

Chapter 9

Land Use

This chapter presents the proposed Land Use Plan for the Town of Woodsboro. The intent of the Plan is to provide a comprehensive, twenty-year outlook for the Town's land uses. Included here are recommendations for land use plan designations and zoning for those properties within the Town's jurisdiction.

The chapter begins with a review of the current conditions related to land use in Woodsboro. The Town's land use designations are presented followed by the zoning classifications. The bulk of the chapter is the land use plan itself, where areas appropriate for future residential, commercial, industrial, and open space uses are identified. Following the land use plan is a discussion of the comprehensive zoning map, with detail on the acreages zoned for residential, commercial, industrial and open space development. The chapter concludes with a list of Land Use Goals, Objectives and Action Items.

Land Use Goals

- Concentrate compatible, mixed-use development along the north and south ends of the Main Street corridor.
- Provide a mix of housing types supporting a multi-generational community.
- Continue to encourage small, locally owned businesses in Woodsboro with a focus on the existing Central Business District.
- Provide identifiable and distinct gateway entrances to the community from the three MD 194 intersections.
- Provide an accessible and viable Industrial Park that is integrated with the community and adjacent land uses.
- Promote the Town's land use plan and vision to the general public.

Woodsboro's Land Use Designations

This Plan recommends eight (8) land use plan designations. They are: Parkland/Open Space; Low Density Residential; Medium Density Residential; Neighborhood Mixed Use; Town Center; General Commercial; Light Industrial; and Institutional. The policies for each land use plan designation are listed in Table 15, below.

Table 15: Comprehensive Land Use Designations Town of Woodsboro	
Land Use Designation	Description
Parkland/Open Space	Includes sensitive/resource areas (i.e. 100-year floodplains, highly erodible soils, steep slopes, and wildlife habitat) and land in public or quasi-public ownership for public use or open space protection.
Low-Density Residential	Encourages single-family detached, low-density residential development at a range of 3.5 to 5 housing units per acre.
Medium-Density Residential	Encourages concentrated, single family, townhouse, and multi-family residential development with a density range of 5 to 7 housing units per acre.
Neighborhood/Mixed Use	Encourages a mix of residential and commercial uses at a lower density than the town center area.
Town Center	Encourages a mix of residential uses and commercial activities in the historic downtown.
General Commercial	Sets aside land areas for highway services and general commercial activities where residential development should not be permitted.
Light Industrial	Encourages employment uses along the railroad and within the existing Woodsboro Industrial Park.
Institutional	These are areas with existing or planned academic, governmental, or religious uses.

Woodsboro’s Zoning Districts

The recommended Woodsboro zoning districts are described in Table 16. Further detail related to allowable uses, minimum area, and setbacks for each district can be found in the Town’s Zoning Ordinance.

The existing Town Zoning Ordinance includes a Rural Reserve District, which is intended to encourage the conservation of agricultural and open land, to assure the continuing agricultural potential and beauty of those areas at the periphery of the community and to provide very low density residential development with concentration on good land management and harmony with the physical environment. This Plan recommends that the Rural Reserve be deleted from the Woodsboro Zoning Ordinance following the update of the Comprehensive Plan. The Rural Reserve description and policy is inconsistent with Smart Growth principles and the County’s Community Concept Policy, which directs growth to municipalities and designated growth areas. There is no land zoned Rural Reserve in the Town of Woodsboro at present. This is an antiquated, unused district that can be removed from the Ordinance.

This Plan also recommends renaming the previous B-1 Neighborhood Business District to NMX Neighborhood Mixed Use District. Amendments to the District’s permitted uses would include the addition of single-family attached dwellings, or duplexes and townhouses. The description and use chart would mirror the R-2 District for lot size, width and setbacks. This amendment would facilitate a mixed-use development for the south end of Town and maximize the Town’s limited land and water resources.

Finally, this plan recommends that the existing Highway Service District be renamed General Commercial District and amended to achieve the original intent of the B-1 Neighborhood Business District. Before the B-1 District was amended to allow residential uses, its purpose was to permit the convenience of having a limited number of frequently used retail and service needs in close proximity to residents. The purpose of the Highway Service category has become obsolete; the few areas planned for General Commercial uses could support the uses from the previous Highway Service and/or B-1 Neighborhood Business Districts.

