



# Baltimore County **2013 Annual Growth Report**

Draft June 19, 2014

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## Introduction

The annual growth report tracks development-related changes that occurred in Baltimore County for the 2013 calendar year. It then assesses whether the changes are consistent with the county's growth policies and land use goals.

This report is required to be submitted to the Maryland Department of Planning (MDP) by July 1, 2014. The report's format is based on templates provided by MDP, and corresponds to the requirements of the Annotated Code of Maryland, Land Use Article, Sections 1-207 and 1-208.

## Section A: Annual Report on Growth Related Changes

### Changes to Development Patterns

#### New Subdivisions Created

Baltimore County continues to experience residential growth and business expansion. In 2013, plans for seven major subdivisions, three planned unit developments (PUDs), nine minor subdivisions, and one limited exemption were approved, proposing 705 housing units (Table 1). This number of units was an increase from 481 in 2012. Among total housing units, the percent share of multi-family (MF) units approved is smaller than it was in 2012 (55.5 percent), while the percent share of single family attached (SFA) units grew from 17.05 percent in 2012 to 44.68 percent in 2013. The single-family housing types include detached (SFD), semi-detached (SFSD), and attached (SFA) or town-houses.

**Table 1. New Residential Units in Approved Development Plans, 2013**

Project Track	Project Count	Unit Type				Total
		SFD	SFSD	SFA	MF	
Major Subdivision	7	110	0	64	0	174
Minor Subdivision	9	20	0	0	0	20
Limited Exemption	1	0	0	0	250	250
Planned Unit Development	3	2	8	251	0	261
Total Units by Type		132	8	315	250	705
Percent total units		18.72%	1.13%	44.68%	35.46%	-

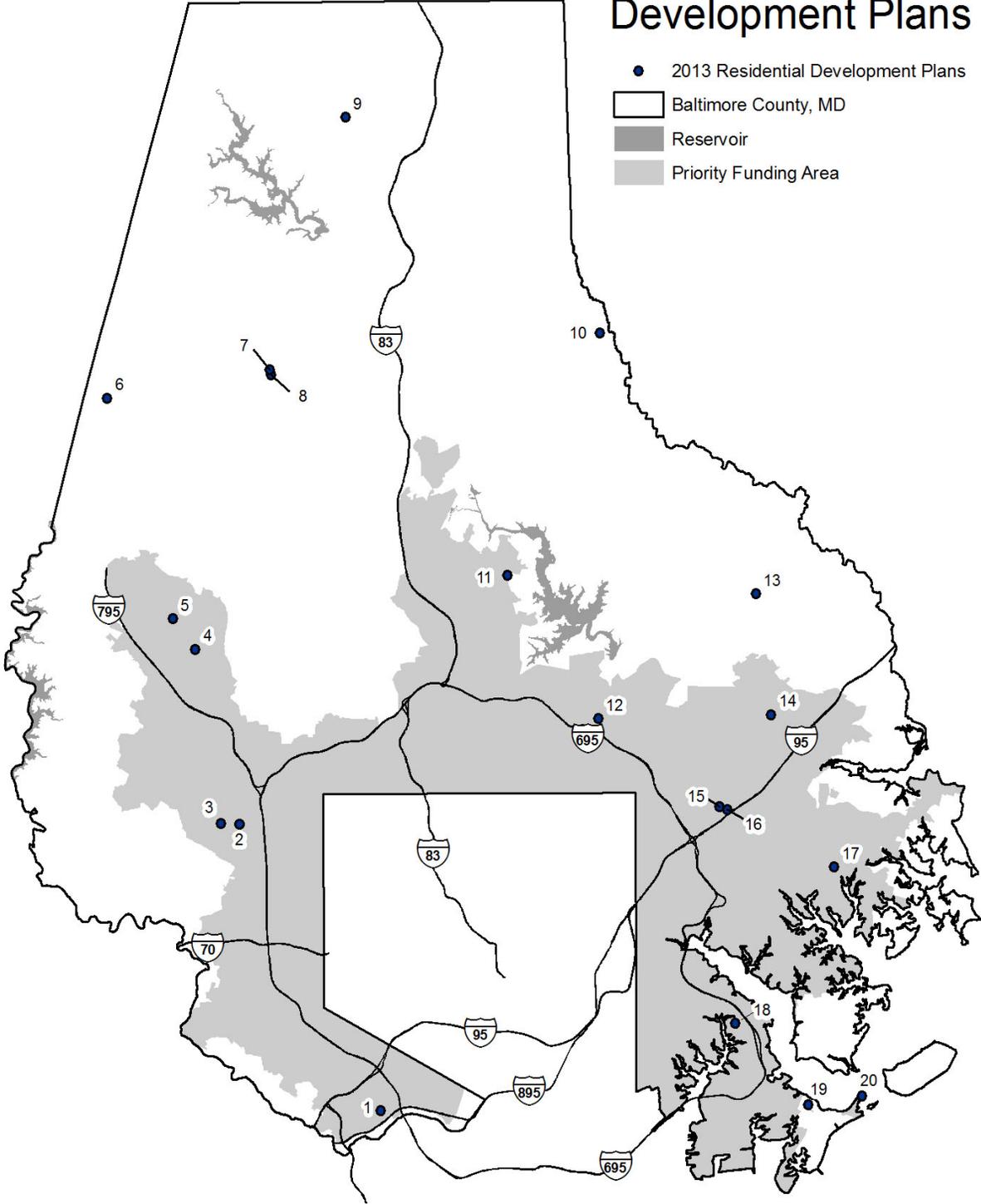
Source: Baltimore County Government, approved development plans, 2014.

Percent total units = total units by type / total units (705)

# Map 1

## 2013 Residential Development Plans

- 2013 Residential Development Plans
- Baltimore County, MD
- Reservoir
- Priority Funding Area



## Map Key, 2013 Approved Residential Development Plans

NO.	PLAN NAME	SFD	Number of Units		
			SFSD	SFA	MF
1	Swagger Property	2	0	0	0
2	Marriott Kirk Property	0	0	64	0
3	8362 Liberty Road	2	0	0	0
4	102 The Byway Road	3	0	0	0
5	Timber Grove Estates	14	0	0	0
6	Barnes, Gregory Property	2	0	0	0
7	Elliott C Gregory Property	2	0	0	0
8	Sallie M Waller Property	2	0	0	0
9	Ardolino Property	3	0	0	0
10	Harford Partners LLC Property	2	0	0	0
11	Dulaney View	13	0	0	0
12	Cromwell Ridge	31	0	0	0
13	Hutschenreuter, George Property	2	0	0	0
14	4334 Chapel Road	11	0	0	0
15	McNeal Farm	25	0	0	0
16	Shirley Ridge	16	0	0	0
17	Martin's Landing	0	0	0	250
18	The Townes At North Point PUD	0	0	108	0
19	Shaws Discovery	1	0	143	0
20	2801 Bay Drive PUD	1	8	0	0
<b>Total</b>		<b>132</b>	<b>8</b>	<b>315</b>	<b>250</b>

In addition to residential development plans, 16 non-residential development plans were approved in 2013 (Table 2) for retail, institutional, mixed-use, and office uses. The square footage of the mixed use development accounts for the largest amount of non-residential development approved in 2013, followed by retail. While a major development plan for an industrial use was approved in 2013 for a BGE substation, the plan does not propose any building structures, only outdoor equipment.

**Table 2. Square Footage of Non-Residential Uses in Approved Development Plans, 2013**

Project Track	Project Count	Square Feet by Use Type					Total
		Retail	Industrial	Institutional	Mixed Use	Office	
Limited Exemption	14	1,021,231	0	410,000	1,128,196	26,983	2,586,410
Major Development	2	127	0	0	424,680	0	424,807
Total square feet by use type		1,021,358	0	410,000	1,552,876	26,983	3,011,217
<i>Percent total square feet</i>		33.92%	-	13.62%	51.57%	0.90%	-

Source: Baltimore County Government, approved development plans, 2014.

Percent total square feet = total square feet by use type / total square feet (3,011,217)

Notes:

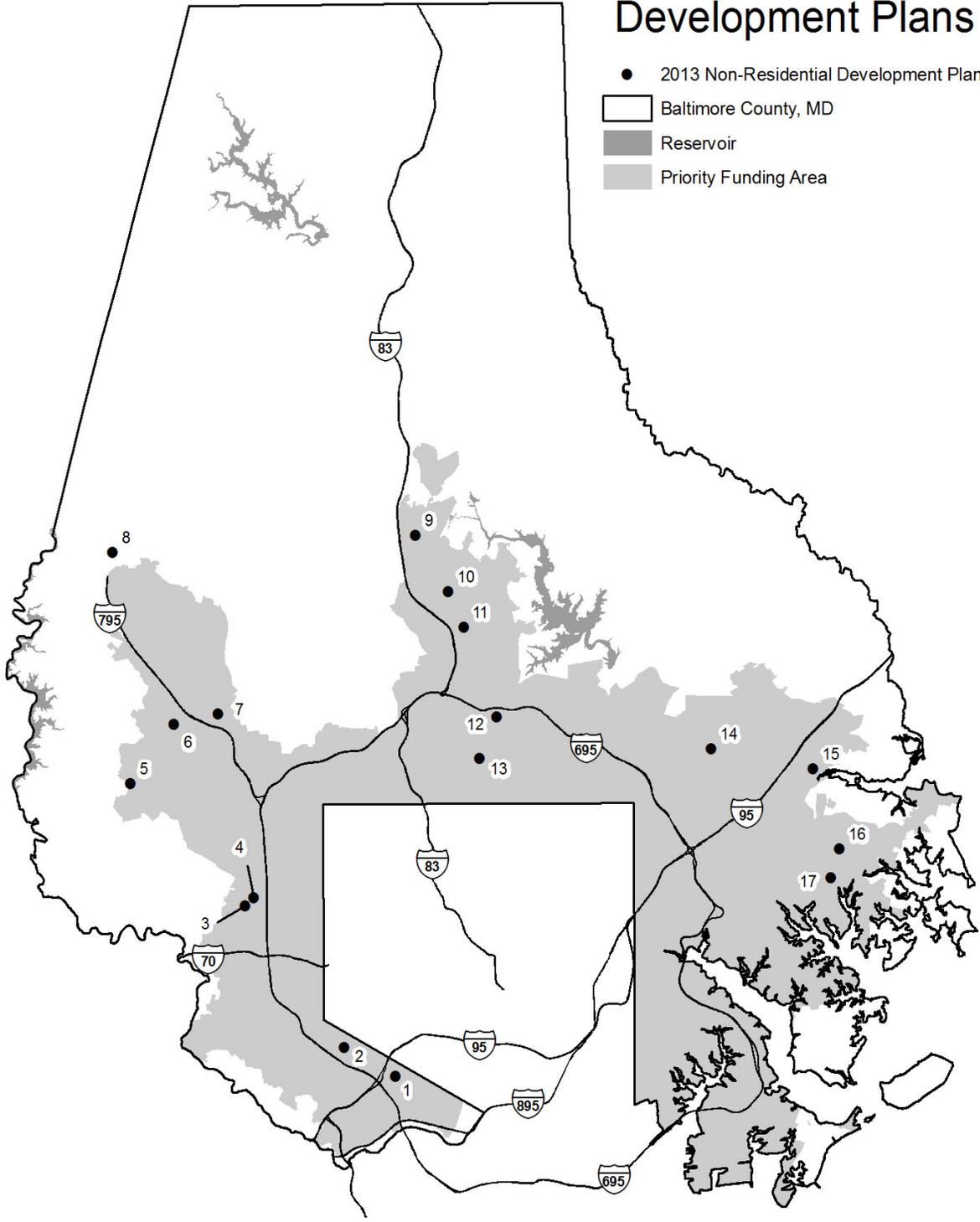
- 1) The institutional use (limited exemption) located at Sheppard & Enoch Pratt includes 384 in-patient beds.
- 2) The mixed use at the Red Run Corporate Center (limited exemption) plus a 200-room hotel.
- 3) The mixed use development, Martin's Landing (limited exemption), includes a 2,000-seat cinema, 250 multi-family units, and a 181,566 square-foot Wal Mart store.

