



Welcome & General Info

The County sets land use and development regulations to ensure how land is used and developed aligns with the community vision and goals identified in the Master Plan. Development that complies with those regulations generally is allowable but is subject to review and approval as described below.

This process ensures that development aligns with the community's goals, regulations, and safety standards while addressing public needs.



1

It starts here.

Master Plan

An adopted "Big Picture" countywide plan outlining the County's long-term vision and goals for land use, housing, transportation, and community development based on public input.

- Land use designations contained in the Master Plan reflect the vision and goals and are implemented through zoning.
- Planned public facilities and roadways contained in the Master Plan get factored into development proposals and capital project planning.



2

Zoning

Zoning implements the Master Plan by regulating land uses, intensities, and densities. Rezoning property to align with the land use designations of the Master Plan helps achieve the plan's vision and goals.



- Zoning regulates how properties in Carroll County can be developed and used.
- Property owners must review the County zoning laws and map to confirm that the proposed use or type of development is allowed in the zoning district at the property's location.
- Zoning regulations are shaped through public meetings and community input.



How did ***THAT*** get there?

3

Development Review

Before a property can be subdivided or developed, the development plans must be submitted to the County for review against federal, state, and county codes and regulations.



- Development plans are posted online. Citizen comments may be submitted, and public meetings include a citizen comment period.
- Provided the proposed plan is in compliance with codes and regulations and aligns with the Master Plan, the project proposal is approved by the Planning and Zoning Commission.



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Legal Obligations



Once a plan is approved, a developer may need to record legal documents, post a bond, and enter into a Public Works Agreement for things that can include new roads, environmental easements, and new lots of record.

- Once a subdivisions is approved, a final plat is recorded to legally define property boundaries.
- Unless amended, all future development must be consistent with the approved plans

5

Permitting



Developers submit applications for necessary building permits for compliance with building codes and other local, state, or federal regulations during the construction phase of the project.

- Once permits are issued, construction begins and must follow approved site and building plans.
- Inspections are conducted at various stages to ensure compliance with codes and standards.



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Use and Occupancy Certificate



The project is officially complete, and the property is ready for use, sale, or lease.

- After construction is complete, final inspections are performed to ensure all work complies with approved plans and regulations.
- After passing final inspections, the local building department issues a Use and Occupancy Certificate (U&O).
- The U&O certifies that the building is safe and ready for its intended use