Table 16: Proposed Zoning Districts
Town of Woodsboro

Zoning Districts	Descriptions
<i>Residential</i>	
R-1 Low-Density Residential	This district promotes the development of single-family detached homes with a minimum lot size of 8,000 square feet. The maximum permitted housing density is 5 units per acre.
R-2 Medium-Density Residential	This district encourages compact development and a variety of housing types. Single family detached, duplexes, townhouses, and multi-family housing are permitted. Minimum lot area ranges from 6,000 square feet for single-family detached units to 1,600 square feet for townhouses. Multi-family units do not have a minimum lot area; however the minimum area per dwelling unit is 3,000 square feet. The maximum permitted housing density for single-family detached units is 7 units per acre.
<i>Commercial and Mixed Use</i>	
CBD Central Business District	The CBD is the hub of commercial activity for the community. The district permits single-family detached, single-family attached, and multi-family dwellings. Public buildings, grocery and drug stores, restaurants, lodging, retail, specialty shops and business and professional offices of any nature are encouraged here. There is no minimum lot area, lot width, or front yard setback associated with the CBD.
GC General Commercial District	The GC District permits a larger range of conventional, commercial uses that may be inappropriate for the central business district. Allowable uses include banks, service stations, restaurants, lodging, retail, services, and business and professional offices. The district regulations will combine the use table and requirements of the previous Highway Service and Neighborhood Business districts.
NMX Neighborhood Mixed Use District	The NMX District is a mixed-use residential and commercial district. Multiple uses in a single structure are encouraged here, particularly fronting on Main Street. The district allows single-family detached, single-family attached, and multi-family residential units as well as public buildings, grocery and drug stores, specialty shops, services, and automobile service shops. The proposed lot size and density requirements for the NMX District will follow the R-2 District guidelines.
<i>Industrial</i>	
IP Industrial Park	The IP District encourages both heavy commercial and light industrial uses. Permitted uses include light manufacturing, research and development, warehousing and storage, and automobile-related uses. Junkyards and auto salvage yards are not permitted. There is no minimum lot area or width specified for this district.
<i>Open Space</i>	
OS Open Space	This district provides permanent open space for its natural beauty and ecological and recreational value. Permitted uses in the OS District include farms and nurseries, parkland, cemeteries, wildlife preserves, schools, churches and other public buildings, and municipal public works buildings.

Land Use Plan

The land use plan for the Town of Woodsboro includes recommended land use designations for the land situated within its current corporate limits as well as the properties identified within the municipal growth boundary and future annexation area. The justification for delineation of the municipal growth boundary and annexation area can be found in the preceding Municipal Growth chapter. The land use plan map depicts the type and location of development that is projected for Woodsboro.

Residential Land Use

Within the municipal boundary of the Town of Woodsboro, 233 acres of land are designated for residential uses in the land use plan (see Table 17). The majority of designated land is in the Low Density Residential category and is developed. The Neighborhood Mixed Use designation has 15 acres available for new development. Together, there are 23 acres available for residential development. Approximately 77 new housing units could be developed on that land. The potential additional population to the Town of Woodsboro is 239 based on an average household size of 3.1.

Table 17: Residential Land Use Plan - Town of Woodsboro				
<i>Land located within the current town limits</i>				
Land Use Designation	Acres Designated	Acres Undeveloped	Maximum Potential Housing Units (hu)	Potential Additional Population
Low Density Residential (LDR)	174	7	17	53
Medium Density Residential (MDR)	3	0	0	0
Neighborhood Mixed Use (NMX)	24	15	53	164
Town Center (TC)	17	1	7	22
Total	233 acres	23 acres	77 hu's	239
Source: Frederick County Mapping and Data Services, July 2007.				
1. Potential housing units based on development of 70% of the total acreage at average density rates identified for each land use designation.				
2. Average density rates: LDR = 3.5hu/acre; MDR = 5hu/acre; NMX = 5hu/acre; TC = 10hu/acre				
3. Potential population based on an average household size in Woodsboro of 3.1.				

