

(1) EXERCISE ANY EXISTING PLANNING AND ZONING POWERS NOT EXPRESSLY AUTHORIZED IN THIS SECTION; OR

(2) ADOPT OTHER METHODS FOR FACILITATING ORDERLY DEVELOPMENT AND GROWTH AND ENCOURAGING THE PRESERVATION OF NATURAL RESOURCES OR THE PROVISION OF AFFORDABLE HOUSING. [This authority is in addition to any existing planning and zoning powers.]

SECTION 2. AND BE IT FURTHER ENACTED, That in Article 66B, § 10.01 of the Code, the following terms are intended to serve as a guide or model and may not be deemed to have a binding effect on or limit the powers of counties and municipal corporations, including Baltimore City, to carry out the purposes of that section. The Office of Planning shall supplement and update these terms as necessary to provide appropriate technical assistance to further the purposes of that section.

(A) "Adequate public facilities" means public facilities determined by the county or municipal corporation to be adequate to service a development, including but not limited to water supply, sewers, roads, public schools, police, fire and rescue services, storm drainage, and utilities.

(B) "Affordable housing" means housing that is affordable to persons and families who have low or moderate incomes as established by the county or municipal corporation in which the housing is located.

(C) "Cluster development" means a development that groups residential, commercial, or industrial uses on a specific portion of a development site in order to provide for a reduction in permitted lot size and an increase in resulting open space, environmental or landscape resources, or recreation or other public facilities for the development.

(D) "Floating zone" means a zone that:

(i) is described in the text of a zoning ordinance but is not applied to any particular parcel during the preparation of the comprehensive zoning map;

(ii) may be applied to an owner's property by the owner petitioning through the local zoning process; and

(iii) requires site plan approval concurrent with or following the approval of a local map amendment, and contains in the text of the zone an explanation of the purposes to be achieved, including any locational standards.

(E) "Incentive zoning" means a provision in a zoning ordinance that permits additional uses or an increase in density or intensity of development for a particular development site in return for providing specific on-site or off-site improvements or a specified percentage of affordable housing units.

(F) "Mixed-use development" means a single, relatively high density development project, usually commercial in nature, which includes 2 or more types of uses. Zoning approvals for a mixed-use development may require the approval of a schematic or other development plan at the time of zoning.