

## Glossary

This glossary has been created in preparation for the Calvert County Comprehensive Plan Update, Calvert 2040, in conjunction with the issue paper, *Preserving Rural Character and Directing Growth to Designated Areas*.

**Agricultural Preservation District (APD):** “An area of prime agricultural or forestry land voluntarily placed in the Calvert County or Maryland State Agricultural Land Preservation Program, with approval of the Calvert County Agricultural Preservation Advisory Board and/or the Board of County Commissioners.”<sup>1</sup>

**Agricultural Land Preservation Program:** “The purpose of this program shall be to: 1) offer an incentive for preservation of prime agricultural and forestry land; 2) provide compensation to the landowner who voluntarily agrees to place agricultural and forestry use covenants on his land; 3) offer a free market system for financing agricultural and forestry preservation, thus reducing direct cost to the taxpayers; 4) guide development away from prime agricultural and forestry lands on which viable farming and forestry endeavors are practical; and 5) act as a source of development rights.”<sup>2</sup>

**Designated Agricultural Area (DAA):** “An area of the County identified by the Board as having the greatest potential for maintaining a viable level of agricultural or forest production.”<sup>4</sup>

**Leveraging and Retirement Program (LAR):** “The Leveraging and Retirement Program (LAR) is similar to PAR [Purchase and Retirement] in that the Board of County Commissioners buys development rights from APD owners and permanently retires the development rights.” However, unlike PAR, there are an unlimited number of development rights that can be sold under LAR. Additionally, unlike the purchasing method in PAR, under LAR, “the owner receives annual tax-free interest payments and a lump sum payment constituting the principal at the end of a 10, 15, or 20 year term.”<sup>3</sup>

**Open Space:** “Any parcel or area of land or water essentially unimproved except for recreational facilities and set aside for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Open space within the Critical Area is defined as: land and water areas retained in an essentially undeveloped state.”<sup>1</sup>

**Priority Funding Area (PFA):** “Priority Funding Areas are existing communities and places designated by local governments where they want state investment to support future growth or to maintain character of the community.”<sup>5</sup>

**Priority Preservation Area (PPA):** Priority Preservation Areas are areas designed to “reserve the Farm and Forest District for farming and natural resource-related uses and direct residential growth away from these areas.”<sup>3</sup>

**Purchase and Retirement Program (PAR):** “The Purchase and Retirement Program (PAR) is intended to purchase and permanently remove (“retire”) development rights from the transferable development rights market. The development rights are retired rather than sold to transfer development rights elsewhere. Funding for the purchase development rights comes from the agricultural land transfer tax, the recordation tax, local government funds, and matching funds from the Southern Maryland Agricultural Development Commission and the Tobacco buyout fund.”<sup>3</sup>

**Rural Legacy:** “Maryland’s Rural Legacy Program provides funding to preserve large, contiguous tracts of land and to enhance natural resource, agricultural, forestry and environmental protection while supporting a sustainable land base for natural resource based industries.”<sup>6</sup>

**Transferable Development Right (TDR):** “The right a landowner in an Agricultural Preservation District conveys to a person which permits that person to increase the density of residential use of land.”<sup>1</sup>

**Transferable Development Right (TDR) Program:** “In general, a program whereby a landowner can sell development rights on his or her land to another landowner. In turn, the purchaser of the development rights can increase the density of the development on his or her property.”<sup>7</sup>

<sup>1</sup>Calvert County Zoning Ordinance Definitions (Article 12), <http://ecode360.com/29296407Z>

<sup>2</sup> Calvert County Zoning Ordinance (Article 2, Section 10), <http://ecode360.com/29291569Z?highlight=agricultural%20land%20preservation%20program#29291569Z>

<sup>3</sup>Preserving Rural Character and Directing Growth to Designated Areas Issue Paper, Comprehensive Plan Update, (April 7, 2017)

<sup>4</sup>Agricultural Reservation Rules and Regulations (2017), <http://www.co.cal.md.us/DocumentCenter/View/14342>

<sup>5</sup>Maryland Department of Planning, <http://planning.maryland.gov/OurProducts/pfamap.shtml>

<sup>6</sup>Maryland Department of Natural Resources, <http://dnr2.maryland.gov/land/Pages/RuralLegacy/home.aspx>

<sup>7</sup>Appendix B, Calvert County Land Preservation, Parks and Recreation Plan (2014)