Less than one-half of Woodsboro's 20-year population projection of 540 additional people could be accommodated by land designated for residential uses within the current town limits. Annexation of land outside of town limits can be expected to provide housing for the new population. As discussed in the Municipal Growth chapter, the municipal growth boundary and future annexation area include an inventory of land that exceeds the twenty-year needs of the town. The annexation area is to be viewed in development stages where the northwest area is developed first, followed by the annexation area to the south and finally the annexation area to the northeast. The total development potential of Woodsboro's future annexation area is shown in Table 18.

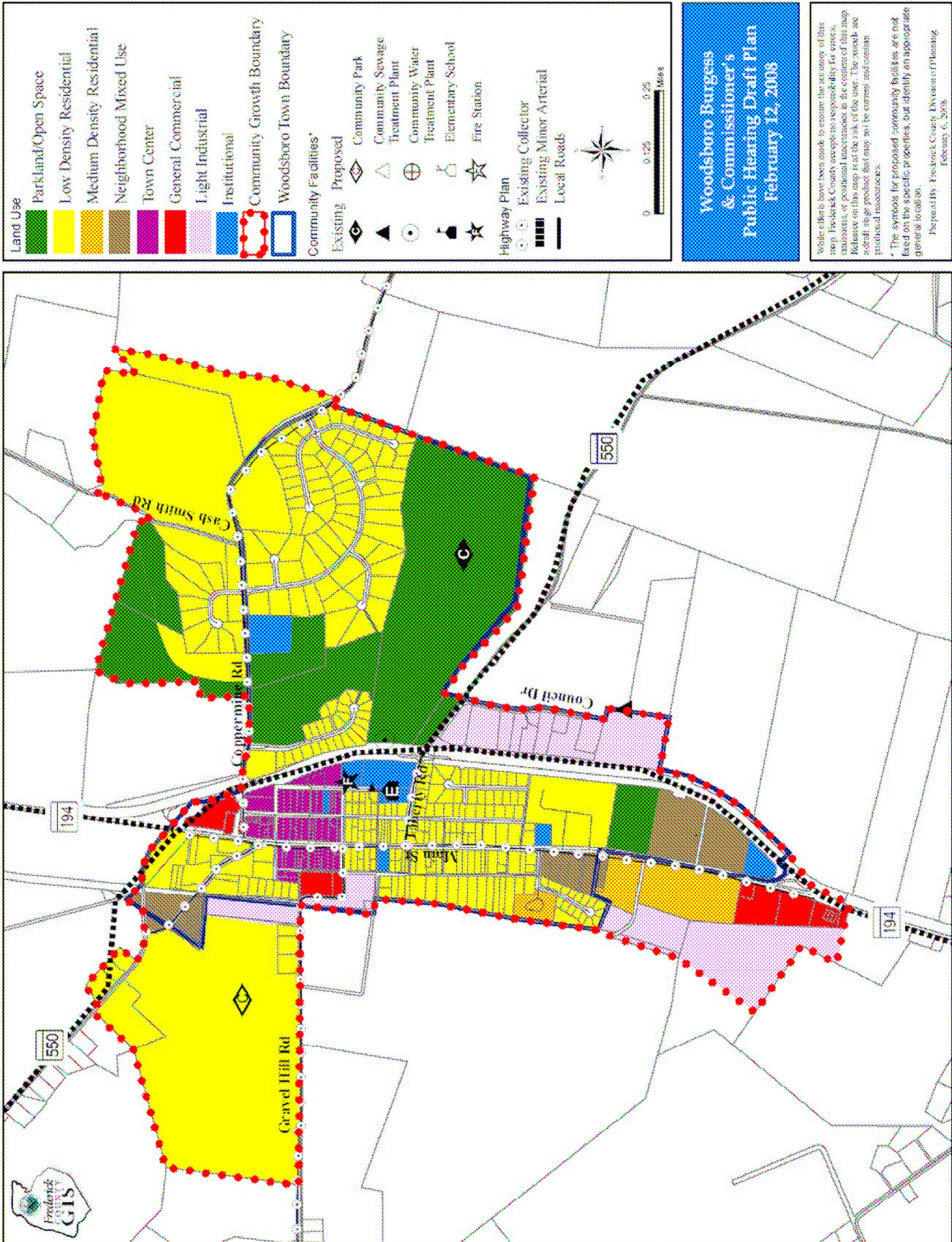


Table 18: Residential Land Use Plan - Woodsboro's Future Annexation Area				
<i>Land located outside of the current town limits</i>				
Land Use Designation	Acres Designated	Acres Undeveloped	Maximum Potential Housing Units (hu)	Potential Additional Population
<i>Annexation Area 1</i>				
Low Density Residential (LDR)	109	97	238	738
Neighborhood Mixed Use (NMX)	1	1	4	11
<i>Annexation Area 2</i>				
Medium Density Residential (MDR)	17	17	60	184
Neighborhood Mixed Use (NMX)	1	0	0	0
<i>Annexation Area 3</i>				
Low Density Residential (LDR)	97	66	162	502
Total	220 acres	187 acres	464 hu's	1,435
Source: Frederick County Mapping and Data Services, July 2007.				
<ol style="list-style-type: none"> 1. Potential housing units based on development of 70% of the total acreage at average density rates identified for each land use designation. 2. Average density rates: LDR = 3.5hu/acre; MDR = 5hu/acre; NMX = 5hu/acre; TC = 10hu/acre 3. Potential population based on an average household size in Woodsboro of 3.1. 				

The future annexation area includes 220 acres of land designated for residential uses, most of which is currently undeveloped. The largest inventory of undeveloped land in the future annexation area is in the Low Density Residential (LDR) category. The LDR land use is located in the northwest and northeast annexation areas. There are 163 undeveloped acres of land in this land use designation. Approximately 400 additional housing units could be constructed on this land. Assuming that each housing unit in Woodsboro supports 3.1 persons, 1,240 new residents would be projected.

