



Washington County

M A R Y L A N D



WASHINGTON COUNTY, MD

COMPREHENSIVE PLAN 2040

Your County. Your Vision. Your Future.

RESOLUTION NO. RS-2025- 34

Adoption of the 2040 Comprehensive Plan for Washington County, Maryland

RECITALS

Whereas, in accordance with Section 3-101 of the Annotated Code of Maryland (Code) Land Use Article, the Board of County Commissioners of Washington County (“The Board”) are empowered and required to enact, adopt, amend and execute a Comprehensive Plan (“Plan”).

Whereas, the Washington County Planning Commission (“Planning Commission”) embarked on an extensive public outreach program in 2019 to seek information and feedback on land use issues within the County in order to update the County Plan. The outreach efforts included focus groups, stakeholder meetings, workshops and public meetings. Insights and comments made as part of these outreach efforts were reviewed, deliberated, and, where appropriate, included in a draft Plan, and

Whereas, in accordance with the Section 3-203(c) of the Land Use Article of the Code, copies of the draft Plan were provided to all adjoining planning jurisdictions and all State and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the Plan, and

Whereas, after due notice was published, the Planning Commission held a public hearing on January 13, 2025, to receive public comment on the draft Comprehensive Plan, and

Whereas, upon consideration of input from the public and governmental agencies, the Planning Commission, by a unanimous vote, forwarded this Plan to the Board with a recommendation of adoption, and

After due notice was published, the Board held a public hearing on June 13, 2025, on the draft Comprehensive Plan recommended by the Planning Commission, for the purpose of taking public testimony on the document. The Board has considered all information presented at the public hearing and the recommendation of the Planning Commission;

NOW, THEREFORE, be it resolved that the Board of County Commissioners of Washington County, Maryland do hereby adopt the 2040 Comprehensive Plan for Washington County thereby replacing the 2002 Comprehensive Plan.

Adopted this 26th day of August, 2025

Effective the first day of September, 2025

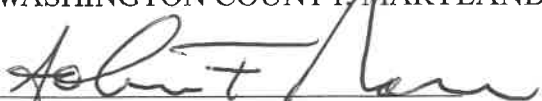
ATTEST:



Dawn L. Marcus, County Clerk

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

BY:



John F. Barr, President

Approved as to form and legal sufficiency
for execution by the County:



Zachary J. Kieffer, County Attorney

TABLE OF CONTENTS

Chapter Order

Chapter Number	Chapter Title
Chapter 1	Snapshot
Chapter 2	Introduction
Chapter 3	Visions, Goals and Objectives
Chapter 4	Existing Conditions
Chapter 5	Historic
Chapter 6	Housing
Chapter 7	Transportation
Chapter 8	Community Facilities
Chapter 9	Economic Development
Chapter 10	Mineral Resources
Chapter 11	Agriculture and Forestry
Chapter 12	Sensitive Areas
Chapter 13	Water Resources
Chapter 14	Growth Management and Land Use
Chapter 15	Implementation
Appendix 1	Housing
Appendix 2	Transportation
Appendix 3	Growth Management and Land Use
Appendix 4	Maps

