



# 2017 Draft Comprehensive Plan Update

## Overview

The Town of Ocean City regularly prepares and updates a master land use plan based on a common framework of ways to manage growth and change over time. Each chapter describes an element of this management tool and includes recommendations for the future. This plan builds on the values and guidance of previous Comprehensive Plans adopted in 1969, 1989, 1997, 2005 and 2009.

Why does the Comprehensive Plan need to be updated?

- The Plan should respond to new trends or changes
  - Surge of new hotel construction – to be tracked as a housing type
  - Long term trends in reinvestment – new ways to measure growth needed
  - Increase in special events as a tourism marketing tool
  - Changing vacation types / short term visitors / next-gen family demographics
  - Continue to encourage year round residents, protection of SF neighborhoods
  
- The Plan will incorporate new information such as 2010 Census data (resident population)
  - Increase in senior population up 8.6% since 2000
  - Increase in minority population up 1 to 6% since 2000
  - Decrease in family population down 2.5% since 2000
  - Other data on jobs and income, infrastructure improvements
  
- The Plan should align with County, State or National priorities
  - Other plans: Hazard Mitigation Plan, FEMA Flood Insurance Rate Maps, Transportation Master Plan, Offshore Wind Energy, Regional Sports Partnership

## What is the Comprehensive Plan Update?

The Ocean City, MD Comprehensive Plan guides the general arrangement of land uses within the community such as: housing, commercial, recreation and public facilities. The Comprehensive Plan provides a way to communicate a shared vision of the community, and a common set of objectives for managing growth and change. The Comprehensive Plan provides continuity of land use policy and strategies to encourage reinvestment and to manage changing conditions.

Once adopted, these guidelines are implemented through the Zoning Ordinance, Subdivision Ordinance and other City codes or public infrastructure investments.

- Last updated in 2006 and 2009
- Review by the Planning and Zoning Commission completed with proposed amendments approved on December 5, 2017 and forwarded to the Mayor and City Council for adoption
- Next update is scheduled for 2022 following release of the 2020 Census data

Following a 10 year period including a national economic recession and a large East Coast hurricane, the Comprehensive Plan Update reports a stable period without significant growth, decline or major change (property values excluded) as a result of proactive measures taken by the Mayor and City Council.

Once approved by the Mayor and City Council, the 2017 Comprehensive Plan Update will amend the adopted 2006/09 Comprehensive Plan. The current 5-year review and update of the Comprehensive Plan is intended to comply with all applicable State of Maryland requirements as amended.

### **What will happen next?**

The 2017 Comprehensive Plan Update is presented at this time for review and consideration by the Mayor and City Council. Maryland Land Use Article Sec. 3-204 states that the Council may approve, modify, remand, or disapprove the recommended plan within 90 days after the date of the Planning Commission approval. A public hearing must be held before adopting or modifying the amended Plan.

The Comprehensive Plan Update is a ‘working document’ that will continue to be implemented by the Planning and Zoning Commission over the next several years. Chapter 9 – Implementation includes a summary of key objectives and projects by Chapter that will serve as a priority work list for future Planning Commission meetings.

### **How can you participate?**

The draft Comprehensive Plan Update and related documents can be viewed on the Town’s web site at the following address: <https://oceancitymd.gov/oc/departments/planning-community-development/comprehensive-plan/>, or at the Department of Planning and Community Development.

Written comments may be submitted to Bill Neville, Planning Director, 301 Baltimore Avenue, Ocean City, MD 21842 or online from the webpage. For more information please call (410) 289-8942 or email [bneville@oceancitymd.gov](mailto:bneville@oceancitymd.gov) for more information.

An opportunity for additional public comment may be available at future meetings of the Mayor and City Council.

## What is New in the Plan?

The Town of Ocean City, MD is a complex interaction of many moving parts. The following 25 items highlight some of the additions and edits contained in the 2017 Draft Comprehensive Plan Update.