There is 17 acres of Medium Density Residential (MDR) land use located on Main Street at the south end of Town. This land bay is situated across the street from an area of undeveloped land zoned Neighborhood Mixed Use and within town limits. This area could most easily tie in to the Town's existing infrastructure and has the potential to enhance the southern gateway entrance into Woodsboro. Sixty housing units could be accommodated here serving a potential population of 184 people. Coupled with full build-out of the Town's land use plan depicted in Table 16, 423 new people could be served by MDR development at the south end.

Commercial and Industrial Land Use

The 20-year land use plan depicts 126 acres designated for commercial and industrial areas. Of the total acreage, 52 acres are undeveloped. Thirty-four acres are undeveloped in the Light Industrial land use designation. Most of that land is situated along the railroad on the south end of Town. There is limited development potential in the Town Center and General Commercial land use designations. Comprehensive plan goals and objectives referenced at the end of this chapter discuss redevelopment of existing commercial and industrial areas as an option.

Table 19: 20-Year Land Use Plan - Commercial and Industrial			
Town of Woodsboro and its Municipal Growth Area			
Land Use Designation	Acres Designated	Acres Developed	Acres Undeveloped
<i>Within Town Limits</i>			
<i>Town Center</i>	17	16	1
<i>Neighborhood Mixed Use</i>	24	9	15
<i>General Commercial</i>	6	5	1
<i>Light Industrial</i>	34	22	12
Subtotal	81	52	29
<i>Outside Town Limits, within Municipal Growth Boundary</i>			
<i>Neighborhood Mixed Use</i>	2	1	1
<i>General Commercial</i>	9	9	0
<i>Light Industrial</i>	34	12	22
Subtotal	45	22	23
TOTAL	126	74	52

Source: Frederick County Mapping and Data Services, July 2007.

Recommended Zoning

To accommodate the recommended changes to the Woodsboro Zoning Districts, the Highway Service District would become the General Commercial District and the B-1 Neighborhood Business District would become the Neighborhood Mixed Use District. No other changes are proposed. The information below correlates with the data in the Municipal Growth chapter.

