BALTIMORE COUNTY

Residential
Development Capacity
Study Presentation

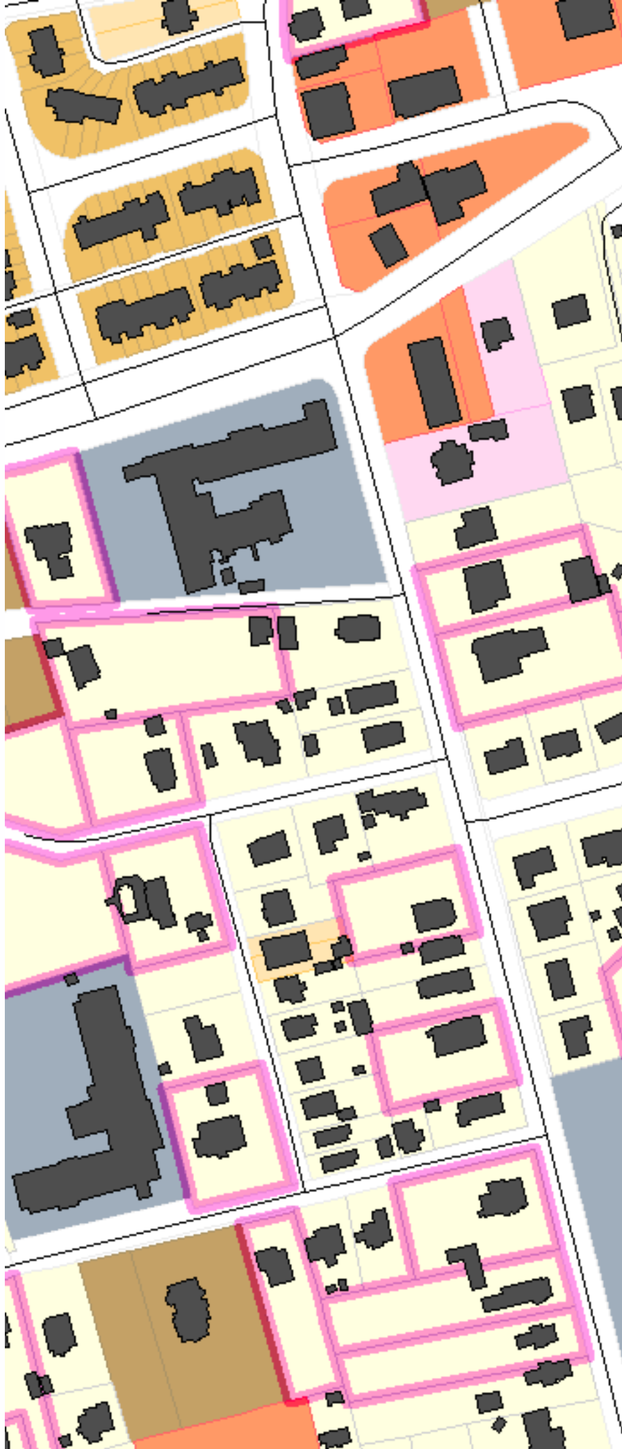
April 26, 2023

Introduction

The Baltimore County Residential Development Capacity Study determines the potential number and location of additional residential units that could be constructed under existing regulations.

New development on vacant, residentially-zoned parcels under conventional review processes **(vacant parcels).**

New development on previously developed, residentially zoned parcels that have additional potential **(underdeveloped parcels)**.



