

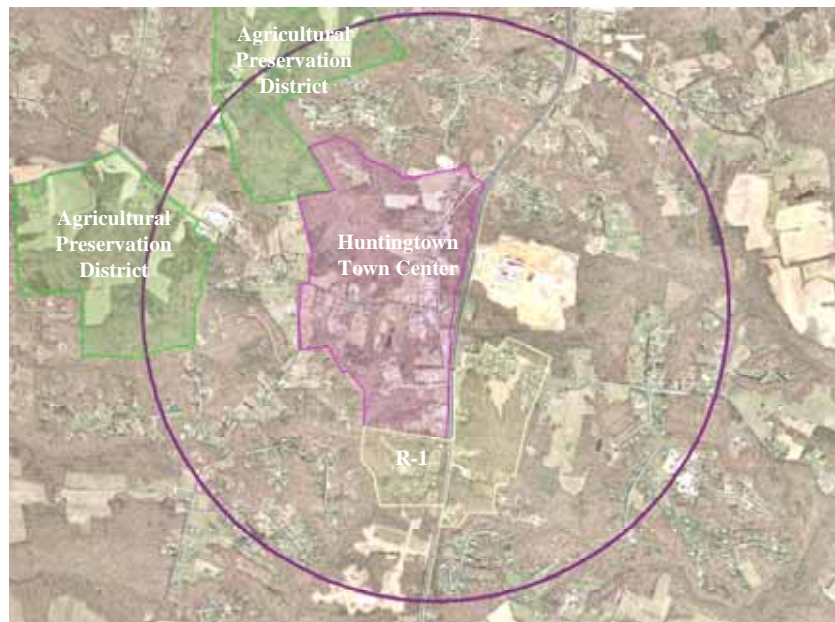
## Truth in Advertising!

How we name and describe zoning areas is very important for the public's understanding of the zoning process. The zoning titles need to define what is supposed to be going on in that geographic area. Zoning densities should match the name and the description of the zones.

During the Board of County Commissioners' work session with the Planning Commission, the Commissioners were concerned about the way staff is describing the unprotected areas within a mile radius of Town Centers. For the past 20 years, the zoning regulations have allowed residential densities as high as one house per acre<sup>1</sup> within the one-mile radius of Town Centers. The Commissioners felt that an area that allows higher residential densities should have a different name than the rest of the Rural Community District (RCD), which is only allowed residential densities as high as one house per four acres.<sup>1</sup>

Huntingtown is an example. Zoning regulations allow one house per acre within a mile of the Town Center if the property is not otherwise protected. Rather than calling this area the Rural Community District (RCD) where farms and lower density residential is permitted, perhaps this area should be given another name.

We wish to discuss this idea with citizens at the public forum.



Lands Within One-mile of Huntingtown Town Center

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<sup>1</sup> This density may be achieved with purchase of development rights. The base density in the Rural Community District is one house per 20 acres. The development rights program preserves farmland by allowed land owners to sell their development potential. Developments are relocated to town centers, near town centers and in-fill locations.