Table 20: Recommended Zoning				
Town of Woodsboro				
Zoning District	Acreage Zoned	Acreage Developed	Acreage Undeveloped	Existing Housing Units
Open Space	113	1	112	0
R-1 Low Density Residential	176	144	32	257
R-2 Medium Density Residential	2	2	0	6
NMX Neighborhood Mixed Use	40	12	28	46
CBD Central Business District	17	16	1	76
GC General Commercial	3	3	0	0
IP Industrial Park	35	19	16	0
TOTALS	386	197	189	385

Source: Frederick County Mapping and Data Services, July 2007.

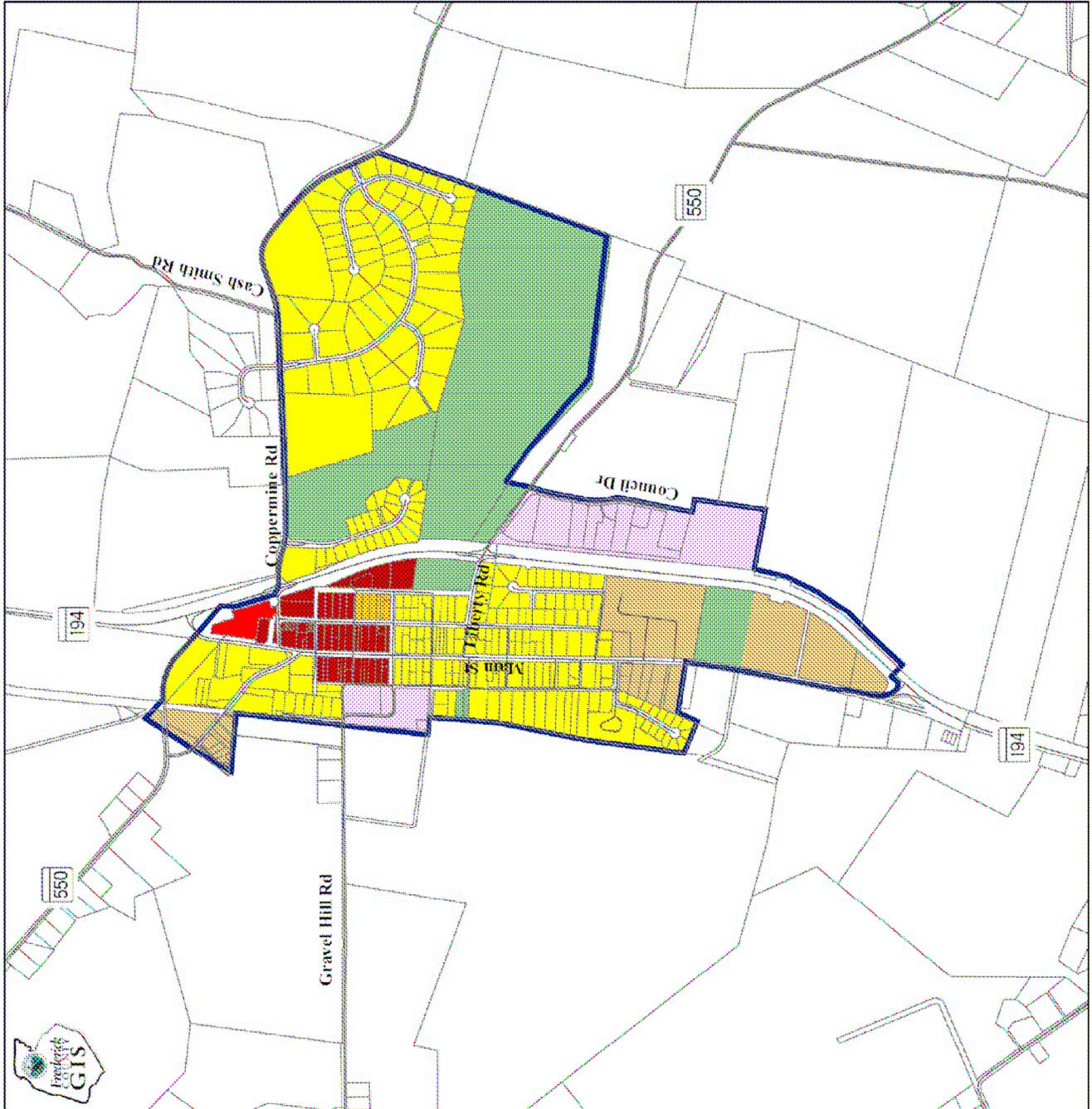
Zoning

- NMX - Neighborhood Mixed Use
- CBD - Central Business District
- GC - General Commercial
- IP - Industrial Park
- OS - Open Space
- R1 - Residential
- R2 - Residential
- Town Boundary

Woodsboro Burgess & Commissioner's Public Hearing Draft Zoning February 12, 2008

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. The parcels are a draft stage product that may not be current and contain positional inaccuracies.

Prepared By: Frederick County Division of Planning
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Land Use Goals, Objectives and Action Items

Goal 1: To concentrate compatible, mixed-use development along the north and south ends of the Main Street corridor.

Objective 1: To encourage redevelopment and revitalization of the Central Business District on the north end of Main Street.

Action Item: Research programs to stimulate revitalization in this section of downtown.

Action Item: Review and update the setbacks, lot size and density requirements for the Central Business District in the Zoning Ordinance.

Objective 2: To plan for new, mixed use residential and commercial areas on the south end of Main Street, from the intersection with MD 194 to the Mt. Hope Cemetery.

Action Item: The Planning and Zoning Commission will recommend renaming the B-1 Neighborhood Business Zoning District to Neighborhood Mixed Use Zoning District and will amend the district requirements to allow diverse housing options and multiple uses in a single structure.

Goal 2: To provide a mix of housing types supporting a multi-generational community.

Objective 1: Review the Zoning Ordinance to ensure that diverse housing types are encouraged, rather than discouraged in the various residential districts.

Objective 2: Consider amending the B-1 Neighborhood Business District to allow for a mix of housing types to support moderately priced dwelling units and affordable housing for the elderly.

