

Envision HdG

City of Havre de Grace Comprehensive Plan

October 23, 2023



Regulatory Framework

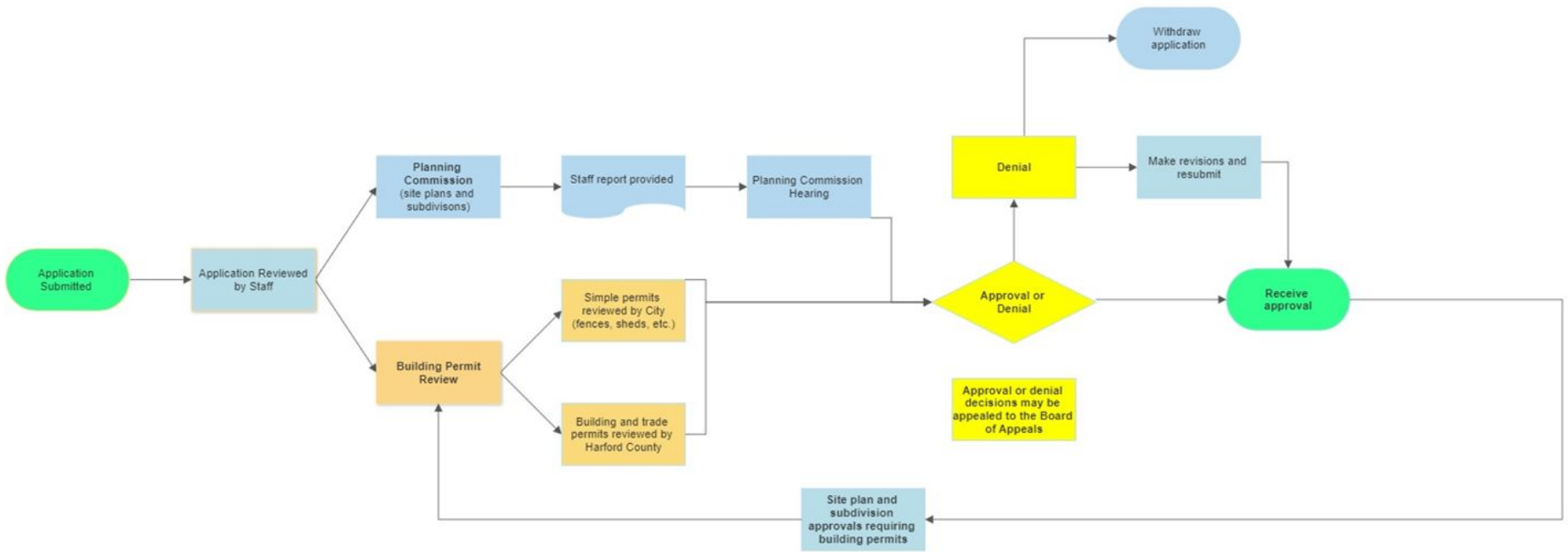
- ❑ Examines ways the City can **implement** the Comprehensive Plan.
- ❑ Guided by Maryland Planning Vision #12.
- ❑ The Comprehensive Plan is a guiding document for future land use decisions. The City must utilize the framework to bring the plan into fruition.

Regulatory Framework - What is the City allowed to do?

The Annotated Code of Maryland allows three land use controls for local government:

1. Authority to develop a Comprehensive Plan;
2. Power to enact a zoning ordinance;
3. Ability to regulate subdivisions.

Land Use Controls Process



Revisions to Existing Regulatory Framework Section

- ❑ Zoning was adopted in 1982 and piecemeal changes have occurred over time. Few changes were made to this section.
- ❑ Site Plan and Subdivision regulations were bolstered in 2020 and are being improved as needed.
- ❑ Removed discussion of unified development review since this is now implemented. Working on internal revisions on development application processes across departments (JDRC).

Additional Recognized Land Use Controls

- ❑ Capital Improvements Plan
- ❑ Historic Preservation ordinance
- ❑ Annexation agreements
- ❑ Code enforcement and the Property Maintenance Code
- ❑ Adequate Public Facilities Ordinance
- ❑ Incentives
- ❑ Chesapeake Bay Critical Area law
- ❑ Floodplain Management
- ❑ Forest Conservation Ordinance
- ❑ SWM and other Public Works-related regulations

Intergovernmental Coordination and Community Involvement

- ❑ Work closely with State agencies, Harford County and adjacent municipalities, where possible and when necessary;
- ❑ Engage the public in a meaningful way—focus on Maryland Planning Vision #2 - Public Participation;
- ❑ Relate the our Comprehensive Plans to other plans and projects.

Areas for Improvement

- ❑ Work with a consultant to perform a comprehensive rezoning and review of the existing ordinance upon adoption of the Comprehensive Plan;
- ❑ Strengthen Capital Improvement Plan process;
- ❑ Improve public information dissemination and communication;
- ❑ Continue to make small revisions to regulatory framework as needed.

Zoning Section Improvements

- ❑ Increase residential densities in areas where appropriate;
- ❑ Tie new development to transit options;
- ❑ Develop new zoning district for downtown/old town;
- ❑ Perform economic study of MOE zoning district and Route 155 Commercial future land uses;
- ❑ Review and refine Table 1.

Supporting resources

- City Ordinances
 - Chapter 155 - Site Plan Ordinance
 - Chapter 173 - Subdivision Regulations
 - Chapter 205 - Zoning Code
- Maryland Planning Visions
- COMAR Enabling legislation

Thank you!