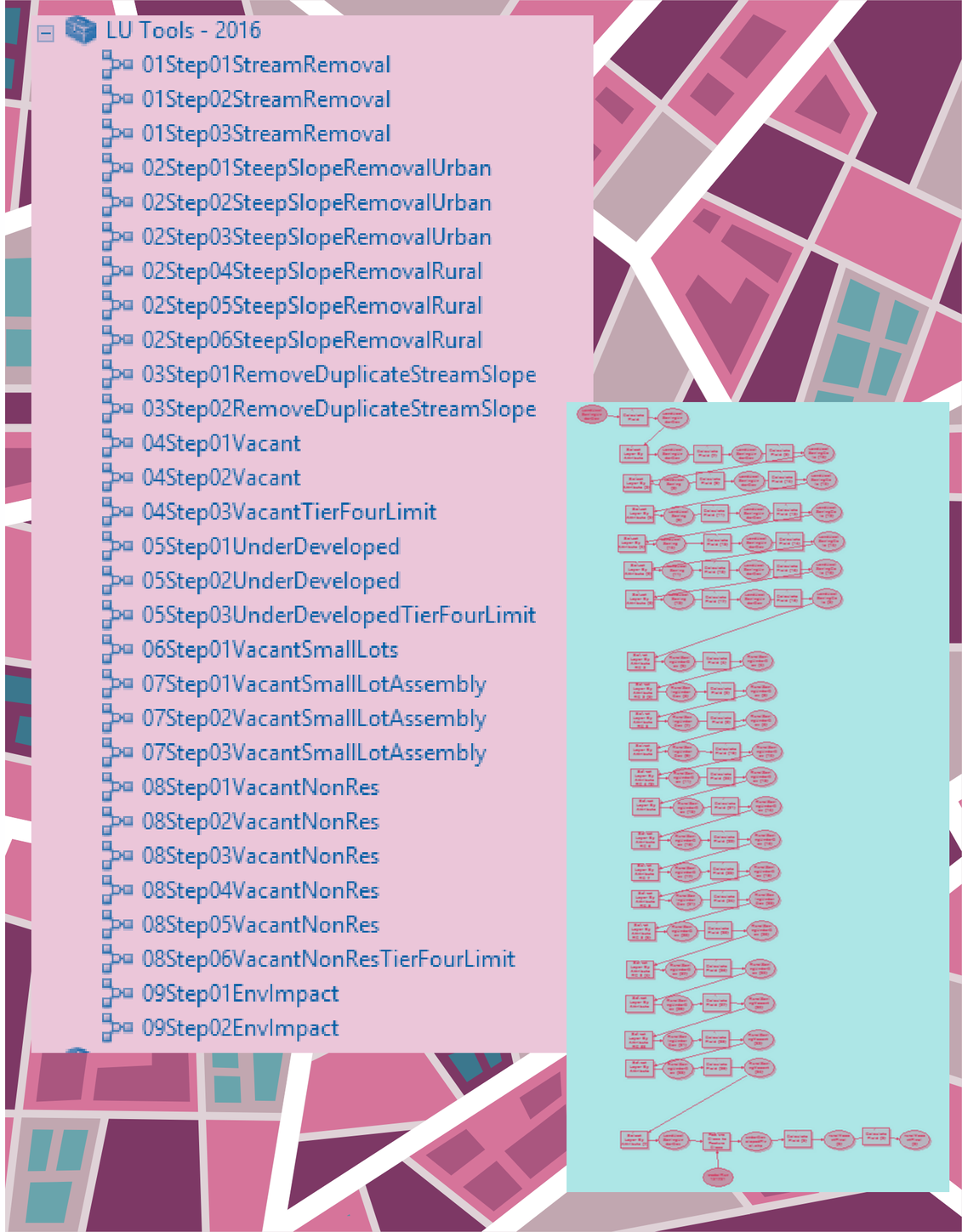
Model Builder

Step by Step model was created using ArcGIS Model Builder.