### Map Key, 2013 Approved Non-Residential Development Plans

NO.	PLAN NAME	PLAN AREA (Acres)	BUILDING AREA (Square Feet)	TYPE
1	Merritt-Daniels Property	2.06	19,950	Office
2	Wilkens Beltway Plaza Shopping Center	11.89	127	Retail
3	2601 Rolling Road Lots 1 & 2	14.32	15,600	Mixed
4	Windsor Station Phase 4	22.40	180,180	Mixed
5	Dunkin Donuts	1.39	4,168	Retail
6	Red Run Corporate Center Lot 2	12.07	85,000	Mixed
7	Foundry Row	49.49	424,680	Mixed
8	BGE Substation	180.00	-	Industrial
9	Royal Farms Store 191	3.33	6,528	Retail
10	Autozone #4657	1.75	7,360	Retail
11	Global View Center	6.17	6,000	Retail
12	Patient First	0.77	7,033	Office
13	Sheppard & Enoch Pratt Hospital	21.00	410,000	Institutional
14	8833 Belair Road	0.91	12,342	Retail
15	Thomasland Schadie	23.91	175,600	Mixed
16	Baltimore Crossroads At 95, Area 10	161.00	984,833	Mixed
17	Martin's Landing	50.94	671,816	Mixed
<b>TOTAL</b>		<b>563.40</b>	<b>3,011,217</b>	

# Map 2 2013 Non-Residential Development Plans

- 2013 Non-Residential Development Plans
- Baltimore County, MD
- Reservoir
- Priority Funding Area



## Occupancy and Razing Permits

Building permits are issued for the construction of all major structures in Baltimore County. However, separate building permits may be issued for different construction phases of a building, or permits may be reissued when plans are revised or after two years when a permit expires, resulting in multiple permits issued for the same structure.

A more reliable indicator of building activity and growth is the approval of a building permit for occupancy, which indicates that the building construction is completed. Therefore, to provide an accurate assessment of development activity, data for approved occupancy permits are used in this report. Additionally, data for razing permits is provided. As a mature jurisdiction that is experiencing redevelopment, it is becoming more frequent for new construction to follow the demolition of an existing structure, with little or no increase in growth.

Table 3 shows that in 2013, the number of units constructed for occupancy was 956. This figure is lower than it was in 2012 (1,183). Table 3 also exhibits that approximately 94.35 percent of residential units built in 2013 were single-family structures (SFA, SFD, and SFSD). The multi-family's share was 5.65 percent.

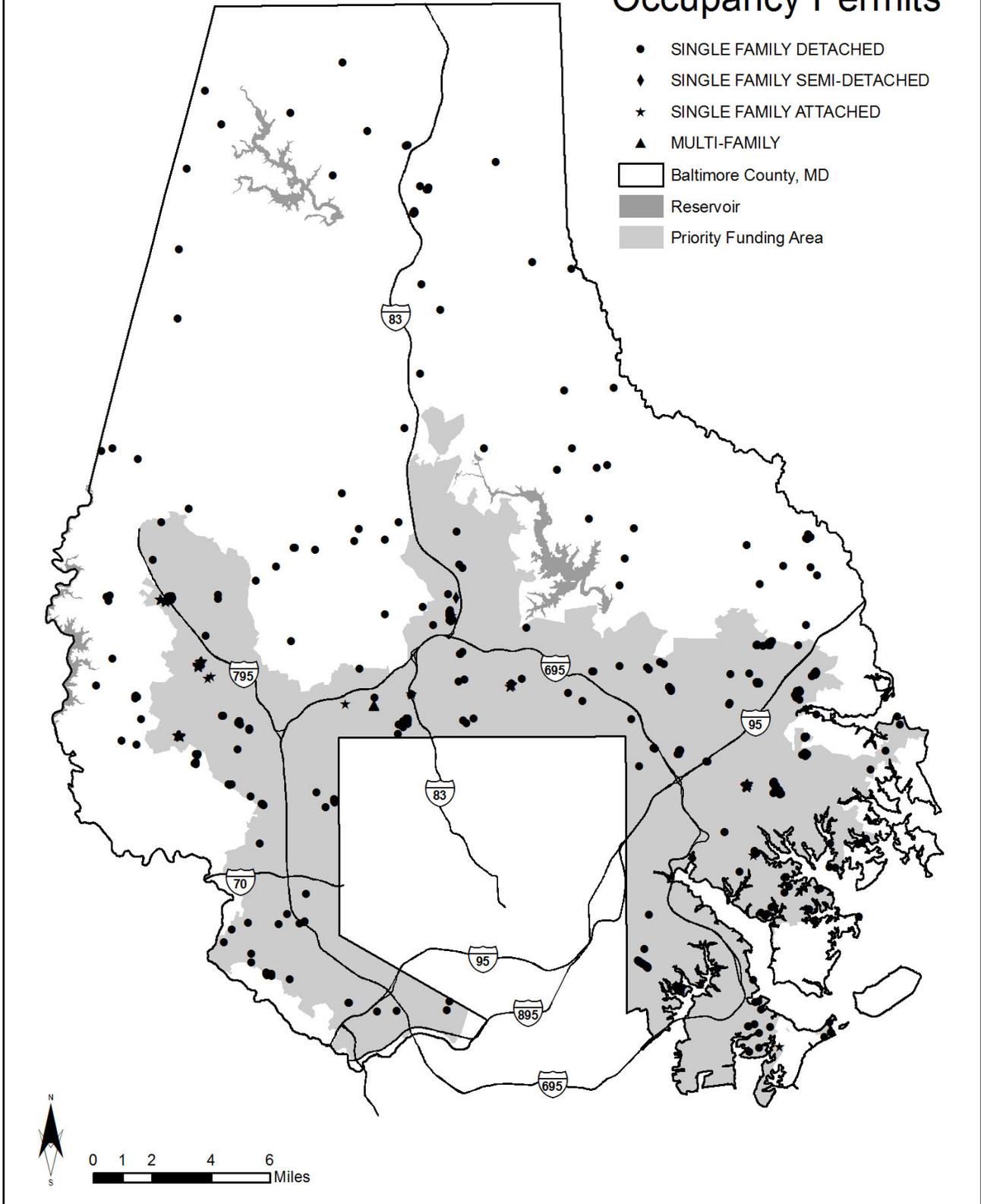
**Table 3. New Residential Units in Occupancy Permits, 2013**

Housing Unit Type	Units by Type	Percent Total Units
Multi-Family (MF)	54	5.65%
Single Family Attached (SFA)	410	42.89%
Single Family Detached (SFD)	468	48.95%
Single Family Semi-Detached (SFSD)	24	2.51%
<i>All single family units</i>	<i>902</i>	<i>94.35%</i>
Total Residential Units	956	-

Source: Baltimore County Government, occupancy permits, 2014.

Percent total units = units by type / total residential units (956)

# Map 3 2013 Residential Occupancy Permits



Among the occupancy permits for non-residential construction, mixed use development had the largest amount of the square footage in 2013 (Table 4). The percentage of the retail square footage ranked second, but was much smaller than the mixed-use category. The industrial use was a 2,100-square-foot storage and uncrating area. The mixed use type comprises a mixture of various non-residential uses.

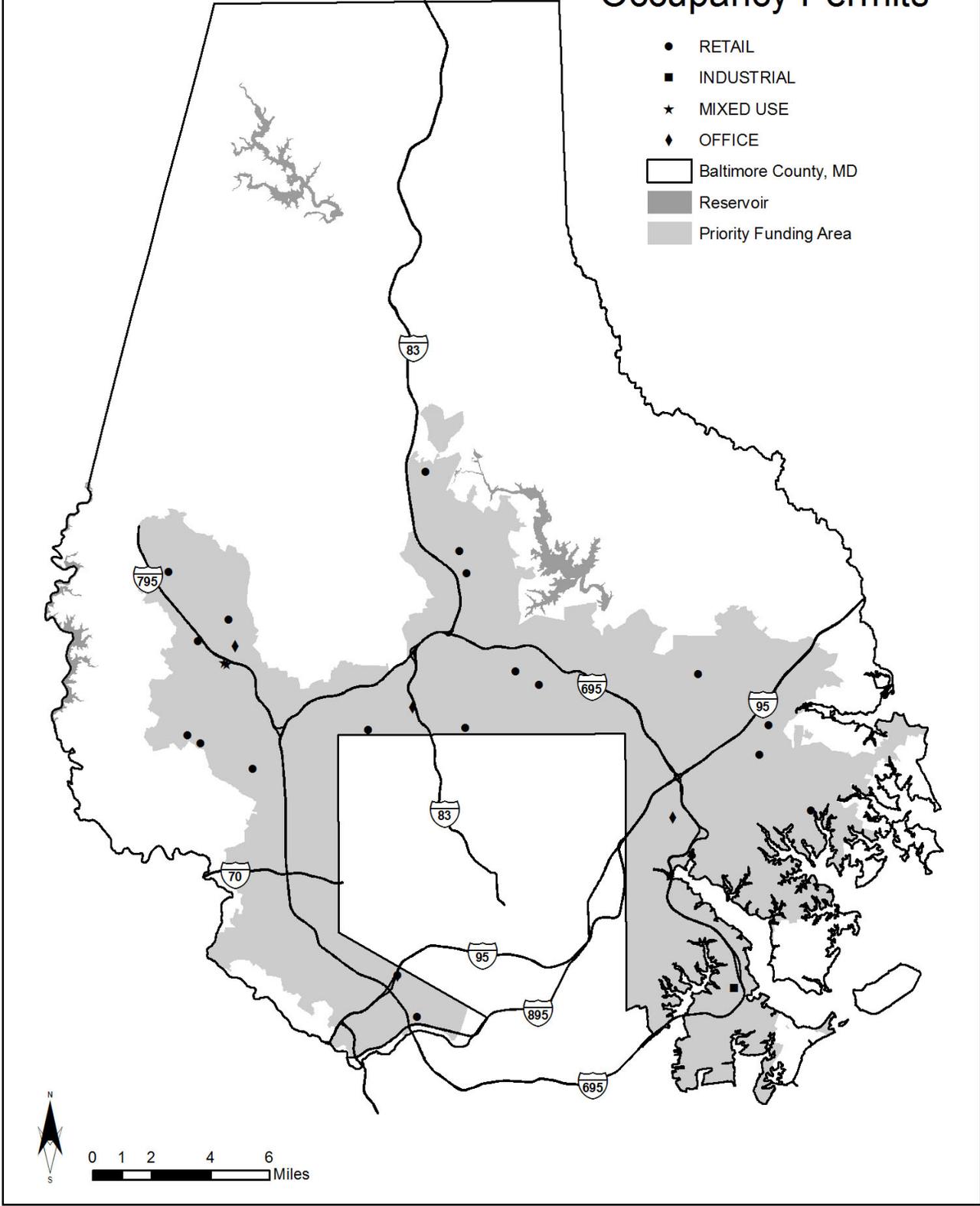
**Table 4. Square Footage of Non-Residential Uses in Occupancy Permits, 2013**

Data Type	Use Type					Total Square Feet
	Retail	Industrial	Institutional	Mixed Use	Office	
Square Feet by Use Type	160,714	2,100	0	306,032	132,887	601,733
<i>Percent total square feet</i>	26.71%	0.35%	0.00%	50.86%	22.08%	-

Source: Baltimore County Government, occupancy permits, 2014.