- **Census Data** - Updating the traditional format of Census data and State annual reporting statistics does not adequately measure the vitality and direction of growth and change in our 'built out' community. New tools are recommended.
- **New Tools** - New information is presented including the Tourism Metrics Report, Eldercare analysis, and workforce characteristics.
- **Tourism Growth** - Promotion of Special Events, free family activities, and co-marketing package deals to expand the shoulder seasons are highlighted directions of the Tourism Master Plan. Study of the land use impacts of increased year round activity is recommended.
- **Family Friendly Resort** - Additional detailed information available through the 2010 Census and the American Community Survey allows greater analysis of family characteristics to demonstrate change over time and new ways to measure success in reaching goals for livability.
- **Land Use Management** - Concepts for land use change are proposed for further study including temporary land uses (special events), day vs. night activities, expansion of recreation/entertainment options, as well as possible future zoning issues (transition from pyramidal zoning, non-conformity, parking standards, signage).
- **New Development** - 1,000 new hotel rooms in the development pipeline will have measurable short term benefits to the tax base and expanded private marketing of the resort. Long term impacts for renovation of older properties and/or conversion to other uses make redevelopment planning a top priority.
- **Redevelopment** - Expanding on the success of the Ocean City Development Corporation (OCDC) is proposed with possible extension of Downtown and Upper Downtown grant programs north to 33<sup>rd</sup> Street.
- **Resource Management** - Active management strategies for enhancing natural resources are stated as a Town priority. Balance is necessary to counter different priorities advanced by federal and state environmental agencies.
- **New Maps** - Existing and Future Land Use Maps have been converted from graphic color documents to digital overlays in the Town Geographic Information System. Priority for this Plan Update is to maintain continuity with the current recommendations for Future Land Use unless specific revisions would improve the consistency between land use and zoning at the individual property level. Two specific requests approved by the PZC.

- **Infrastructure** - Municipal infrastructure projects have been updated to describe new facilities constructed since the last update, and planned projects identified by the SHA or the Town Capital Improvement Plan.
- **Transportation** - Transportation alternatives have been expanded to describe current priorities for the transit system, bicycle pathways, and airport improvements.
- **Utilities** - Multiple sections of the Plan continue to focus on public utilities with the confirmation that advanced planning assures that Town infrastructure is sized and maintained for future needs. A Mineral Resource Element has been added to discuss critical sand resources, and a previously adopted Tier One public sewer service area map was added.
- **Recreation/Parks** – List of facilities updated to include the Atlantic Ocean Beach as #1, plus new description of Sunset Park.
- **Housing** – 1,000 new hotel rooms will be counted as a transient housing type in order to track recent ‘growth’. In addition to the 30,000 residential units reported by the Census, approximately 10,000 housing units are provided in Ocean City as hotel rooms and apartments. This update will begin to track the age of structures. 21,587 units constructed between 1970 and 1990 will start to turn 50 years old when 2020 Census data is collected.
- **Plan Integration** – Elements of the Hazard Mitigation Plan, Maryland Coastal Bays CCMP, Tourism Plan, Capital Improvement Plan and other long range planning documents have been incorporated in the Comprehensive Plan.
- **Environment** – FEMA RiskMAP Study has resulted in the adoption of new digital Flood Insurance Rate Maps which remove over 50% of land and structures from the Special Flood Hazard Area based on more accurate surveys, computer models and recognizing protection by beach replenishment and dunes.
- **Environment** – Sea Level Rise policy is adopted based on USACE mid range projection for Ocean City, MD of 1 foot increase in approximately 37 years.
- **Environment** – Description added for current Mid Atlantic Regional Council on the Ocean (MARCO) long range plan which may have implications for permitted offshore recreational and commercial fishing, and use of sand resources.
- **Energy Conservation** – Information provided regarding current proposals for offshore wind energy installations, promoting distributed solar installations, and achieving Ocean City renewable energy goals.
- **Environment** – Expand consideration of the built environment beyond just visual impact to include urban design considerations for open spaces/streetscapes/activity areas.
- **Environment** – Updated list for Threatened, Endangered Species in Appendix A

- **Redevelopment** – Recommended to extend downtown revitalization principles and programs for consideration of redevelopment and infill throughout the Town. Consider reorganizing the Plan chapters to locate Economic Development (Ch2) next to Downtown Development (Ch8).
- **Implementation** – Create work plan based on prioritized objectives from each Chapter which integrate programs and projects/achieve measurable progress/develop small area plans to guide land use change.