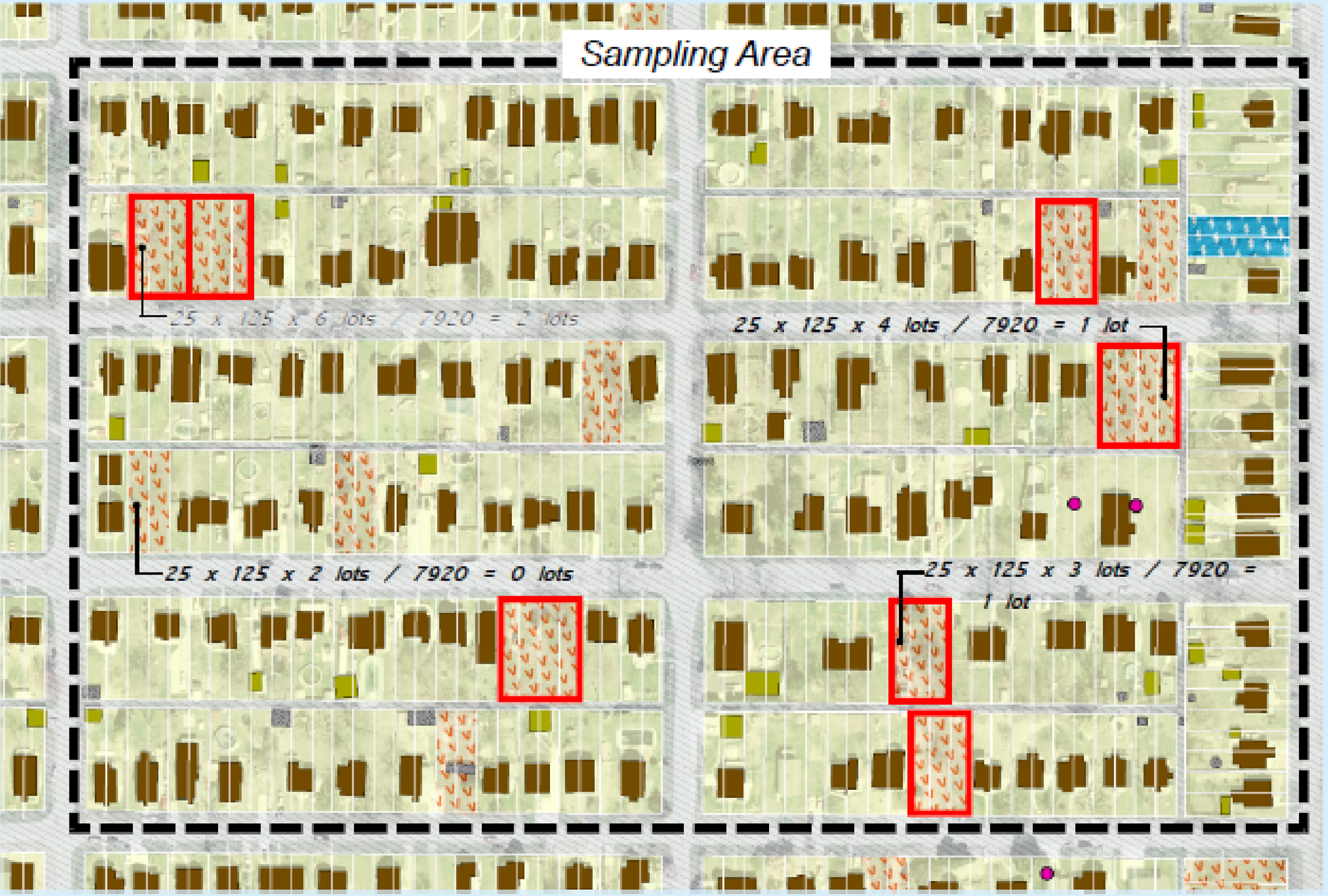
This allows easy interchanging of data and rerunning of model so the figures can be easily updated

This allows public scrutiny to ensure outcome are reasonable

We are looking for updated platforms to simplify the process and add additional analysis capabilities



In this example of an older subdivision zoned DR 5.5, the minimum lot area needed to accommodate one unit is 7920 SF. Applying a zoning density factor to the vacant parcels yields 7 additional lots.