Percent total square feet = square feet by use type / total square feet (601,733)

# Map 4 2013 Non-Residential Occupancy Permits



There were 288 units in residential razing permits issued in Baltimore County in 2013 (Table 5). In comparison, 90 units were issued razing permits in 2012. All of the residential units issued razing permits in 2013 were single family structures. Like in 2010, 2011, and 2012, there were no razing permits issued for multi-family structures.

**Table 5. Residential Units in Razing Permits, 2013**

Housing Unit Type	Units by Type	Percent Total Units
Multi-Family (MF)	0	0.00%
Single Family Attached (SFA)	-144	50.00%
Single Family Detached (SFD)	-131	45.49%
Single Family Semi-Detached (SFSD)	-13	4.51%
Total Residential Units	-288	-

Source: Baltimore County Government, razing permits, 2014.

Percent total units = units by type / total residential units (-288)

# Map 5 2013 Residential Razing Permits

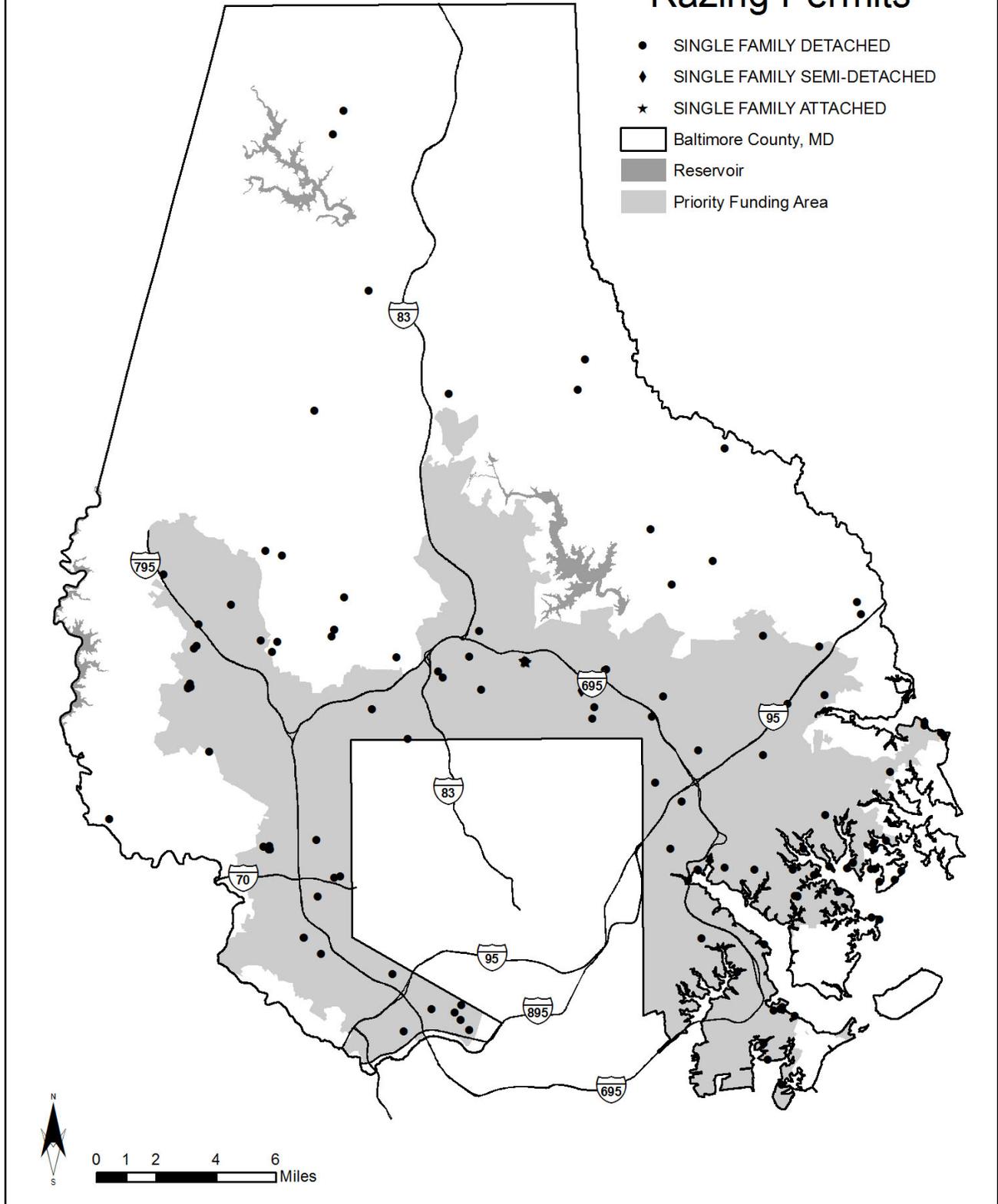


Table 6 displays that non-residential razing permits were issued largely for industrial uses in terms of square footage, accounting for 84.48 percent of the total. The demolition of structures at the Bethlehem steel plant accounted for over 1.5 million square feet of industrial razings. The rest of the razing permits for industrial uses were mainly for storage and warehouse buildings and a paper mill. A small percentage of razing permits were issued for retail, institutional, and office uses.

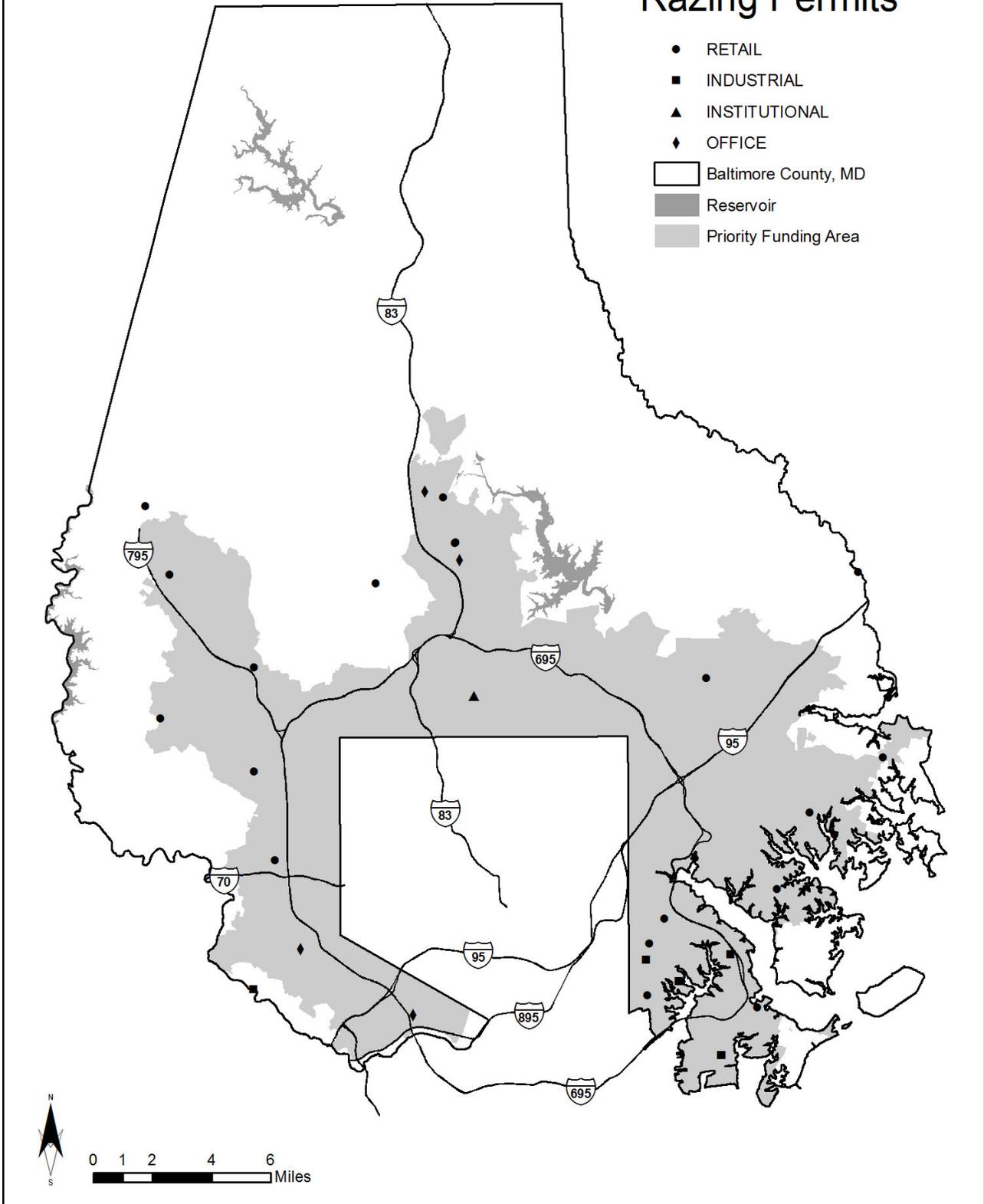
**Table 6. Square Footage of Non-Residential Uses in Razing Permits, 2013**

Data Type	Use Type					Total
	Retail	Industrial	Institutional	Mixed Use	Office	
Square Feet by Use Type	204,156	1,784,343	95,100	0	28,516	2,112,115
<i>Percent total square feet</i>	9.67%	84.48%	4.50%	0.00%	1.35%	-

Source: Baltimore County Government, razing permits, 2014.

Percent total square feet = square feet by use type / total square feet (2,112,115)