TABLE OF CONTENTS

Charts

Chart Number	Chart Name	Page Number
Chart 4-1	Total Population 1990-2020	4-1
Chart 4-2	Race by Percentage 2000-2020	4-2
Chart 4-3	Age of Total Population 2010	4-3
Chart 4-4	Age of Total Population 2020	4-3
Chart 6-1	Number of Units Per Housing Structure	6-4
Chart 6-2	Monthly Housing Costs	6-7
Chart 6-3	Owner Occupied Home Values	6-9
Chart 6-4	Median Rent in County vs. State	6-10
Chart 6-5	Land Development Activity	6-16
Chart 6-6	SF Residential Parcels	6-23
Chart 6-7	Percentage of SF Parcel Acreages	6-24
Chart 6-8	Average Acreage Per Parcel	6-25
Chart 6-9	County Projected Dwelling Units 2020-2045	6-29
Chart 6-10	MDP Projected Dwelling Units 2020-2045	6-29
Chart 6-11	Projected Percent Population over 65	6-30
Chart 7-1	Means of Transportation to Work for Workers Aged 16 Years and Over (2000-2020)	7-5
Chart 7-2	Means of Transportation to Work by Vehicles Available (2010-2020)	7-6
Chart 7-3	Travel Time to Work (2000-2020)	7-7
Chart 7-4	Washington County Vehicle Miles Traveled, Population and Employment Growth 2000-2015	7-12
Chart 7-5	AADT Count at Major County Entrances/Exits	7-13
Chart 7-6	Projected Volume of Freight by Travel Mode (2017-2050)	7-37
Chart 7-7	Percentage of Total Freight Employment by NAICS Land Use	7-47
Chart 9-1	Total Jobs 1970-2040	9-2
Chart 9-2	Changes in Jobs by NAICS Industry	9-5
Chart 9-3	Total Labor Force	9-6
Chart 9-4	Unemployment Rate 2005-2020	9-8
Chart 9-5	Median Household Income 2010-2020	9-9
Chart 9-6	Poverty Rates 2010-2020	9-10
Chart 10-1	Washington County Non-Coal Surface Mine Production	10-2
Chart 11-1	Land in Farms by Use Category (2017)	11-3
Chart 11-2	Agricultural Lands Converted vs. Preserved 1981-2020	11-10
Chart 11-3	Forest Acres Preserved vs Acres Required 1994-2018	11-32
Chart 12-1	Percent of Riparian Buffer Zones That Are Covered by Tree Canopy, by Region	12-6
Chart 14-1	Land Use Patterns 1973-2011	14-2
Chart 14-2	Developed vs. Undeveloped Areas	14-4
Chart 14-3	Developed vs. Undeveloped Land in Growth Areas	14-5
Chart A2-1	A breakdown of the four types of cyclists	A2-12

TABLE OF CONTENTS

Maps

Map Number	Map Name	Page Number
Map 1-1	Washington County Vicinity	1-1
Map 5-1	Historic Sites	5-10
Map 5-2	Heart of the Civil War Heritage Area in Washington County	5-15
Map 5-3	Historic Rural Villages & Antietam Overlays	5-22
Map 5-4	Historic Preservation Overlay Locations	5-27
Map 6-1	Environmental Justice Scores by Census Tract	6-12
Map 6-2	Priority Funding Areas	6-18
Map 6-3	Washington County Residential Development 1994-2023	6-21
Map 7-1	Commuter Origins and Destinations for Washington County Workers Age 16+	7-8
Map 7-2	Transportation Costs as Percentage of Annual Household Income	7-9
Map 7-3	County Location Affordability (Housing + Transportation)	7-10
Map 7-4	2040 Travel Time Index Projections	7-14
Map 7-5	Priority Corridors for Safety Improvements	7-16
Map 7-6	Functional Classification of Roadways	7-18
Map 7-7	Highways Plan	7-20
Map 7-8	Washington County Transit Network	7-23
Map 7-9	Areas with Greatest Transit Need	7-25
Map 7-10	Existing Bicycle, Pedestrian and Trail Facilities	7-28
Map 7-11	Regional Truck Parking	7-39
Map 7-12	Active Railroads	7-43
Map 7-13	Railway Incidents 2000-2022	7-44
Map 7-14	Freight Employment Locations	7-46
Map 7-15	Planned Freight Development	7-48
Map 7-16	Existing Electric Vehicle Charging Stations and Targeted Areas	7-54
Map 8-1	Federal and State Parklands	8-7
Map 8-2	Local Parks and Recreational Facilities	8-8
Map 8-3	Elementary School Districts and Schools	8-10
Map 8-4	Middle School Districts and Schools	8-11
Map 8-5	High School Districts and Schools	8-12
Map 8-6	Law Enforcement, Correctional Facilities and Judicial Service	8-18
Map 8-7	Fire and Rescue Companies in Operation	8-21
Map 8-8	Washington County Library Locations	8-26
Map 8-9	MDBC Fiber Optic Network	8-27
Map 9-1	Dispersion of Age Dependency Ratios by Election District	9-8
Map 9-2	Foreign Trade Zones	9-22
Map 9-3	Targeted Economic Area - Airport	9-27
Map 9-4	Targeted Economic Area - Hopewell Valley	9-28
Map 9-5	Targeted Economic Area - Hopewell Valley North	9-29
Map 9-6	Targeted Economic Area - Friendship Technology Park	9-30
Map 9-7	Targeted Economic Area - Former Ft. Ritchie Military Base	9-31
Map 9-8	Targeted Economic Area - Mt. Aetna Technology Park	9-32
Map 10-1	Active Non-Coal Surface Mines	10-3
Map 10-2	Potential Non-Fuel Mineral Reserves	10-4
Map 10-3	Zones of Dewatering	10-7