## **Future Priorities for the Ocean City Comprehensive Plan**

General topics have been identified below which may require additional data collection and study prior to the next scheduled Comprehensive Plan amendment in 2022. Specific recommendations from each chapter of the Plan have been listed at the end of Chapter 9 as work plan items for the Planning and Zoning Commission. These items will be prioritized in 2018 based on direction from the Mayor and City Council and Commission members.

Redevelopment/Revitalization/Infill

Approach corridors (50/90/1-54)

Broadband Distributed Cellular

Offshore Wind

Mobile Home Park conversions

Seasonal Workforce Housing

Short Term Rentals

Temporary Land Use (Special Events/OC at Night)

Environmental Change and Resilience (Economic, Climate, Tourism)

Priority	Planning / Zoning Commission Priority Work List	References Objectives: 0.0 Recommendations: Chapter-number
TBD	Code Updates / Zoning Ordinance, Subdivision Ordinance, Development Regulations, Floodplain Ordinance	3R-2, 3R-19, 3R-21, 3R-22, 6.4, 6R-12, 7.10, 11.6, 11.10
TBD	R-1 Neighborhood Strategy / Short Term Rentals	2R-18, 3.2, 3.3, 3.4, 3R- 14, 3R-27, 6.5, 6R-1, 6R- 2,
TBD	<b>Projects</b> <ul style="list-style-type: none"> <li>- Flood Elevation Study and Strategy / First to flood Zone 1 standards</li> <li>- Bikeway Master Plan</li> </ul>	4.17, 4R-4a, 8R-2, 11.8
TBD	Workforce Housing Guidelines / Dormitory Standards	3R-20, 6R-8
TBD	Redevelopment Infill Guidelines / Review and revise Appendix D and E	3.11, 3R-9, 3R-18, 8.4, 8R-8, 10R-1
TBD	Non-Conformity / Change of Use Strategy and Standards	3R-4, 4R-2d, 8.3,
TBD	Pyramidal Zoning / Strategy for future transitions	3.12, 3R-16
TBD	Parking Study and Code Strategy / Non-conformity, downtown study, alternate redevelopment standards	4.25, 4.26, 4R-2b, 8R-1,
TBD	<b>Small Area Plan(s)</b> <ul style="list-style-type: none"> <li>- Baltimore Ave. Streetscape</li> <li>- Downtown Model Block 'one way street pairs'</li> <li>- 94<sup>th</sup> Street Ocean Plaza Mall and Vicinity</li> </ul>	2.24, 2.25, 2R-11, 3.1, 4.20, 4R-1k, 4R-4j,

