodplain, or streambed wetlands; (f) Specific areas of aquatic or sensitive vegetative or wildlife habitat.</td>
<td>Soil with high moisture content or near the surface, with poor drainage; often a seasonal problem.</td>
<td>Area of interception between an aquifer (a water-bearing layer of sand, gravel or porous rock near surface) and the ground surface providing a source of replenishing water.</td>
<td>A physical property of soils, usually clay, which has high porosity or high permeability due to changes in moisture capacity.</td>
<td>Slope greater than 25%.</td>
<td>Slopes ranging between 11-25%.</td>
<td>Underground formation incapable of supporting heavy loads often associated with the Palisades Geologic Formation.</td>
<td></td>
</tr>
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### ANALYSIS

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<tr>
<td>An abundant supply of quality surface water required to meet residential, industrial and agricultural need and to maintain vegetation and wildlife.</td>
<td>Essential role in carrying excess water during floods; potential danger to life and property; filling, damning or lowering decreases storage capacity and flood velocity increases downstream; soils often vary vertically, usually contains substantial groundwater.</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<td>N/A</td>
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</tr>
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</table>

### PERCEPTUAL

Value of these water features, both visual and auditory; the streams are visually attractive and provide recreational opportunities; the movement of water in the streams produces a pleasing sound.

Extensive development and grading often increase potentials for erosion and sedimentation.

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

1 This chart is based on a similar chart included in the American Society of Planning Officials, Planning Advisory Service, Report No. 263, Environmental Planning, "Environmental Information for Policy Formulation," November 1970.
ASSESSMENT OF ENVIRONMENTAL FEATURES

GUIDELINES

**APPROPRIATE USES**

<table>
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<th>Surface Water</th>
<th>Floodplain</th>
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<th>Weak Substructure</th>
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<td>May be used for those purposes which do not seriously interfere with the natural processes of the wetland ecosystem; e.g., recreation, hunting, fishing, observing, and scientific investigation.</td>
<td>Flood land and surface water to be kept largely in their natural state, to absorb natural periodic flooding and help retain the soil load before it reaches the lower reaches of the stream; filling and revising to be permitted only where essential for health and safety. Neither pollutants (including septic tanks) nor any developments that will produce undesirable changes in surface or subsurface water quality to be permitted.</td>
<td>Preservation Zone should be preserved largely in a natural state. Impervious surfaces should be limited to the Evaluation Zone.</td>
<td>Preservation Zone: Same as Floodplains, Surface Water, and Wetlands. Evaluation Zone: Limited development with limited impervious surfaces.</td>
<td>&quot;Floating&quot; structures may be permitted if public water and sewerage systems are available; selective dredging or filling work not to be permitted if operations do not interfere with water supply or floodplain.</td>
<td>Drainage and Erosion Control, Division 4, &quot;Streets, Highway and Drainage Systems.&quot;</td>
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<td>Flood land and surface water to be kept largely in their natural state, to absorb natural periodic flooding and help retain the soil load before it reaches the lower reaches of the stream; filling and revising to be permitted only where essential for health and safety. Neither pollutants (including septic tanks) nor any developments that will produce undesirable changes in surface or subsurface water quality to be permitted.</td>
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**IMPLEMENTATION**