Goal 3: To continue to encourage small, locally owned businesses in Woodsboro with a focus on the existing Central Business District.

Objective 1: Design a brochure highlighting the businesses and services available in Woodsboro and distribute to residents and visitors.

Objective 2: Host a monthly or seasonal event on Main Street to support local businesses.

Objective 3: Reach out to small and local business owners to determine their needs and interest in community involvement and activities.

Objective 4: Advertise a summer intern position to coordinate economic development and Main Street goals.

Goal 4: To provide identifiable and distinct gateway entrances to the community from the three MD 194 intersections.

Objective 1: Host a design contest to solicit ideas for the gateway entrances.

Objective 2: In the alternative, hire a design consultant to prepare concept drawings for the three gateways.

Goal 5: To provide an accessible and viable Industrial Park that is integrated with the community and adjacent land uses.

Objective 1: Consider a redevelopment plan for the Industrial Park.

Action Item: Meet with the land and business owners at the park to assess their needs, discuss potential improvements, and gauge their interest in a redevelopment effort by the Town.

Action Item: Create a steering committee to address the concerns at the park and develop an action plan.

Action Item: Work with a graduate student at a local college or university to design a redevelopment plan for the Industrial Park.

Objective 2: Providing permanent vegetative screening on both sides of MD Route 194, between the two bypass intersections, in order to provide screening from commercial/industrial facilities as well as a road noise sound barrier for residences along that corridor.

Action Item: Work with landowners to identify a new Forest Resource Ordinance planting area parallel to MD 194 within the current Industrial Park.

Action Item: Research state street tree planting programs for their applicability to the Industrial Park revitalization effort.

Goal 6: To promote the Town's land use plan and vision to the general public.

Objective 1: Make copies of the Plan available to the public at the Town office and on the Town's web site.

Objective 2: Use the Town's 20-year land use plan map as a guide for all future land use and development decisions.

Objective 3: Create a development guidance report that explains the Town's vision for future development of targeted neighborhood and business districts in Woodsboro.