Know Your Block

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What is Zoning?
A tool used to control and manage land-use for the health, safety and general welfare of the public.
Zoning is...

The process of regulating the land use and building design within a community.
Zoning is... The tool we use to implement our **SHARED** vision for a community.
Zoning...

• Divides the County into “Zones” or “Zoning Districts”;

• Defines what can be built and what uses are permitted in these Zones
Zoning involves...

- Land-Uses
- Density
- Open space
- Parking
- Lot Coverage

**Density**: The measure of population or development on a portion of land
Counties can use zoning to

• Guide where people live and work
• Shape the *character or design* of an area.
• Prevent overcrowding of land and over-concentration of people.
• Create opens spaces for recreation safe routes to school
• Protect environment and natural features
• Support stormwater management practices
The Zoning Players

- Residents
- Business Owners
- M-NCPPC
- Counties
- Planning Board
- County Executive and County Agencies
- Civic, Environmental, Faith, and Other Organizations
Zoning in the Port Towns

Let’s Take a Trip
Why Rewrite the Zoning Ordinance?

Learn Why
Blocks and Lots

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