# Map 6 2013 Non-Residential Razing Permits



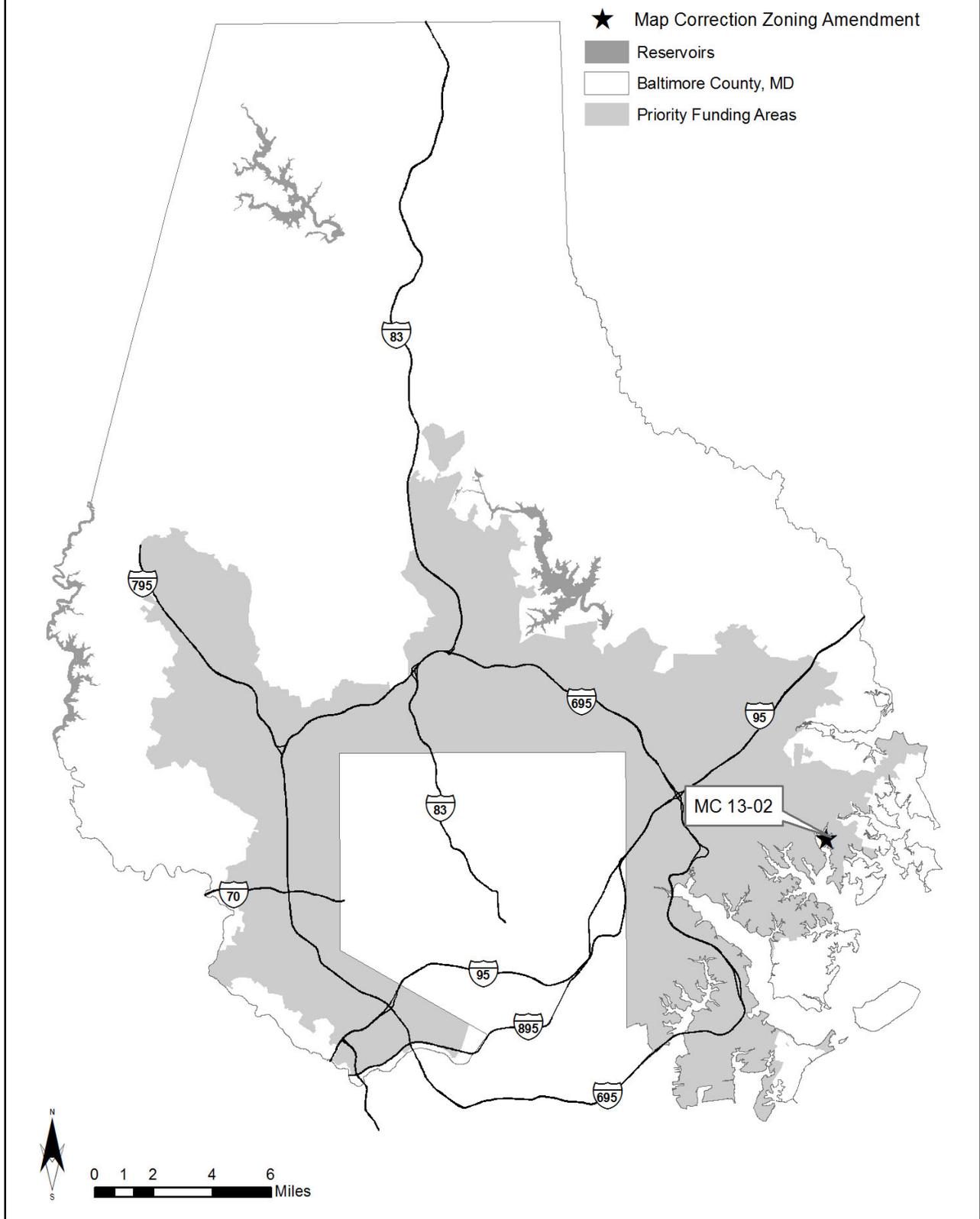
## Zoning Map Amendments

There was one zoning map amendment in 2013 approved by the Baltimore County Board of Appeals as a map correction, in response to technical errors during the 2012 comprehensive zoning map process (CZMP). This 2.60-acre property is located at 412 Armstrong Road, and is inside the Priority Funding Area. The parcel was zoned primarily BMB, Business Maritime Boatyard, with a small amount of Density Residential, DR 5.5 zoning. The residential zoning was changed to BMB, so that the entire parcel now zoned BMB.

### 2013 Zoning Changes

	Prior Zoning		Current Zoning	
	Zoning	Acres	Zoning	Acres
Palmer Property	BMB	2.40	BMB	2.60
	DR 5.5	0.20		
	<b>Total</b>	<b>2.60</b>		<b>2.60</b>

# Map 7 2013 Zoning Amendment



## Legislative Text Amendments

There were 21 bills or resolutions adopted by the Baltimore County Council in 2013 that made changes to the laws affecting development, as summarized below. All of the changes are consistent with Master Plan 2020.

### Baltimore County Council Legislative Action During 2013

Legislation	Topic	Summary
<u>Bills</u>		
Bill 04-13	BL Zone Uses	Allows a candy store in a Business Light zone to sell certain goods through the Internet.
Bill 05-13	MD 43 Overlay District Uses	Allows residential uses in the district under certain conditions.
Bill 08-13	Signs in CT District in Towson	Revises sign regulations for Class A office buildings within 600' of the community conservation area of East Towson.
Bill 11-13	CT District in Towson	Clarifies the geographic area referred to by Section 235B.7.A of the Zoning Regulations.
Bill 12-13	Prohibition of Panhandle Lots	Adds the Greenspring-East Pikesville area to the areas where panhandle lots are prohibited.
Bill 13-13	Design Review Areas	Requires the Design Review Panel to review non-residential developments within certain sections of the Loch Raven Revitalization Area.
Bill 21-13	BL Zone Uses	Permits theater uses in the Business Light zone under certain conditions
Bill 24-13	Basic Services Maps	Adopts new basic services maps for sewerage, water supply and transportation.
Bill 25-13	Signs in CT District in Towson	Amends the enterprise sign regulations for projecting signs in Towson's CT (Town Center) District.
Bill 36-13	Parking in Commercial Revitalization Districts (CRDs)	Allows parking in residential zones in some CRDs in certain situations, and provides a transit adjustment in some CRDs.
Bill 38-13	Bicycle Parking	Requires bicycle parking for certain non-residential projects in the Towson CT District and the Catonsville Commercial Revitalization Area.
Bill 41-13	MLR Zone Uses	Permits schools in Manufacturing Light Restricted zones.
Bill 48-13	Bicycle Parking	Expands the requirement for bicycle parking to nonresidential development in the Loch Raven, Perry Hall, Arbutus, Lansdowne, and Baltimore National Pike Commercial Revitalization Areas, and to commercial development in the Honeygo Area.
Bill 50-13	RO Zone Uses	Permits an animal grooming facility in the Residential Office zone under certain conditions.
Bill 62-13	Owings Mills Town Center Development District	Expands the Owings Mills Town Center Development District as a transit-oriented development and a special taxing district.

Resolutions

Res. 11-13	Loch Raven Commercial Revitalization District	Revises the boundary of the CRD and the Loch-Raven-Baynesville area of the district.
Res. 30-13	PUD review	Approves the review of a development named Hollins Place in the first Council District as a PUD.
Res. 32-13	Metropolitan District Boundary	Expands the boundary to include 8.6 acres in the Timonium area for the purpose of providing water and sewer.
Res 50-13	Sustainability Designation	Approves the Sustainable Community application for Towson, to be approved by the State of Maryland.
Res. 110-13	Sustainability Designation	Approves the Sustainable Community application for Reisterstown, to be approved by the State of Maryland.
Res. 126-13	Complete Streets	Adopts a complete street policy for the urban part of the county.

## Comprehensive Plan or Plan Elements

**Master Plan 2020:** There were no changes to Master Plan 2020, the county's comprehensive plan.

**Adjustment to Urban-Rural Demarcation Line (URDL).** There were no changes to the county's URDL in 2013.

**Adjustment to the Growth Tiers.** In 2013, the criteria defining the Baltimore County Growth Tiers was refined and an amended Baltimore County Growth Tier Map was adopted by the County on September 6, 2013. The amended map was reviewed and accepted without comment by the Maryland Department of Planning.

The Baltimore County Department of Planning refined the definition of Growth Tier IIA to be: "Planned for public sewer and outside URDL or not currently planned for public sewer and inside URDL." This refinement affected a total of 997 acres on 55 separate parcels of various sizes.

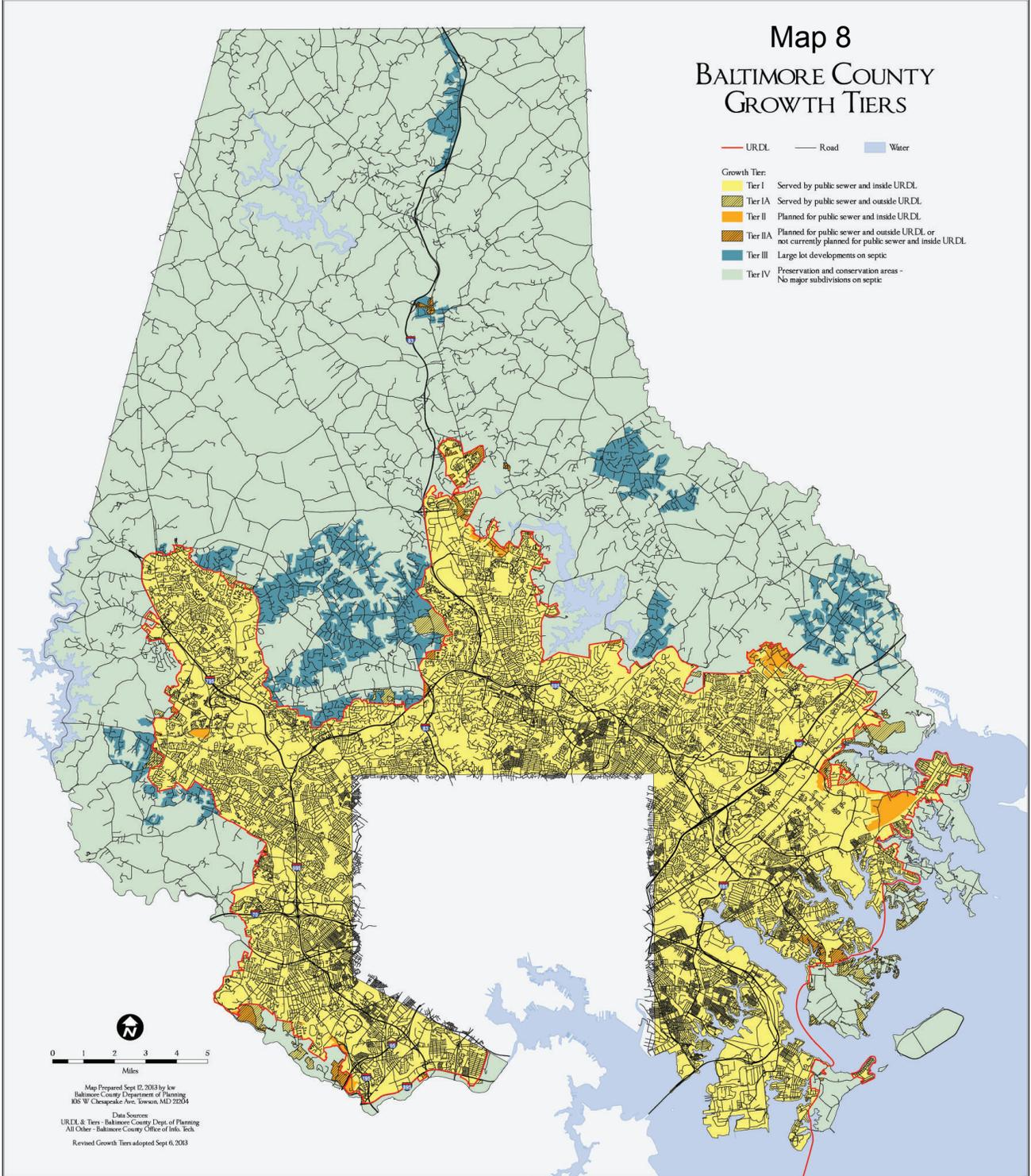
**Water and Sewerage Master Plan Update.** Baltimore County's Urban Rural Demarcation Line (URDL) has been an effective growth management tool for more than 40 years. The URDL, Metropolitan District Line, and zoning classifications or districts are the primary mechanisms for evaluating water and sewer changes in Baltimore County.

On March 25, 2013, the Maryland Department of the Environment (MDE) completed the review of Amendment Cycle 30 to the 2008 Baltimore County Water Supply and Sewerage Plan. The Baltimore County Council adopted the amendment on December 17, 2012 by Resolution No. 105-12. The approval was granted to Case 12-01, Hereford High School, which requested to change the service designation from W-7 and S-7 No Planned Service Area Multi-Use Facility with design flow of 7,000 gallons per day to W-7 and S-7 No Planned Service Area Multi-Use Facility with design flow of 14,000 gallons per day to support building improvements.

On July 30, 2013, MDE approved the final review of the 2011 Triennial Review of the Baltimore County Water Supply and Sewerage Plan. The plan updated the 2008 Baltimore County Water Supply and Sewerage Plan. The Baltimore County Council had adopted the plan on May 2, 2011 through Resolution No. 39-11. The Maryland Department of Planning advised MDE that the plan is consistent with the Baltimore County Master Plan 2020.

# Map 8 BALTIMORE COUNTY GROWTH TIERS

- URDL      — Road      ■ Water
- Growth Tier:
  - Tier I Served by public sewer and inside URDL
  - Tier IA Served by public sewer and outside URDL
  - Tier II Planned for public sewer and inside URDL
  - Tier IIA Planned for public sewer and outside URDL or not currently planned for public sewer and inside URDL
  - Tier III Large lot developments on septic
  - Tier IV Preservation and conservation areas - No major subdivisions on septic



Map Prepared Sept 12, 2013 by Iw  
Baltimore County Department of Planning  
100 W Chesapeake Ave, Towson, MD 21284

Data Sources:  
URDL & Tiers - Baltimore County Dept. of Planning  
All Other - Baltimore County Office of Info. Tech.