TABLE OF CONTENTS

Maps

Map Number	Map Name	Page Number
Map 10-4	Mineral Resource Extraction Operations by Class	10-8
Map 11-1	Soil Capability Classes 1 & 2	11-2
Map 11-2	Protected Lands	11-9
Map 11-3	Forest Inventory	11-26
Map 12-1	Stream Health (1996-2020)	12-5
Map 12-2	County Riparian Forest Buffers	12-7
Map 12-3	Springs and Karst Formations	12-13
Map 12-4	Habitats of Rare, Threatened or Endangered Species	12-17
Map 12-5	Washington County BioNet	12-18
Map 12-6	Washington County GreenPrint	12-20
Map 12-7	Existing Special Planning Areas	12-22
Map 12-8	Waterway Designated Use Classifications	12-23
Map 12-9	Proposed Watershed Protection Special Planning Areas	12-27
Map 12-10	Steep Slopes	12-29
Map 13-1	8 Digit Watersheds in Washington County	13-2
Map 13-2	Hydrogeomorphic Regions in Washington County	13-4
Map 13-3	Wellhead Protection Areas	13-11
Map 13-4	Map of Desirable Areas for Water Quality Protection	13-29
Map 14-1	2011 Land Use and Land Cover	14-2
Map 14-2	Protected Lands	14-6
Map 14-3	Growth Areas as a Percentage of Total County Acreage	14-8
Map 14-4	Priority Funding Areas	14-10
Map 14-5	Future Land Use	14-18
Map A3-1	Environmental Conservation Weighted Score	A3-3

TABLE OF CONTENTS

Tables

Table Number	Table Name	Page Number
Table 4-1	Total Household and Household Size 2000-2020	4-2
Table 4-2	Household Composition 2000-2020	4-2
Table 4-3	Household Income as a Percentage of Total Households (2000-2020)	4-4
Table 4-4	Educational Attainment for Total Population Age 25 Years and Older (2000-2020)	4-5
Table 5-1	National Register of Historic Places	5-9
Table 5-2	Summary of Town Historic Resource Surveys	5-12
Table 5-3	Historic Resource Surveys Completed Since 2002 Comprehensive Plan	5-12
Table 5-4	Rural Villages with Historic Surveys Status	5-23
Table 5-5	Local Preservation Organizations	5-29
Table 6-1	Housing Occupancy and Tenure	6-2
Table 6-2	Age of Housing Stock	6-3
Table 6-3	Household Income Between 0% and 110% of Area Median Income	6-9
Table 6-4	Residential Building Permits by Housing Type 2000-2019	6-16
Table 6-5	Permits and Development Plans Inside and Outside of PFAs (1994-2019)	6-19
Table 7-1	County Household Transportation Statistics	7-10
Table 7-2	Top Congested Corridors in Washington County	7-15
Table 7-3	Corridors	7-16
Table 7-4	Relationship Between Functional Classification and Travel Characteristics	7-17
Table 7-5	Highway Standards	7-19
Table 7-6	Highways Plan Detail	7-21
Table 7-7	HEPMPO Fiscal Constraint Plan	7-22
Table 7-8	Proposed Washington County Bicycle Facilities	7-35
Table 7-9	Top Corridors Identified by Public Comments for Bike and Pedestrian Needs	7-35
Table 7-10	County Sidewalk Improvements	7-36
Table 7-11	Freight Employment Typology by 2022 NAICS Codes	7-47
Table 7-12	Existing Critical Urban and Rural Freight Corridors	7-49
Table 7-13	Priority Freight Corridors	7-49
Table 7-14	Candidate Critical Urban Freight Corridors	7-50
Table 8-1	Actual and Projected School Capacity 2020-2027	8-14
Table 8-2	Washington County Fire Companies	8-22
Table 8-3	City of Hagerstown Fire Department	8-23
Table 9-1	Comparison of Job Sectors - County vs. State (2020)	9-3
Table 9-2	Major Employers in Washington County	9-4
Table 9-3	Regional Labor Force	9-7
Table 9-4	Changes in Employment 2000-2020	9-12
Table 9-5	Shift Share 2000-2020	9-12
Table 9-6	Changes in Employment 2010-2020	9-14
Table 9-7	Shift Share 2010-2020	9-14
Table 9-8	Location Quotient	9-15
Table 9-9	Non-Residential Capacity Analysis	9-16
Table 10-1	Key Mineral Extraction Characteristics	10-8
Table 11-1	Acreage, Number and Size of Farms	11-3
Table 11-2	Crops Grown in Washington County	11-4
Table 11-3	Livestock Raised in Washington County	11-4
Table 11-4	Agricultural Sales	11-5