**Figure 9-2 Chart with Summary of Key Objectives and Projects by Chapter**

# Town of Ocean City, MD

## 2017 Draft Comprehensive Plan Update

**September 19, 2017 Public Hearing Comments (Extended until October 17, 2017)**

	Section	Comment	Action	Alternate/Revision
<b>State Agency Comments</b>				
<b>Department of Planning</b>	Table of Contents	Final edits recommended to align TOC with body of text. Consider reorganizing the Plan so that Chapter 8 (Downtown Redevelopment) follows Chapter 2 (Economic Development).	<b>Partial Update</b>	Complete final edits. Defer reorganization of chapters until the 2022 Plan Update.
	Chapter One / Page 1-2, 4, 6, 12, 15, 16, 21, 22	Final edits, clarifications, additions and corrections are recommended (refer to comment letter for detail)	<b>Partial Update</b>	Complete final edits. Defer suggestion to transfer all commentary and data regarding the DemoFlush model to an Appendix until the 2022 Plan Update. Modify population projection.
	Chapter Two / Page 2-20	Revise format of Conclusions section at the end of chapter to Recommendations like other chapters	<b>Update</b>	Revise and consolidate conclusions into recommendations
	Chapter Three / Page 3-13	Add legend to Figure 3-4 to describe green polygons	<b>Update</b>	Revise Figure 3-4 to explain the walkability distance of 1/4 mile surrounding each of the major parks
	Chapter Four / Page 4-1, 2, 3, 12, 16, 17	Final suggestions, clarifications, additions and corrections are recommended (refer to comment letter for detail)	<b>Update</b>	Revise to include suggested changes and recommendations for improvements to Coastal Highway, Route 90, Park and Ride, Water Taxis, Bicycle and Pedestrian networks, and Parking facilities.
	Chapter Five / Page 5-14	Two additional tables are suggested	<b>Update</b>	Revise to include a table of Park names and acreage, as well as a new table showing Water/Wastewater capacity versus projected demands
	Chapter Seven / Page 7-22 through 7-26	Include reference resource link to DNR Chesapeake and Coastal Service website	<b>Update</b>	Revise to include information. Consider adding a chapter on Coastal Resiliency to the 2022 Plan Update with research goals in the interim.
<b>Department of the Environment</b>	Chapter 8	Standard checklist and contact information provided for reference with any redevelopment project that may have environmental impacts	<b>Update</b>	Department of P/CD will review checklists for new development and redevelopment to ensure that contact information is provided. Text revision included.
	Chapter 11	Statement that the required Nonpoint Source Nutrient Loading Analysis is not complete without alternatives analysis	<b>No Change Proposed</b>	Ocean City is a developed urban area with less than 3% of its land area available for such analysis. Worcester County is currently completing a TMDL Watershed Implementation Plan for the Coastal Bays with assistance from UMCES, and participation by Ocean City. This planning and compliance activity will be reflected in the 2022 Plan Update.

	Chapter 11	Additional information is provided regarding Water Quality Impairments, TMDLs, Anti-degradation of Water Quality policy, and Best Management Practices	<b>Update</b>	Additional information will be incorporated as applicable to Ocean City.
<b>Department of Natural Resources</b>	Appendix A	Update the list of Threatened and Endangered Species with explanation of rank and status codes	<b>Update</b>	2017 updated list and definitions have been provided to <b>replace Appendix A</b>
	Chapter Two and Seven / Page 2-19 and 7-18	Update and correct information regarding off shore wind energy development	<b>Update</b>	Include information from the PSC approval regarding both Skipjack and US Wind projects, add Mayor and City Council position regarding wind turbine visibility
	Chapter Three and Four / Page 3-21, 4-24	Include DNR as a partner with the USACE to complete projects for beach nourishment, inlet dredging, etc.	<b>Update</b>	Include DNR as a proposed partner
	All / Pages 3-16,19, 7-16, 18, 7-24, 9-11	Recommends additional information and implementation measures regarding Sea Level Rise, Recycling, Boating access and water access facilities, Water Access for Watermen, Wildlife	<b>Update</b>	Include additional information and implementation measures. Add Comprehensive Plan requirement regarding designated areas on tidal waters of the State for commercial watermen.
<b>Department of Transportation</b>	General	Recommends support for the Cape-to-Cape Scenic Byway corridor management plan, recognize possible future autonomous vehicles	<b>Update</b>	Incorporate into chapter revisions
	Chapter Two, Page 2-3, 2-11, 12	Add support for Cape-to-Cape Scenic Byway, Lower Eastern Shore Heritage Area, the growing role of the sharing economy within a tourist locale, economic impact study for the Performing Arts Center	<b>Update</b>	Revise to include recommendations
	Chapter Three, Page 3-11, 3-14, 3-15, 16, 3-18, 3-21	Expand discussion of bicycle accommodations, balance of residential and commercial uses with multi-modal transportation options in support of bayside development	<b>Update</b>	Expand discussion and implementation recommendations
	Chapter Four, Page 4-3, 4-7, 4-9 through 18, 4-22 through 24	Clarify elements of the State Transportation Plan, consider auto sharing impacts and demand-model parking strategies. Correct bus service paragraph, update reference to 2015 Transit Development Plan and consider other studies. Resolve other corrections and references	<b>Update</b>	Revise to include recommendations
<b>Worcester County Comments</b>	<b>Section</b>	<b>Comment</b>	<b>Action</b>	<b>Alternate/Revision</b>
	Chapter Two / Page 2-2 (Obj. 2.16), Page 2-16, Page 2-21	Revise and update sections as noted.	<b>Update</b>	Revise Objective 2.16 to describe existing Airport property, note change in golf courses since study was completed in 1998, revise statement regarding seasonal workforce housing.
	Chapter Three / Page 3-1	Reword first paragraph as noted.	<b>Update</b>	Correct statement regarding Land Use Chapter



