

(G) “Moderately priced dwelling unit program” means a program that allows for increased density of residential development in return for the long-term provision of a specified amount of affordable housing units in the development.

(H) “Off-site improvements” means improvements necessary or beneficial to a development which are located outside the boundaries of the development site.

(I) “Performance zoning” means a provision in a zoning ordinance that permits development of a site based on a range of effects compatible with development existing or planned for the area.

(J) “Planned unit development” means a development comprised of a combination of land uses or varying intensities of the same land use in accordance with an integrated plan that provides flexibility in land use design approved by the local jurisdiction with at least 20% of the land permanently dedicated to open space. Zoning approvals for a planned unit development may require the approval of a schematic or other development plan at the time of zoning.

SECTION 2-3. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 1992.

Approved May 26, 1992.

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CHAPTER 437

(House Bill 1195)

AN ACT concerning

**Economic Growth and Resource, Resource Protection, and Planning Act of 1992**

FOR the purpose of enacting growth management for the State of Maryland; providing that a local jurisdiction planning commission shall incorporate certain economic growth ~~and resource~~, *resource protection, and planning* policies in a plan; providing that a local planning commission shall include certain development regulations in its plan; providing that a local jurisdiction shall include a sensitive area element in its plan; providing that a planning commission shall review and revise a plan at certain intervals; requiring a local jurisdiction to implement certain provisions by a certain date under certain circumstances; providing that certain provisions apply to the chartered counties of Maryland; establishing the State Economic Growth ~~and Resource~~, *Resource Protection, and Planning* Policy; creating a State Economic Growth ~~and Resource~~, *Resource Protection, and Planning* Commission; providing for Commission membership; establishing Commission subcommittees and providing for their membership; establishing responsibilities for the Commission; requiring that certain State actions and funding of certain projects be consistent with the Policy or certain local plans, or both, under certain circumstances and establishing certain procedures to provide certain exceptions to this requirement; requiring the Governor and certain local governments to establish, by a certain date, certain procedures for the review