Revised Growth Tiers adopted Sept 6, 2013

## Transportation Facilities

As part of private development, 20 roads were constructed or extended, totaling 2.54 miles in length. Of these, fifteen roads, totaling 1.34 miles, were constructed inside of the county's PFA, and five, totaling 1.20 miles, were outside the PFA. Of the roads built, almost 75 percent were inside the PFA. The limited amount of roads constructed in the rural area of the county does not have a significant impact on county development patterns.

### Roads Constructed in 2013

ROAD NAME	SUBDIVISION NAME	TOTAL LENGTH	LENGTH IN PFA (Miles)	LENGTH OUTSIDE PFA (Miles)
<b>PRIVATE CONSTRUCTION</b>				
APRIL CT	Mayfield Woods	0.03	0.03	
BRAD JACOB CT	Heather Glen	0.09	0.09	
CONNOR CT	Scenic Ridge	0.16		0.16
DRAFT RD	Grantleigh Station	0.08	0.08	
HOUR GLASS CT	Old Harford Ridge	0.06	0.06	
HUNTERS GLEN	Worthington Valley	0.31		0.31
INDIANA AV	Rosemont	0.02	0.02	
JANENE CT	Mayfield Woods	0.02	0.02	
KARENDALE CR	Greenfield	0.18	0.18	
MCCUNE RD	Grantleigh Station	0.05	0.05	
MEDORI CT	Scenic Ridge	0.06		0.06
NEW FORGE RD	Forge Heights	0.17	0.17	
PEACE CHANCE DR	Carriage Hills Townhouses	0.06	0.06	
REBECCA LAUREN CT	Heather Glen	0.09	0.09	
SALVATORE RD	Grantleigh Station	0.27	0.27	
SUMMER SQUALL DR	Carriage Hills Townhouses	0.14	0.14	
SUNDAY SILENCE CT	Carriage Hills Townhouses	0.04	0.04	
WORTHINGTON RD	Worthington Valley	0.05		0.05
WORTHINGTON RD	Worthington Valley	0.62		
ZACHMAN CT	Carriage Hills Townhouses	0.04	0.04	0.04
TOTAL		2.54	1.34	1.20

## School Facilities

School renovations and the construction of several new facilities are in process. In 2013, a 200-seat addition to Stoneleigh Elementary School and a 300-seat addition at Hampton Elementary School were completed, which alleviated overcrowding in those districts.

## Consistency

This section of the report will discuss whether or not the planning activities discussed above are consistent with:

- a. Each other
- b. The recommendations of the last annual report
- c. The adopted plans of the local jurisdiction
- d. The adopted plans of all adjoining local jurisdictions
- e. The adopted plans of state and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the local jurisdiction's plan

The county's activities regarding planning and development that occurred in 2013 reinforce the county's direction and processes regarding development. Baltimore County has been a leader in smart growth, and will continue to work with the Baltimore Metropolitan Council and other organizations to coordinate its activities with those of the surrounding jurisdictions in furtherance of smart and sustainable growth.

## Process Improvements

Baltimore County continues to implement the many policies and actions of Master Plan 2020 which will improve the development process and planning activities. In 2013, the county's applications for the designation of four Sustainable Community Areas were approved by Maryland Department of Housing and Community Development (DHCD). The areas include:

- Pulaski Highway Redevelopment Area, effective February 20, 2013
- Catonsville/Patapsco, effective April 24, 2013
- Greater Dundalk, effective April 24, 2013
- Hillendale/Parkville/Overlea, effective April 24, 2013

The sustainable community designations are effective for five years. The designations enable the county to apply for funding from a number of state programs to help revitalize the areas and attract new development.

In addition, in 2013, the county submitted applications to DHCD for the designation of two more Sustainable Community Areas--Towson and Reisterstown. Their designation will assist in providing some of the resources needed to ensure their continued viability.

## Ordinances and/or Regulations

Over the years, numerous zoning ordinances or regulations have been adopted or changed which implement the planning visions in §1.01 of Article 66B. Because Master Plan 2020 is aligned with state planning goals, future amendments to the county's regulations to implement the master plan will implement the state's visions as well. In 2013, the legislative changes primarily reflect a fine-tuning of zoning designations and regulations.

## Section B: Adequate Public Facilities

The Department of Planning produces a School Adequate Public Facilities Ordinance Report annually. The current report was completed in December 2013, and is based on September 30, 2013 school enrollment data. For the 2013-2014 school year, the full time equivalent (FTE) enrollments of 28 elementary schools were at or over 115% of the 2013-2014 State Rated Capacity (SRC), out of a total of 105 elementary schools. The FTEs for all the middle and high schools were under 115% of SRC.

In Baltimore County, age-restricted housing is not limited in overcrowded school districts. For other proposed housing developments, a school impact analysis is performed to determine whether there is adjacent spare capacity or if a new school or addition is funded. Overcrowding is being addressed through the county Capital Improvement Program. New elementary schools are funded for Mays Chapel and Owings Mills, as well as a new 200-seat addition at Sparks Elementary School. Funding is also included for additional elementary seats in the York Road Corridor and in Catonsville.

Water, sewer and transportation capacity is also evaluated annually. In 2013, new Basic Services maps were adopted delineating public water and sewer areas and signalized intersections for any deficiencies.

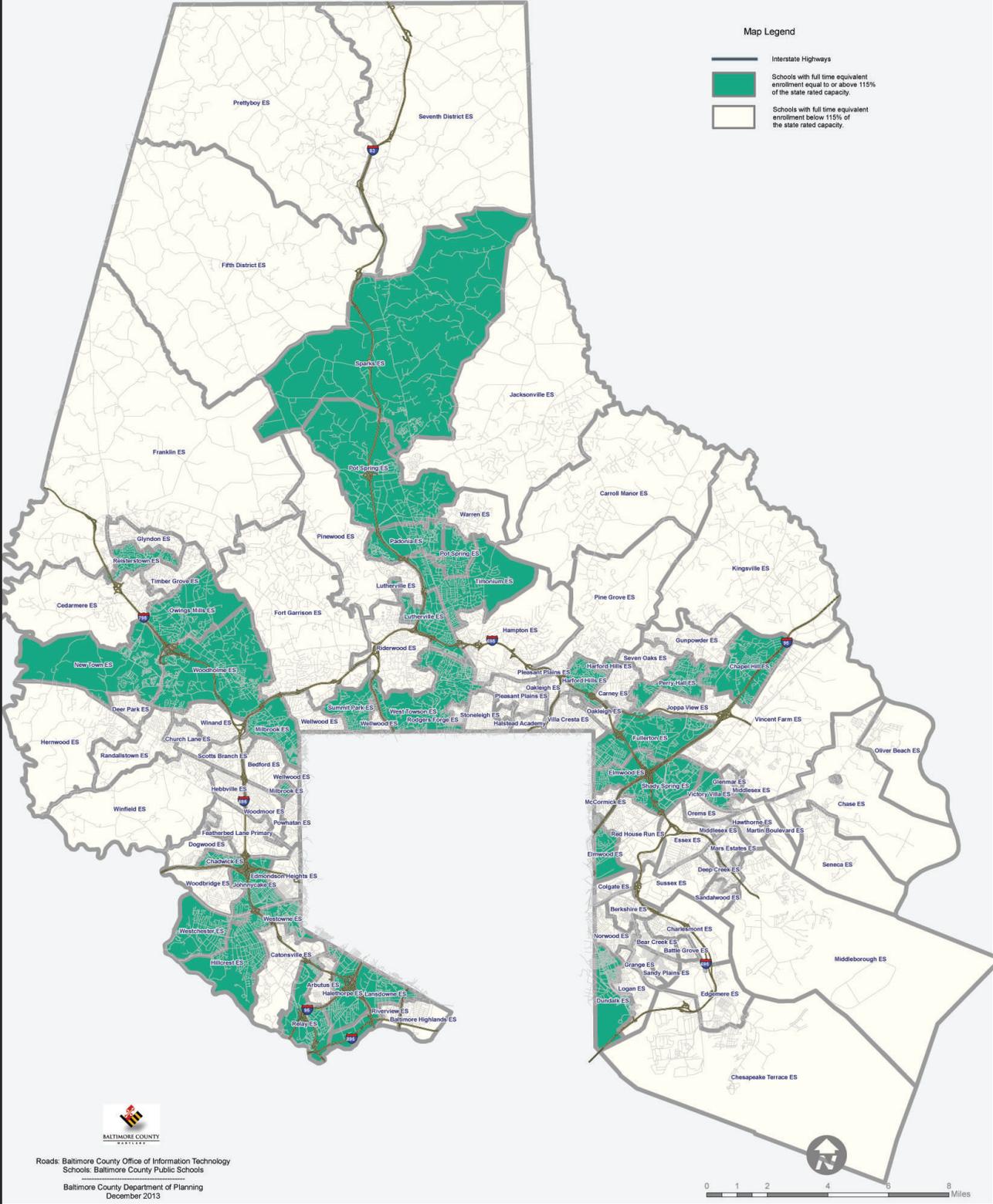
In 2013, only one sewer deficient area, Richlyn Manor, was identified. This small sewerage treatment facility is currently being converted to a pumping station, scheduled to be completed in approximately 5-10 years. There were 12 Areas of Concern, but the amount continues to shrink as projects are being completed. The Department of Public Works continues to do the required post monitoring for a minimum of 18 months for the sanitary sewer relief points that have been eliminated. All of the remaining sewer relief point locations are being metered. All of the Areas of Concern will eventually be eliminated by projects that are currently being planned or are in construction.

For the water supply areas, there were no deficient areas or areas of concern at this time.

The deficient transportation zones are identified by signalized intersections having an E or F Level. New development is limited in the traffic sheds where these intersections are located until the conditions are improved. The F Level intersections in 2013 were:

- Loch Raven Blvd. (MD 542) and Joppa Road
- Falls Road. (MD 25) and W. Seminary Avenue (MD 131)
- Harford Road (MD 147) and Putty Hill Avenue
- Frederick Road (MD 144) and Bloomsbury Avenue/Ingleside Avenue
- York Road (MD 45) and Burke Avenue

