

Development Activity Case Type Descriptions

Alternative Compliance (AC) – an alternative landscape plan to fulfill requirements in accordance with the Landscape Manual.

Alternative Development Technique (ADT) - a compatible development alternative that supports the purposes of the U-L-I zone.

Chesapeake Bay Conservation Plan (CBCA) - a site plan required prior to the issuance of any subdivision, grading or building permit within the Chesapeake Bay Critical Area Overlay Zones.

Comprehensive Design Plan (CDP) – plans showing general location, distribution, and size of proposed structures.

Comprehensive Sketch Plan (CP) - displays overall conceptual design elements such as special gateway treatment areas, focal points, views, areas appropriate for special architectural treatment, location and type of recreational facilities and pedestrian circulations and amenities, etc. for a proposed development in the M-X-C Zone.

Conceptual Site Plan (CSP) – displays basic relationships among the proposed uses and illustrate approximate location of structures, parking areas, streets, site access and other major physical features.

Conservation Sketch Plan (SKETCH) - used to inventory and prioritize site features for conservation for a tract of land. Site features may include but are not limited to scenic, historic, environmental, and agricultural characteristics.

Departure from Design Standards (DDS) – areas where relief is granted from the strict application of the Zoning Ordinance requirements for landscaping, buffering and screening requirements of the Landscape Manual.

Departure from Sign Design Standards (DSDS) – areas where relief is granted from the strict application of the Zoning Ordinance requirements for sign regulations.

Departure from Parking/Loading Spaces (DPLS) – areas where relief is granted from the strict application of the Zoning Ordinance requirements for the design of parking and loading facilities and the number of parking and loading spaces required.

Detailed Site Plan (DSP) - shows the exact proposed location and design of all buildings, structures, streets, parking lots, open spaces, landscaping, grading and other physical features within a development site.

Final Development Plan (FDP) - contains site-specific standards for future development within an M-X-C Zone.

Final Plat (FINAL) - depicts the final subdivision of a tract of land (in accordance with an approved preliminary plan). They include all necessary engineering data to locate every street, lot, block and boundary line on the ground.

Homeowners Minor Amendment (HMA) - revisions to Specific Design Plans for minor revisions for homeowners. They typically include adding decks, fences, or additions.

Mandatory Referral (MR) – Proposed projects submitted by federal, state, local governments, and public utilities to be reviewed by the Commission.

Natural Resource Inventory (NRI) - depict the existing features found on a tract of land prior to subdivision. They include all existing site features, historic features, and the regulated natural resources necessary to evaluate a site prior to development.

Non-Conforming Fast Food (NCF) - fast food restaurants that are prohibited by or do not conform to the Zoning Ordinance.

Non-Conforming Gas Station (NCGS) – gas stations that are prohibited by or do not conform to the Zoning Ordinance.

Non-Conforming Use (NCU) - land uses and/or structures in existence that do not meet the current requirements of the Zoning Ordinance. The non-conforming uses and structures are considered to be "grandfathered" and allowed to remain as long as the use has never ceased for a period no longer than 180 days.

Preliminary Plan (PRELIM) - display the proposed division into lots, blocks, streets, alleys or other designated areas within a proposed subdivision.

Primary Amendment (TDP) - any changes to the boundary of the approved Development Plan

Revision to Special Exception (ROSP) - A submittal requirement for any proposed use other than those shown on an approved special exception. The site plan must be revised and approved for the special exception use to continue.

Secondary Amendment (SA) - any amendment other than an amendment made pursuant to a Primary amendment

Special Exception (SE) - a zoning ordinance that permits certain uses that would not otherwise be permitted in particular zone through the grant of a special exception.

Special Permit (SPECPERM) - to establish a review process for certain uses that have greater impacts in various zoning districts such as U-L-I and M-U-TC

Specific Design Plan (SDP) – includes proposed exact locations of lots, buildings, streets, etc. for a site plan. Architectural plans, exterior building elevations and detailed landscaping plans are also included.

Tree Conservation Plan 1 (TCP_I) – Provides a conceptual illustration for how woodland conservation requirements will be met during the land development process.

Tree Conservation Plan 2 (TCP_II) – Provides a detailed illustration for how woodland conservation requirements will be met during the land development process. Includes information on detailed grading, final building locations, and final calculations of woodland conservation.

Tree Conservation Plan Exempt (TCP_EX) - properties exempted from the requirements of the Woodland Conservation Ordinance due to having been issued a Numbered Exemption.

Vacation (VACATION) - areas of recorded plats of subdivision that may be vacated (abandoned) upon petition by the owner of the property.

Zoning Map Amendment (ZMA) - a change to a conventional zone by the District Council. The District Council must determine that there has either been a substantial change in the character of the neighborhood or that a mistake was made either in the original zoning or the most recent sectional map amendment.