1) Ed Tudor - Planning	Chapter Four / Page 4-20	Match reference to Airport property with Objective 2.16	Update	Maintain reference to entire Airport property
	Chapter Five / Page 5-1 (Obj. 5.6)	Correct reference to the Worcester County Board of Education	Update	Revise text to 'Board of Education'
	Chapter 7 / Page 7-25	Correct reference to OC solid waste disposal since it does not generally go the the Landfill any longer	Update	Revise second bullet
	Chapter 9 / Page 9-6	Support for eliminating pyramidal zoning framework	Update	Rewrite the third bullet, last sentence for clarity
2) Bob Mitchell - Environmental				
<b>General Comments</b>				
	<b>Section</b>	<b>Comment</b>	<b>Action</b>	<b>Alternate/Revision</b>
1) Brooke Rogers - Bayshore Drive	Chapter Two/Page 2-1 Objective 2.2	Concern for expanded tourist activities on city property in residential communities without necessary parking, bathroom facilities or security for crowds, noise or drinking.	Update	Revise Objective 2.2 and other locations to: 'Support bayside marine and natural area recreational use for expanded tourist activities <i>in locations with adequate facilities and where residential neighborhoods are protected from adverse impact</i> '
2) John King - Bayshore Development	Chapter Three	Maintain status quo for Amusement Parks with existing zoning and planned land use recommendations for the foreseeable future without limiting long term options for possible redevelopment.	No Change Proposed	Correct Future Land Use Map legend in online Map Gallery to ' <i>Amusement/Mixed Use</i> '
3) Anonymous	Chapter Three	The planning board should not be able to finalize development of any properties without approval of elected officials	No Change Proposed	Planning Commission responsibilities are established by State Code. Recommendation #9 - A design review process should be established to ensure compatibility of new and redevelopment projects. (Page 3-26) See also site plan review recommendations: Objective 6.4, Page 7-21, Page 9-6, 9-9, 9-12.
4) Sally Bianchetta - Traders Cove	Chapter Eight	Impacts of redevelopment - regulation of worksite activity impacts to adjacent residential community, private street repairs, extended construction period impact to residents and seasonal visitors	Update	See Objective 8.4. Add new recommendation to <i>incorporate 'Reinvest Maryland' guidelines (page 8-9) regarding new redevelopment and infill principles into current codes and development process requirements, including measures for protection of surrounding residential neighborhoods or integration into mixed use development.</i>
5) Nancy Howard	Chapter Eight	Request to incorporate the Ocean City Life Saving Museum into Chapter 8	Update	Add narrative from page 2-11 to Current Status of downtown economic development efforts on page 8-6. Add recommendation to <i>support efforts of the Ocean City Life Saving Museum to enhance and expand the visitor experience in the downtown area.</i>
6) William Ganz	All	Concern that R1-A zoning would violate private property rights and limit ability to purchase investment properties in OC	Update	Remove references to potential R-1A zoning district