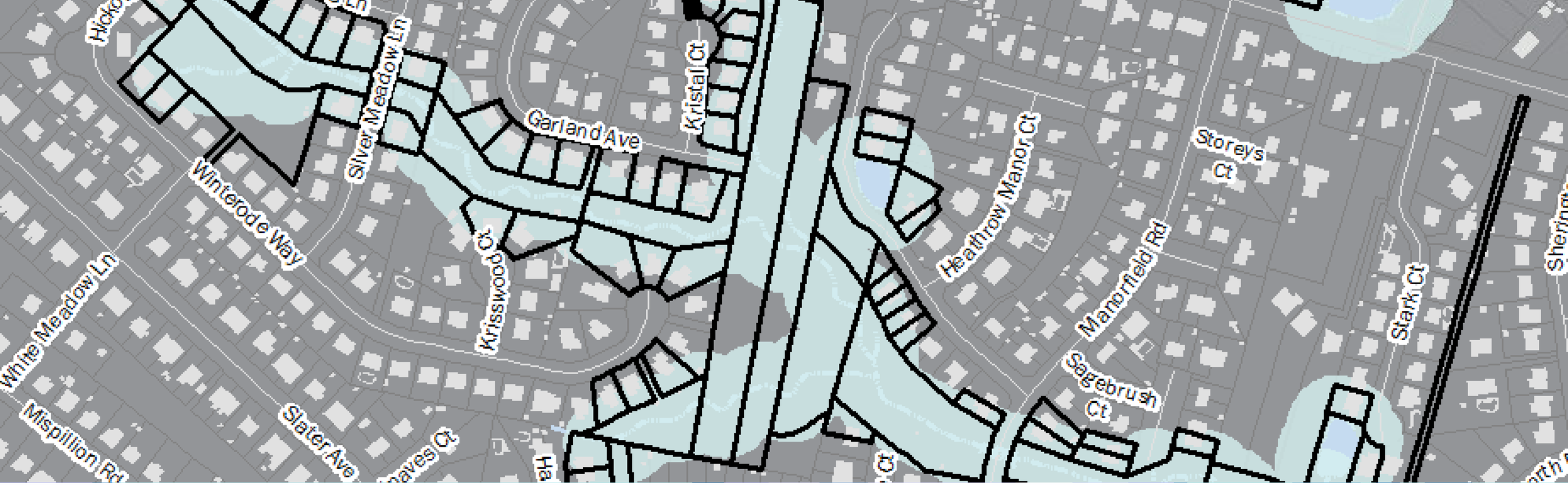


Zoning Regulations

Maximum capacity build out based on what's allowed by right through zoning

Historical Buildout Density

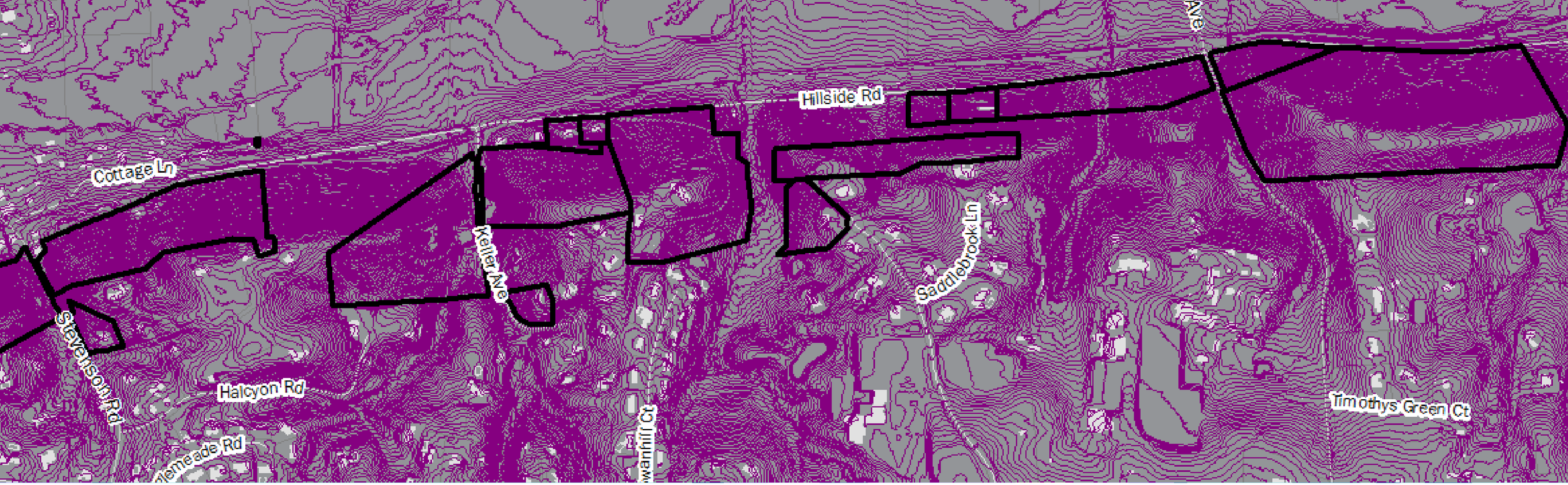
A more moderate capacity build out number is calculated based on historic buildout patterns.