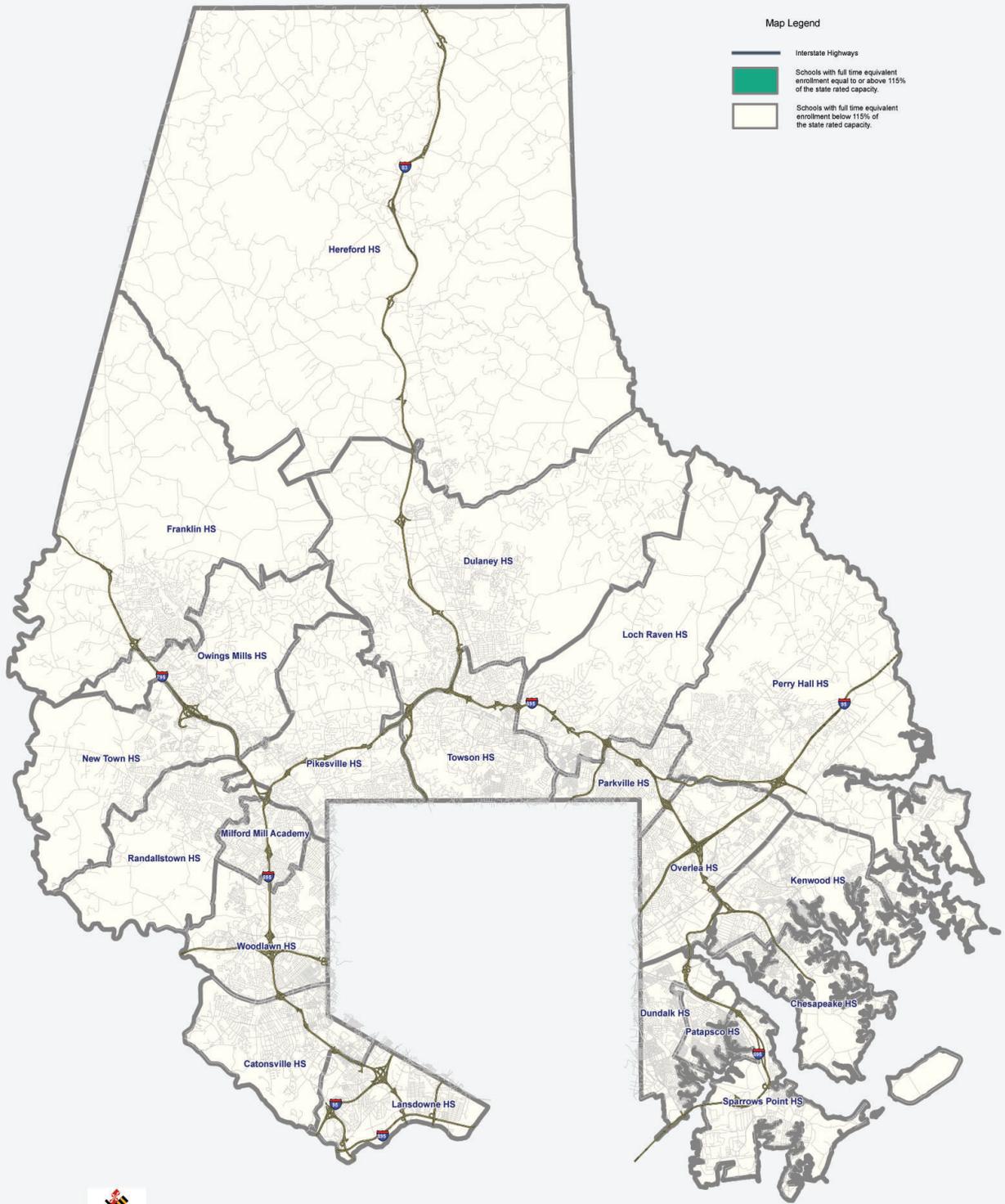
# Map 9 Baltimore County Adequate Public Facilities Elementary Schools



# Map 10 Baltimore County Adequate Public Facilities Middle Schools



# Map 11 Baltimore County Adequate Public Facilities High Schools



**Map Legend**

-  Interstate Highways
-  Schools with full time equivalent enrollment equal to or above 115% of the state rated capacity.
-  Schools with full time equivalent enrollment below 115% of the state rated capacity.

  
 BALTIMORE COUNTY  
 Roads: Baltimore County Office of Information Technology  
 Schools: Baltimore County Public Schools  
 Baltimore County Department of Planning  
 December 2013

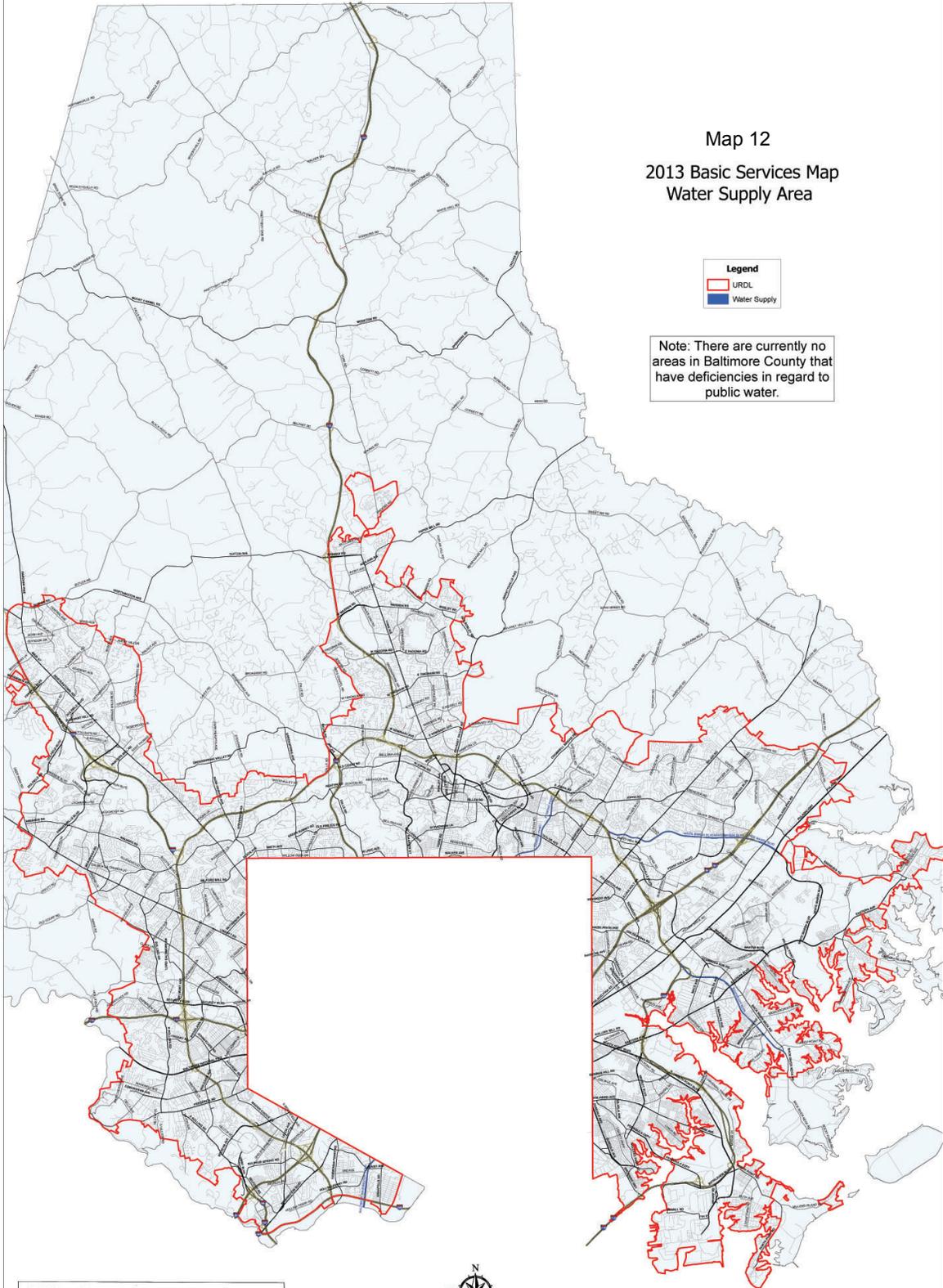


Map 12  
2013 Basic Services Map  
Water Supply Area

**Legend**

- URDL
- Water Supply

Note: There are currently no areas in Baltimore County that have deficiencies in regard to public water.



THIS MAP HAS BEEN ENACTED UNDER BILL NUMBER 24-12 AND IS PART OF THE BALTIMORE COUNTY ZONING REGULATIONS, 1955, AS AMENDED BY THE BILL ADOPTED May 16, 2013, EFFECTIVE May 20, 2013.

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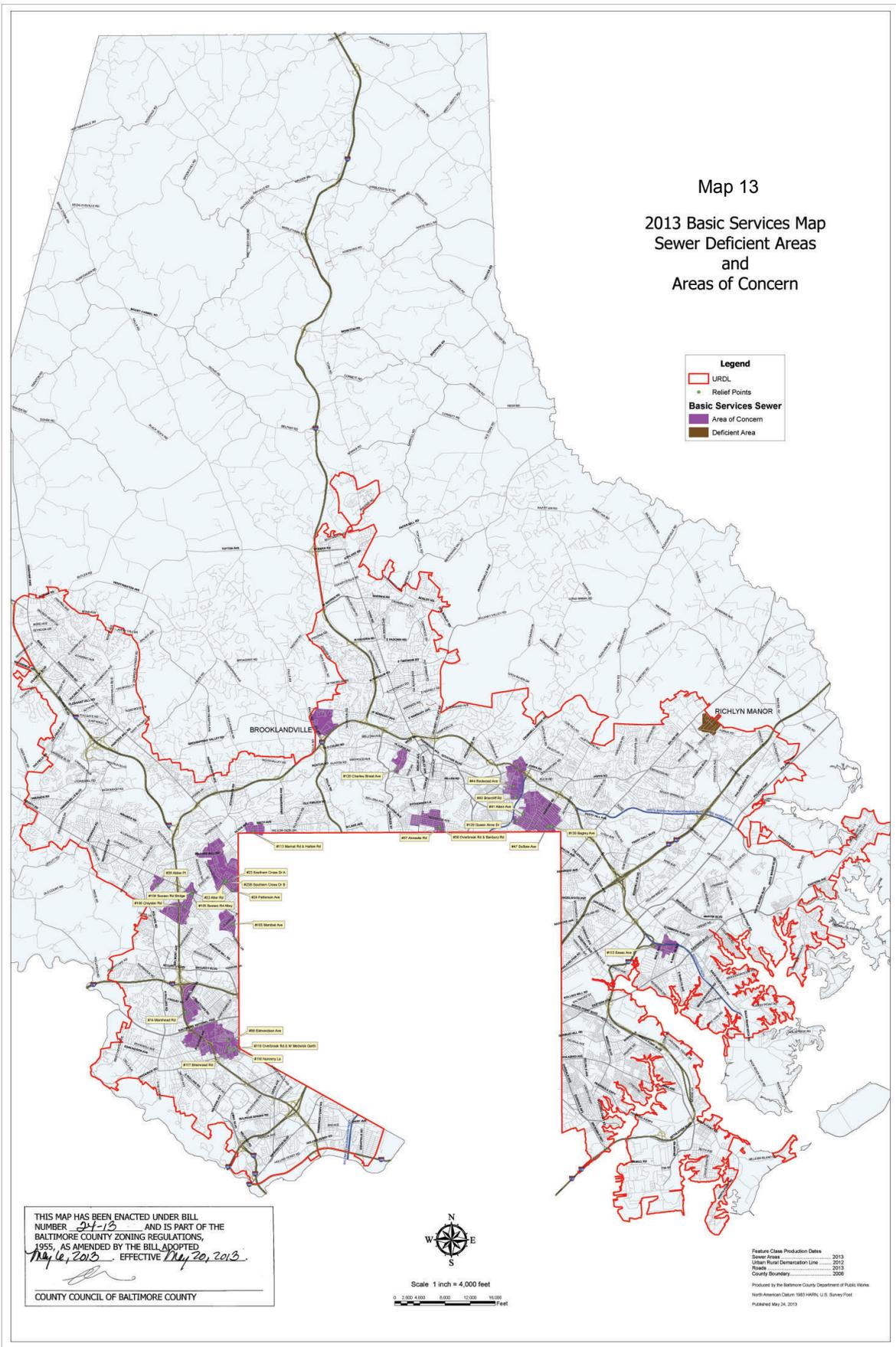
Scale 1 inch = 4,000 feet

0 2,000 4,000 8,000 12,000 16,000 Feet

Feature Class Production Date: 2013  
Water Supply Area: 2013  
Urban Basic Demonstration Line: 2012  
Road: 2012  
County Boundary: 2008

Produced by the Baltimore County Department of Public Works  
North American Datum: 1983 (NAD83) U.S. Survey Feet  
Published May 24, 2013

Map 13  
 2013 Basic Services Map  
 Sewer Deficient Areas  
 and  
 Areas of Concern



**Legend**

- URDL
- Relief Points
- Basic Services Sewer**
  - Area of Concern
  - Deficient Area

THIS MAP HAS BEEN ENACTED UNDER BILL NUMBER 24-13 AND IS PART OF THE BALTIMORE COUNTY ZONING REGULATIONS, 1955, AS AMENDED BY THE BILL ADOPTED Maple, 2013 EFFECTIVE May 20, 2013.