<table>
<thead>
<tr>
<th>Surface Water</th>
<th>Floodplain</th>
<th>Primary Management Area (PMA)</th>
<th>Wetland</th>
<th>High Water Table</th>
<th>Aquifer Recharge</th>
<th>Unstable Soils</th>
<th>Severe Slope</th>
<th>Weak Substructure</th>
</tr>
</thead>
<tbody>
<tr>
<td>May be used for those purposes which do not seriously interfere with the natural processes of the wetland ecosystem; e.g., recreation, hunting, fishing, observing, and scientific investigation.</td>
<td>Flood land and surface water to be kept largely in their natural state, to absorb natural periodic flooding and help retain the soil load before it reaches the lower reaches of the stream; filling and revising to be permitted only where essential for health and safety. Neither pollutants (including septic tanks) nor any developments that will produce undesirable changes in surface or subsurface water quality to be permitted.</td>
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<td>DESCRIPTION</td>
<td>PHYSIOGRAPHIC</td>
<td>PERCEPTUAL</td>
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<tr>
<td><strong>PROMONTORY RIDGE LINES</strong>&lt;br&gt;A point of high land, usually projecting into or associated with a body of water or valley, overlooking water or lowland, often has scenic views.</td>
<td>N/A</td>
<td>Provide opportunities for views of varying length and quality.</td>
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<tr>
<td><strong>ABRUPT RELIEF CHANGES</strong>&lt;br&gt;An elongate crest, or a linear series of crests, accentuating drainage basins; may be hardly noticeable in flat country, but highly pronounced in hilly areas.</td>
<td>Water on either side of the ridge line flows in opposite directions.</td>
<td>Major ridge lines often have visual impact (&quot;skyline&quot; effect).</td>
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<tr>
<td><strong>WOODLAND</strong>&lt;br&gt;Lines separating distinctly different land forms.</td>
<td>N/A</td>
<td>Contrast and variety are among the most widely valued perceptual attributes of environmental patterns; contrasts in high points and between land and water features and variety in slopes and ridges prevail among these scenic resources.</td>
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<tr>
<td><strong>RARE NATURAL FEATURES</strong>&lt;br&gt;Tract of land dominated by trees but usually also contains woody shrubs, grasses, and other vegetation.</td>
<td>Woodlands serve important function in restricting runoff and inducing recharge, particularly on streams and valley walls. Help minimize flooding, erosion, and sedimentation; also provide shelter and support for numerous species of wildlife.</td>
<td>Woodlands introduce dramatic vertical accents into the landscape and provide stabilizing influence with respect to wind currents, as well as respite from the hot summer sun; wooded areas also enrich the environment by providing visual cohesion among man-made introductions to the landscape.</td>
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<tr>
<td><strong>HISTORICAL/ARCHEOLOGICAL SITES AND DISTRICTS</strong>&lt;br&gt;Natural features of unusual or rare occurrence, such as certain trees, geological outcrops, paleontological sites, etc.</td>
<td>Historic monuments, buildings, archeological digging areas and related sites; structures and sites of historical and archeological significance.</td>
<td>Should be preserved for historic, recreational, educational, and scientific reasons though may have no major ecological role.</td>
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<tr>
<td><strong>LANDMARKS</strong>&lt;br&gt;A natural or man-made form which is visually unique and stands out as a single feature of community importance.</td>
<td>N/A</td>
<td>Valuable for educational, recreational, and aesthetic reasons; development may destroy historic character.</td>
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<tr>
<td><strong>SCENIC VISTAS</strong>&lt;br&gt;An area of pleasing, aesthetic, scenic character; may include both natural and cultural features.</td>
<td>N/A</td>
<td>Reflect the character of districts and centers for activity; provide reference points for human orientation; may add to, but can detract from, the aesthetics of the landscape and the environment.</td>
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<tr>
<td><strong>LIMITED VIEW FROM ROADWAY</strong>&lt;br&gt;The area which can be viewed from an automobile on the roadway restricted to the near view, usually ranging between 0 and 300 feet from the roadway.</td>
<td>N/A</td>
<td>Suitable for limited development if carefully controlled; some areas may be worth maintaining for aesthetic reasons; outlooks upon pleasant and varied pattern provide for extension of individual consciousness and give comforting relationship or intersection with the environment.</td>
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<tr>
<td><strong>NOISE INTRUSION</strong>&lt;br&gt;An assessment of the areas which are potentially exposed to existing or future high noise levels from major transportation sources.</td>
<td>N/A</td>
<td>Specific evidence points to noise as an important health and welfare concern. Hearing damage is the most severe health hazard resulting from excessive noise. Effects of transportation noise are mental stress and the interference with speech, sleep and performance capabilities. Noise can also adversely affect property values. Highways and airports within the planning area are the most significant sources of noise pollution. Aircraft noise is a function of their numbers, types, and flight paths. Highway noise depends on the volume, percentage of trucks, speed, and the terrain.</td>
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<tr>
<td><strong>AIR QUALITY</strong>&lt;br&gt;An assessment of the concentration of man-made contamination of the atmosphere.</td>
<td>N/A</td>
<td>Air quality is predominantly automotive related within the metropolitan area. Automotive air pollution generally occurs in two locations: one, localized along roadways; the other, generalized throughout the metropolitan area.</td>
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# ASSESSMENT OF ENVIRONMENTAL FEATURES