7) Donald Bailey - President Coastal Association of Realtors	All	Concern over potential R1-A zoning district impact on property rights and possible decrease in value of investment properties. Recommend continued focus on education and enforcement to address short term rental related concerns. Ocean City is a resort town and should not restrict tourists from certain neighborhoods.	Update	Remove references to potential R-1A zoning district, modify recommendations to address impacts of short term rentals through focus on licensing procedures, pre-season education for landlords and property managers, and PRESS Committee enforcement. Document the difference of viewpoints between resident property owners and investment property owners, and propose new enforcement tools including code amendments.
<b>Specific Requests for Amendment</b>	<b>Section</b>	<b>Comment</b>	<b>Action</b>	<b>Alternate/Revision</b>
1) Joe Moore - 25th Street Land	Future Land Use Map 3-2	Request to map areas under joint ownership (land condominium) and approved site plan as the same future land use color (local commercial)	Update	Consistent with objective(s) 3.1, 3.7 to encourage commercial land use along Coastal Highway and transition away from pyramidal zoning. <b>Revise Map 3-2 to reflect site plan approved commercial future land use of the property subject of applicant initiated rezoning with conditions.</b>
2) Mark Pugh - Kcoast	Future Land Use Map 3-2	Request for zoning reclassification of 8600 Coastal Highway from R-2 to LC-1 to support long term commercial use of the property.	No Change Proposed	Consistent with objective(s) 3.1, 3.7 to encourage commercial land use along Coastal Highway and transition away from pyramidal zoning. <b>No revision to Map 3-2 at this time.</b>
3) Rocco Difilippo - Ambassador Hotel	Future Land Use Map 3-2	Request for zoning reclassification of property on 5th Street and Philadelphia Avenue from R-3A to LC-1 to support long term commercial use of the property.	Update	Proposed reconstruction of existing hotel with additional retail space for mixed use project requires both plan and zoning change in its current location. <b>Revise Map 3-2 to reflect change of future land use to local commercial subject to applicant initiated rezoning with conditions.</b>
4) Nolen Graves - Overlay District	Chapter Two / Three Future Land Use Map 3-2	Request for future Amusement Overlay land use designation in North Ocean City to fulfill the needs of visitors to the resort now only offered in downtown (west side of Coastal Hwy from 144th to 146th Street, east of Sinepuxent Avenue), to meet demand for amusement style entertainment, reduce traffic congestion heading south, location near transit stop and other similar uses with minimal impact to residential neighborhoods.	Withdrawn	Review existing and future land use to determine if application is supported in this location based on change of ownership (church/open space to commercial amusement). <b>No change at this time.</b>
<b>Staff / Planning Commission</b>	<b>Section</b>	<b>Comment</b>	<b>Action</b>	<b>Alternate/Revision</b>
1) Public / Governmental	Existing and Future Land Use Map 3-1 and 3-2	Update land use maps based on ownership and/or land use change to Public/ Governmental for Town owned properties	Update	Revise maps to reflect recent property acquisition/CIP approved projects.

<p>2) Pam Buckley - PZC Chair</p>	<p>All</p>	<p>PZC to review the following:          *Definitions and criteria for Accessory Uses          *Standards for Employee/Workforce Housing          *Guidelines or code requirements for transition of land use along property lines          *Development guidelines for commercial properties (LC-1 adjacent to Residential)</p>	<p><b>Update</b></p>	<p>Add to Chapter 9 Implementation actions</p>

**Md. LAND USE Code Ann. § 3-204**

Annotated Code of Maryland  
Copyright 2017 by Matthew Bender and Company, Inc., a member of the LexisNexis Group  
All rights reserved.