COUNTY COUNCIL OF BALTIMORE COUNTY

Scale 1 inch = 4,000 feet

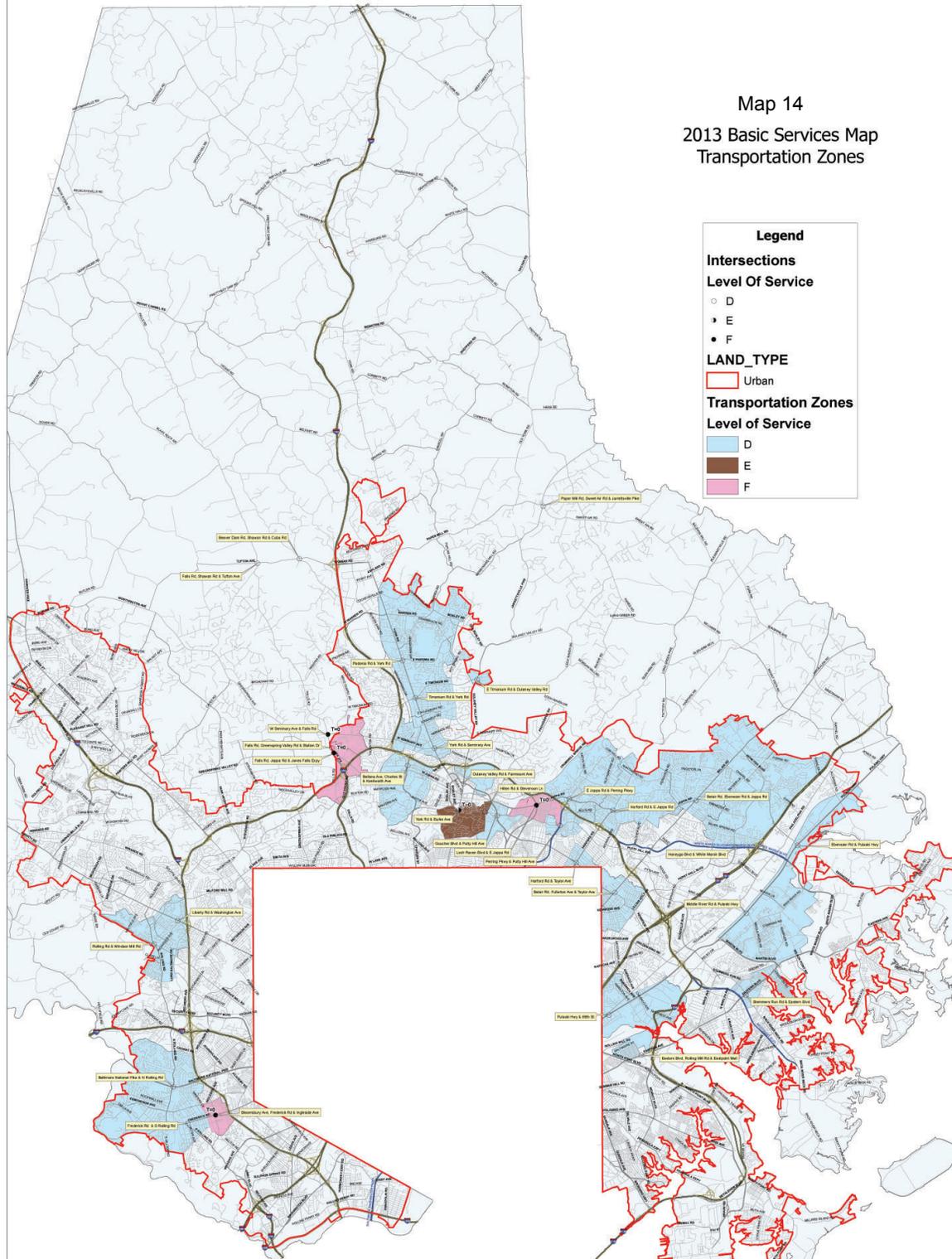
0 2000 4000 6000 8000 10000 12000 14000 16000 Feet

Feature Class Production Dates

Center Lines	2013
Urban Rural Demarcation Line	2012
Waste	2013
County Boundary	2008

Produced by the Baltimore County Department of Public Works  
 North American Datum 1983 NAD83, U.S. Survey Feet  
 Published May 28, 2013

Map 14  
2013 Basic Services Map  
Transportation Zones



**Legend**

**Intersections**

**Level Of Service**

- D
- ◐ E
- F

**LAND\_TYPE**

- Urban

**Transportation Zones**

**Level of Service**

- D
- E
- F

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*[Signature]*

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Scale 1 inch = 4,000 feet

0 2000 4000 6000 8000 10000 12000 14000

North Arrow

Feature Class Production Dates

- Transportation Zones ..... 2013
- Intersections ..... 2013
- Urban Rural Demarcation Line ..... 2012
- Roads ..... 2013
- County Boundary ..... 2006

Prepared by the Baltimore County Department of Public Works  
North American Datum 1983 (NAD83), U.S. Survey Feet  
Published May 24, 2013

## Secton C: Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions

As part of the 2010 Annual Report, Baltimore County established a land use goal as a measure of achieving the state-wide goals embodied in its land use and development visions. The county's goal is two-pronged:

- Inside the PFA: Maintain a minimum 90 percent of population
- Outside the PFA: Preserve an additional 22,000 acres through land preservation programs

This section examines the development that occurred over 2013 to ensure the county is directing its growth to inside the PFA, and making incremental progress in reaching its rural preservation goal.

### Measures and Indicators

#### Growth Inside and Outside the PFA

Baltimore County, for decades, has been the pioneer and showcase of growth management in the state of Maryland. Ninety (90) percent of the county's population has resided within the Priority Funding Area (PFA), according to the federal censuses in the past decades.

Tables 7 through 14 point out that, in 2013, the county continued its legacy of growth management by directing the majority of development to land inside the PFA. This sustained effort has been in concert with the Maryland smart growth principles and land use legislation, as well as the goals and objectives outlined in the state's PlanMaryland and the county's Master Plan 2020. Table 7 shows that 98.16 percent of all residential units in approved development plans were located inside the PFA. For SFA, SFSD and MF housing types, 100 percent of the units were inside the PFA. For SFD units, 90.15 percent were inside the PFA.

**Table 7. New Residential Units by Housing Type by PFA in Approved Development Plans, 2013**

Project Track	Location of PFA	Project Count	Unit Type				Total
			SFD	SFSD	SFA	MF	
Major Subdivision	<b>Total</b>	<b>7</b>	<b>110</b>	<b>0</b>	<b>64</b>	<b>0</b>	<b>174</b>
	Inside PFA	7	110	0	64	0	174
	Outside PFA	0	0	0	0	0	0
Minor Subdivision	<b>Total</b>	<b>9</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>
	Inside PFA	3	7	0	0	0	7
	Outside PFA	6	13	0	0	0	13
Limited Exemption	<b>Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>250</b>	<b>250</b>
	Inside PFA	1	0	0	0	250	250
	Outside PFA	0	0	0	0	0	0
Planned Unit Development	<b>Total</b>	<b>3</b>	<b>2</b>	<b>8</b>	<b>251</b>	<b>0</b>	<b>261</b>
	Inside PFA	3	2	8	251	0	261
<b>Total Units by Type</b>			<b>132</b>	<b>8</b>	<b>315</b>	<b>250</b>	<b>705</b>
Units by type inside PFA			119	8	315	250	692
Percent units in PFA of total			90.15%	100.00%	100.00%	100.00%	98.16%

Source: Baltimore County Government, approved development plans, 2014.

Percent units in PFA of total = units by type inside PFA / total units by type

The approved development for non-residential buildings -- retail, institutional, office, and mixed-use projects -- was all located inside the PFA (Table 8). There was no industrial development approved in 2013 other than a BGE substation outside the PFA that did not include a building structure. The approved non-residential development proves that the county continued to expand businesses to ensure job growth and provide services within the PFA where infrastructure is in place or planned.

**Table 8. Square Footage of Non-Residential Uses by PFA in Approved Development Plans, 2013**

Project Track	Location of PFA	Project Count	Square Feet by Use Type					Total
			Retail	Industrial	Institutional	Mixed Use	Office	
Limited Exemption	<b>Total</b>	<b>14</b>	<b>1,021,231</b>	<b>0</b>	<b>410,000</b>	<b>1,128,196</b>	<b>26,983</b>	<b>2,586,410</b>
	Inside PFA	14	1,021,231	0	410,000	1,128,196	26,983	2,586,410
	Outside PFA	0	0	0	0	0	0	0
Major Development	<b>Total</b>	<b>2</b>	<b>127</b>	<b>0</b>	<b>0</b>	<b>424,680</b>	<b>0</b>	<b>424,807</b>
	Inside PFA	2	127	0	0	424,680	0	424,807
	Outside PFA	0	0	0	0	0	0	0
<b>Total square feet by use type</b>			<b>1,021,358</b>	<b>0</b>	<b>410,000</b>	<b>1,552,876</b>	<b>26,983</b>	<b>3,011,217</b>
Square feet inside PFA			1,021,358	0	410,000	1,552,876	26,983	3,011,217
Percent total feet inside PFA of total			100.00%	-	100.00%	100.00%	100.00%	100.00%

Source: Baltimore County Government, approved development plans, 2014.

Percent total feet inside PFA of total = square feet inside PFA / total square feet by use type

## Occupancy and Razing Permits

Of the 956 new residential units that were permitted for occupancy in 2013, 90.59 percent were inside the PFA and the remaining 9.41 percent were built outside the PFA (Table 9). All SFA, SFSD, and MF units were inside the PFA. Of the SFD units, 80.77 percent were inside the PFA (468 in number). SFD units outside the PFA (90 in number) were built to meet the housing needs of residents in the county's rural areas.

**Table 9. New Residential Units Built by Housing Type by PFA in Occupancy Permits, 2013**

Housing Unit Type	Units by Type	Inside PFA		Outside PFA Number of Units
		Number of Units	% Units by Type	
Multi-Family (MF)	54	54	100.00%	0
Single Family Attached (SFA)	410	410	100.00%	0
Single Family Detached (SFD)	468	378	80.77%	90
Single Family Semi-Detached (SFSD)	24	24	100.00%	0
<b>Total Residential Units</b>	<b>956</b>	<b>866</b>	<b>90.59%</b>	<b>90</b>

Source: Baltimore County Government, occupancy permits, 2014.

% units by type = number of units inside PFA by type / units by type

Percent units inside PFA of total units = number of units inside PFA (866) / total residential units (956)

Percent units outside PFA of total units = number of units outside PFA (90) / total residential units (956)

Table 10 illustrates that in 2013, non-residential construction was all situated inside the PFA for sustained growth in the urban setting where residential and business communities have been established or where the existing or planned infrastructure has been in place.

**Table 10. Square Footage of Non-Residential Uses by PFA in Occupancy Permits, 2013**

Data Type	Use Type					Total
	Retail	Industrial	Institutional	Mixed Use	Office	
Total Square Feet by Use Type	160,714	2,100	0	306,032	132,887	601,733
Square feet by use type inside PFA	160,714	2,100	0	306,032	132,887	601,733
<i>Percent total square feet by use type</i>	100.00%	100.00%	-	100.00%	100.00%	100.00%
Square feet by use type outside PFA	0	0	0	0	0	0
<i>Percent total square feet by use type</i>	-	-	-	-	-	-

Source: Baltimore County Government, occupancy permits, 2014.

Percent total square feet by use type = square feet by use type inside PFA / total square feet by use type

Table 11 shows that in 2013, among the 288 dwelling units receiving razing permits, 88.89 percent were inside the PFA; 11.11 percent were outside the PFA. The increase in single family units in razing permits and its large percent share inside the PFA indicate that there might be an effort to replace the aging single family dwellings in the established, urbanized communities.