## 4 OF 4

### GUIDELINES

<table>
<thead>
<tr>
<th>APPROPRIATE USES</th>
<th>CONSTRAINTS ON USES</th>
<th>IMPLEMENTATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use to promote efforts to achieve high quality design for buildings or landmark structures to be constructed at prominent locations.</td>
<td>Visibility or from hilltops should be maintained or improved in order to enhance the overall form and character of the Subregion; to contribute to the distinctiveness of communities; and to permit easy identification of amenities.</td>
<td>Site plan review under existing regulation (Zoning Ordinance) in R-2, R-7, R-8, R-20, R-30, R-30-C, R-10, R-18-C, R-10, R-17, and Comprehensive Design Zones; also, through the Cluster provision of the Subdivision Regulations.</td>
</tr>
<tr>
<td>Careful development on major ridge lines to preserve scenic beauty.</td>
<td>Uses limited to those which heighten the visual effect of the change; such open space uses as a row of trees can be effective.</td>
<td>Site Plan review for other zoning categories, as a condition to zoning, special exceptions, building permits, public agency referrals, etc.</td>
</tr>
</tbody>
</table>

### PROMONTORY RIDGE LINES

- Retention of forest lands for use as recreation, conservation and buffer areas shall be encouraged. Dense forests can maintain housing of about one dwelling unit per acre or cluster development, but only where trees are abundant can this be accomplished. Lumbering shall be done only under a well-managed reforestation program.
- Controlled recreation: preservation for natural, historic, archeological or architectural value should be preserved in their current state, with restoration if warranted. Historic sites and their environmental settings and historic districts should be protected, maintained and enhanced.

### WOODLAND

- Controlled recreation: preservation for natural, historic, archeological or architectural value should be preserved in their current state, with restoration if warranted. Historic sites and their environmental settings and historic districts should be protected, maintained and enhanced.

### RARE NATURAL FEATURES

- Controls on forest lands for use as recreation, conservation and buffer areas shall be encouraged throughout the Planning Area(s). Dense forests can maintain housing of about one dwelling unit per acre or cluster development, but only where trees are abundant can this be accomplished. Lumbering shall be done only under a well-managed reforestation program.
- Controlled recreation: preservation for natural, historic, archeological or architectural value should be preserved in their current state, with restoration if warranted. Historic sites and their environmental settings and historic districts should be protected, maintained and enhanced.

### HISTORICAL/ARCHEOLOGICAL SITES AND DISTRICTS

- View of landmarks should be protected and surrounding development should be carefully designed.
- Establishment of new viewpoint at key locations.

### LANDMARKS

- Design of street areas should capitalize on opportunities to exploit the distinctive nature of districts and neighborhoods and to increase clarity of routes for travelers.
- Use of high noise intrusions are agriculture, industrial, office and retail commercial uses, as well as some recreation. Various types of noise barriers (e.g., earthen berms, walls, dense woods, row of buildings, and the terrains itself) buffer areas, and the orientation of buildings reduce highway noise impacts.
- Encourage the preservation and the introduction of trees and other vegetation that would counteract the negative effects of air pollution.

### SCENIC VISTAS

- Design of street areas should capitalize on opportunities to exploit the distinctive nature of districts and neighborhoods and to increase clarity of routes for travelers.
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### LIMITED VIEW FROM ROADWAY

- Design of street areas should capitalize on opportunities to exploit the distinctive nature of districts and neighborhoods and to increase clarity of routes for travelers.
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### AIR QUALITY

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### R-30, R-30-C, R-18, R-18-C, R-10, R-17, and Comprehensive Design Zones

- Regulated by the State Department of the Environment
- Prince George's County Code, Subtitle 19, "Pollution", Division 34, "Noise Control"
- MD Noise Guidelines

- Title 9, Subtitle 2, Section 9-206, "Tax Property Articles", Annotated Code of Maryland, provides for property tax credits of up to 100%, for which the owner conveys or transfers a portion of the property for open space purposes, for example, as a park or natural preserve.
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### M-NCPPC

- Prince George's County Code, Subtitle 19, "Pollution", Division 1, "Air Pollution"
<table>
<thead>
<tr>
<th>Case Ref.</th>
<th>Date of Birth</th>
<th>Date of Admission</th>
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<tbody>
<tr>
<td>001</td>
<td>1990-01-01</td>
<td>2023-01-01</td>
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<td>1991-02-02</td>
<td>2023-02-02</td>
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<tr>
<td>003</td>
<td>1992-03-03</td>
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<td>004</td>
<td>1993-04-04</td>
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<td>005</td>
<td>1994-05-05</td>
<td>2023-05-05</td>
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</tbody>
</table>

**NOTES**

Additional notes and comments can be added to the table.
ACKNOWLEDGEMENTS

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