\*\*\* Current through October 1, 2017, of the 2017 Regular Session of the Maryland General Assembly. \*\*\*

LAND USE  
DIVISION I. SINGLE-JURISDICTION PLANNING AND ZONING.  
TITLE 3. COMPREHENSIVE PLAN.  
SUBTITLE 2. DEVELOPMENT AND ADOPTION.

Md. LAND USE Code Ann. § 3-204 (2017)

§ 3-204. Plan adoption, modification, remand, disapproval; public hearings.

(a) In general. -- Each local jurisdiction shall adopt a plan that includes:

- (1) the elements required under Subtitle 1 of this title; and
- (2) the visions set forth in § 1-201 of this article.

(b) Adoption of regulations. --

(1) Except as provided in paragraph (2) of this subsection, only a legislative body that has adopted a plan may adopt regulations implementing the visions stated in § 1-201 of this article in the plan.

(2) This subsection does not limit the Department of Planning from exercising any authority granted under the State Finance and Procurement Article.

(c) Adoption, modification, remand, disapproval; public hearings. --

(1) Subject to paragraph (2) of this subsection, a legislative body may adopt, modify, remand, or disapprove:

- (i) the whole plan or part of the plan;
- (ii) a plan for one or more geographic sections or divisions of the local jurisdiction; or
- (iii) an amendment to the plan.

(2) The legislative body may hold a public hearing before remanding or disapproving and shall hold a public hearing before adopting or modifying:

- (i) the whole plan or part of the plan;

- (ii) a plan for one or more geographic sections or divisions of the local jurisdiction; or
- (iii) an amendment to the plan.

(3) The planning commission shall hold a public hearing before submitting a new recommended plan to the legislative body, if the legislative body remands or disapproves:

- (i) the whole plan or part of the plan;
- (ii) a plan for one or more geographic sections or divisions of the local jurisdiction; or
- (iii) an amendment to the plan.

(4) (i) The recommendation of the planning commission shall be considered approved if the legislative body fails to approve, modify, remand, or disapprove the recommended plan in accordance with paragraph (1) of this subsection within 90 days after the date that the planning commission certifies an attested copy of the recommended plan to the legislative body in accordance with § 3-203(f) of this subtitle.

(ii) Notwithstanding subparagraph (i) of this paragraph, if the legislative body determines that there are exigent circumstances so that the legislative body is unable to act in accordance with paragraph (1) of this subsection, by resolution the legislative body may extend the deadline in subparagraph (i) of this paragraph for no more than one 60-day extension.

**HISTORY:** An. Code 1957, art. 66B, §§ 3.05(b)(1)(i), 3.06(c); 2012, ch. 426, § 2; 2015, ch. 288.

**Md. LAND USE Code Ann. § 3-202**

Annotated Code of Maryland  
Copyright 2017 by Matthew Bender and Company, Inc., a member of the LexisNexis Group  
All rights reserved.

\*\*\* Current through October 1, 2017, of the 2017 Regular Session of the Maryland General  
Assembly. \*\*\*

LAND USE  
DIVISION I. SINGLE-JURISDICTION PLANNING AND ZONING.  
TITLE 3. COMPREHENSIVE PLAN.  
SUBTITLE 2. DEVELOPMENT AND ADOPTION.

Md. LAND USE Code Ann. § 3-202 (2017)

§ 3-202. Recommendation for adoption.

(a) In general. --

(1) A planning commission shall:

(i) make and approve a plan; and

(ii) recommend the plan to the legislative body for adoption.

(2) A planning commission may recommend adoption of:

(i) the whole plan;

(ii) successive parts of the plan, which correspond to geographic sections or divisions of the local jurisdiction; and

(iii) an amendment to the plan.

(b) Expression of elements. --

(1) The elements of the plan may be expressed in words, graphics, or any other appropriate form.

(2) The elements of the plan shall be interrelated and each element shall describe how it relates to each of the other elements.

**HISTORY:** An. Code 1957, art. 66B, <sup>§§</sup> 3.05(a)(1), (3), 3.07(a); 2012, ch. 426, <sup>§</sup> 2.