**Table 11. Residential Units by PFA in Razing Permits, 2013**

Housing Unit Type	Units by Type	Inside PFA		Outside PFA
		Number of Units	% Units by Type	Number of Units
Multi-Family (MF)	0	0	-	0
Single Family Attached (SFA)	-144	-144	100.00%	0
Single Family Detached (SFD)	-131	-99	75.57%	-32
Single Family Semi-Detached (SFSD)	-13	-13	100.00%	0
<b>Total Residential Units</b>	<b>-288</b>	<b>-256</b>	<b>88.89%</b>	<b>-32</b>

Source: Baltimore County Government, razing permits, 2014.

% units by type = number of units inside PFA by unit type / units by type

Percent units inside PFA of total units = number of units inside PFA (-256) / total residential units (-288)

Percent units outside PFA of total units = number of units outside PFA (-32) / total residential units (-288)

Table 12 illustrates that all the office and institutional development issued in razing permits were inside the PFA. Approximately 95.05 percent of the retail space and 96.03 percent of industrial uses issued in razing permits were inside the PFA respectively. The overall percent share of non-residential uses issued in razing permits inside the PFA corresponds to 96.17 percent.

**Table 12. Square Footage of Non-Residential Uses by PFA in Razing Permits, 2013**

Location of PFA	Use Type					Total
	Retail	Industrial	Institutional	Mixed Use	Office	
Total Square Feet by Use Type	204,156	1,784,343	95,100	0	28,516	2,112,115
Square feet by use type inside PFA	194,056	1,713,559	95,100	0	28,516	2,031,231
<i>Percent total square feet by use type</i>	95.05%	96.03%	100.00%	-	100.00%	96.17%
Square feet by use type outside PFA	10,100	70,784	0	0	0	80,884
<i>Percent total square feet by use type</i>	4.95%	3.97%	0.00%	-	0.00%	3.83%

Source: Baltimore County Government, razing permits, 2014.

Percent total square feet by use type = square feet by use type inside PFA / total square feet by use type

## Net Density

Table 13 portrays that for all approved residential plans in 2013, the net density for residential units per acre inside the PFA is explicitly higher than for those outside the PFA (4.60 vs. 0.04). All the approved major subdivisions and limited exemption plans were completely inside the PFA. The net density of minor subdivisions inside PFA was greater than the units per acre in minor subdivisions outside PFA. Information in Table 13 compellingly indicates that the county achieved much denser development inside the PFA in compliance with the Maryland smart growth principles.

**Table 13. Total Acreage and Density of Residential Development in Approved Plans, 2013**

Project Track	Location of PFA	Total Units	Total Acreage	Net Density
Major Subdivision	Inside PFA	174	84.28	2.06
	Outside PFA	0	0.00	-
Minor Subdivision	Inside PFA	7	3.61	1.94
	Outside PFA	13	341.42	0.04
Limited Exemption	Inside PFA	250	50.94	4.91
	Outside PFA	0	0	-
Planned Unit Development	Inside PFA	261	11.75	22.21
Total units inside PFA		692	150.58	4.60
Total units outside PFA		13	341	0.04
Sum		705	492	1.43

Source: Baltimore County Government, approved development plans, 2014.

Net density = total units / total acres

Table 14 portrays the total acreage of land areas in approved non-residential plans and net density inside or outside the PFA. In 2013, the total building square footages for non-residential uses in all the approved development plans were inside the PFA, indicating the continued, emerging needs of population and business expansion. The development plan for a 180-acre parcel outside the PFA was for a BGE substation which did not propose a building structure. Data on approved non-residential development also signify the county's effort on promoting non-residential uses by utilizing existing or planned infrastructure.

**Table 14. Total Acreage and Density of Non-Residential Development in Approved Plans, 2013**

Project Track	Location of PFA	Total Square Feet	Total Acreage	Net Density
Limited Exemption	Inside PFA	2,586,410	322.02	8,031.83
	Outside PFA	0	0.00	-
Major Development	Inside PFA	424,807	61.38	6,920.93
	Outside PFA	0	180	-
	<b>Total</b>	<b>3,011,217</b>	<b>563.40</b>	<b>7,853.98</b>

Source: Baltimore County Government, approved development plans, 2014.

Net density = total square feet / total acres

## Development Capacity Analysis

A revised development capacity analysis is required every three years. The first report on the county's development capacity analysis was issued in October 2010. The analysis is based on a GIS model that identifies residential vacant and under-developed parcels, and calculates the potential for new residential units based on zoning. Since few parcels are able to reach the zoned density, the model also calculates the potential number of units based on a historical density factor. This factor was developed by averaging the actual density of development constructed in each residential zone during the last 5 years. The model also identifies stream and slope impacted parcels, since many of the county's remaining vacant parcels are severely constrained by environmental conditions and adjusts the final figures accordingly.

A determination of residential capacity for the rural area has not been performed due to the complexity of regulations governing subdivision of rural land.

Because the county's zoning changed as a result of the 2012 Comprehensive Zoning Process, the model was run at the end of 2012, and reported in last year's Annual Growth Report. The next development capacity analysis report will be due in the report for 2015.

## Land Preservation

More than thirty years ago, Baltimore County government began implementing policies to protect the county's agricultural and natural resources. With advanced planning and zoning practices, innovative environmental programs, efforts to foster agricultural viability, and proactive land and resource protection efforts through a network of land trusts, Baltimore County has established a nationally recognized land preservation strategy.

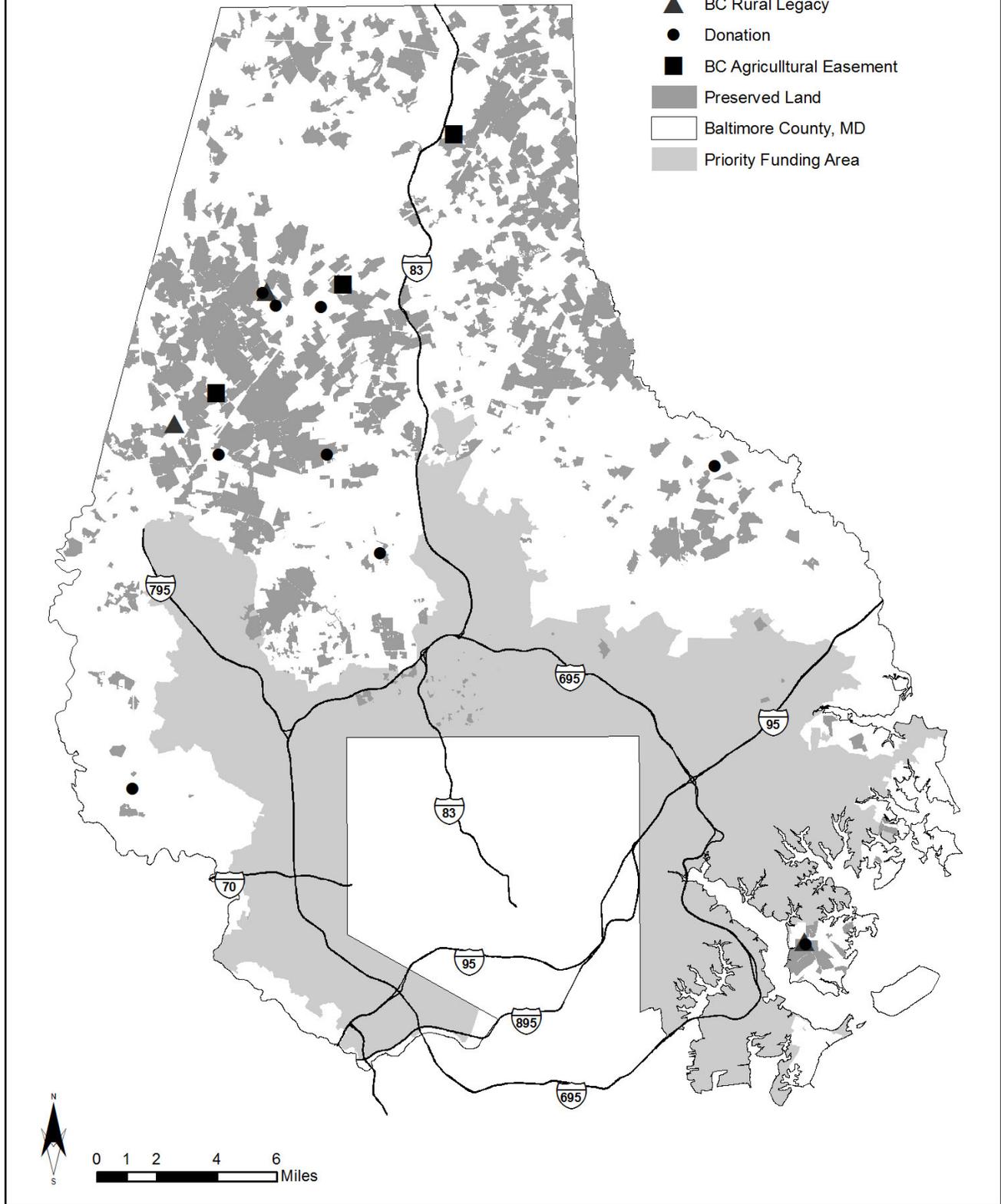
As of December 31, 2013, 61,806 acres of land have been preserved through permanent easements, with 659 acres added in 2013. The total land acreage has reached 77% of the County's 2020 Master Plan goal of 80,000 acres. The county's land preservation efforts encompass a number of different programs, some funded by state and/or local government, some funded by private entities, and some donated, as well as some that are required as part of the development process.

### Summary of Preservation Easements Acquired in 2013

TYPE	ACRES	PERCENT
Donated	205	30%
Purchased Baltimore County Agricultural Easements	382	60%
Purchased Baltimore County Rural Legacy	72	10%
<b>TOTAL ACRES</b>	<b>659</b>	<b>100%</b>

Map 15

# 2013 Preserved Land



## Compliance with the County Land Use Goal

Baltimore County established its land use goal over 40 years ago by creating the Urban-Rural Demarcation Line (URDL), defining its growth areas within the urban area (which corresponds to the PFA), and establishing land preservation programs to protect the rural area. The URDL, in large part, has remained consistent, with one-third of the county designated as urban, and two-thirds as rural. Over the years, the county has continued to enact regulations and zoning changes to strengthen its growth management policies. The success of these policies is demonstrated by the recent decennial census, which shows that 90 percent of the county's population continues to reside inside the PFA.

With the adoption of Master Plan 2020 in November 2010, the county has renewed its commitment to maintaining the URDL. However, the county is now a maturing jurisdiction, its growth areas nearing build-out, and older, established areas beginning to show their age. The county has begun a new phase in its development—redevelopment. Through its land development policies and regulations, the county is ensuring redevelopment occurs in places most suitable for sustainable growth.

Along with redevelopment, ensuring that existing communities remain stable and viable is a major endeavor. In 2013, four Sustainable Community Areas were approved by Maryland Department of Housing and Community Development, and applications for two more areas were submitted. Currently, the county is preparing plans and applications for state funding to help revitalize the areas and attract new development.

For the rural areas, the county will continue to pursue its rural preservation program. The 659 acres added in 2013 demonstrates incremental progress in meeting Baltimore County's goal. By the end of 2013, the county had preserved nearly 62,000 acres, achieving over 77 percent of its ultimate goal of 80,000 acres.

For Baltimore County to continue to provide for smart and sustainable growth, a variety of resources will be needed. With the gradual improvement of economic conditions, governmental funding for projects is slowly increasing on the state as well as the county level.

Currently, the county's capital priorities are focused on upgrading and expanding the county's public school facilities, and maintaining the county's other infrastructure. The resources available to Sustainable Community Areas will be pursued, and will assist in revitalization and redevelopment efforts inside the PFA. Outside the PFA, additional strategies to encourage greater numbers of land preservation donations are needed to keep up with the previous pace of land preservation efforts.





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