TABLE OF CONTENTS

Tables

Table Number	Table Name	Page Number
Table 11-5	Demographics of Farmers	11-6
Table 12-1	Washington County Stream Buffer Guidelines	12-8
Table 13-1	Hydrogeomorphic Region Recharge Rates	13-6
Table 13-2	Freshwater Use and Withdrawals in Washington County	13-7
Table 13-3	Water Resource Usage - Current and Projected	13-8
Table 13-4	Wastewater Facilities	13-14
Table 13-5	Wastewater Treatment Plant Capacity - Current and Projected	13-16
Table 13-6	Point Source Loading for County Owned WwTPs	13-18
Table 13-7	Designated Use Classifications	13-25
Table 13-8	Adopted Water Quality Standards to Maryland Waterways	13-25
Table 13-9	WQS for Antietam Creek Watershed	13-27
Table 13-10	WQS for Conococheague Creek Watershed	13-27
Table 13-11	WQS for Marsh Run Watershed	13-27
Table 13-12	WQS for Potomac River Direct Watershed	13-28
Table 13-13	Impervious Surface Area by Watershed	13-31
Table 13-14	CAST Model Pollution Scenarios	13-33
Table 14-1	Developed vs. Undeveloped Land	14-5
Table 14-2	Zoning by Acreage in the County	14-7
Table 14-3	Population Projections	14-12
Table 14-4	Household Projections	14-12
Table 14-5	Moderate Growth Scenario	14-13
Table 14-6	High Growth Scenario	14-13
Table 14-7	Residential Capacity of Current 2002 Land Use Plan by Growth Area	14-15
Table 14-8	Residential Capacity of Proposed 2024 Land Use Plan by Growth Area	14-15
Table 14-9	Residential Capacity Analysis - Rural Areas - Current 2002 Land Use Plan	14-16
Table 14-10	Residential Capacity Analysis - Rural Areas - Proposed 2024 Land Use Plan	14-16
Table 14-11	Area per Land Use Policy	14-20
Table A2-1	Level of Service Grades and Intersection Wait Times	A2-2
Table A2-2	2008 Changes to Federal Functional Classification System	A2-3
Table A2-3	Characteristics of Bicycle Facility Types	A2-9
Table A2-4	Truck Parking Demand Estimates by Industry per 1,000 Employees	A2-14
Table A2-5	Truck Parking Spaces by Land Use and Building Square Footage	A2-14
Table A3-1	Adopted Land Use Multipliers Indicating Density Units/Acre	A3-1
Table A3-2	Proposed Land Use Multipliers Indicating Density Units/Acre	A3-2