Environmental Factors

Stream Buffers

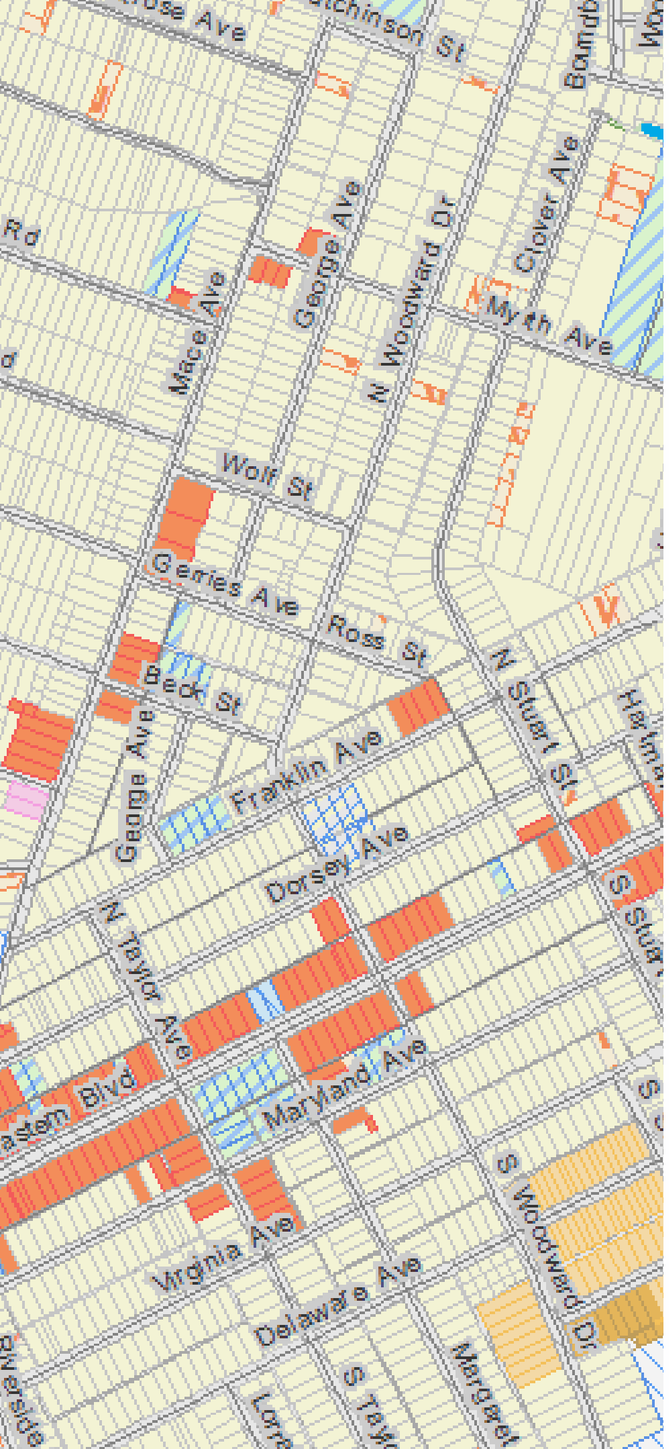
If a parcel is impacted by a 100-foot stream buffer in the amount of 50% or greater parcel coverage, its potential unit count was removed from the total count.



Environmental Factors

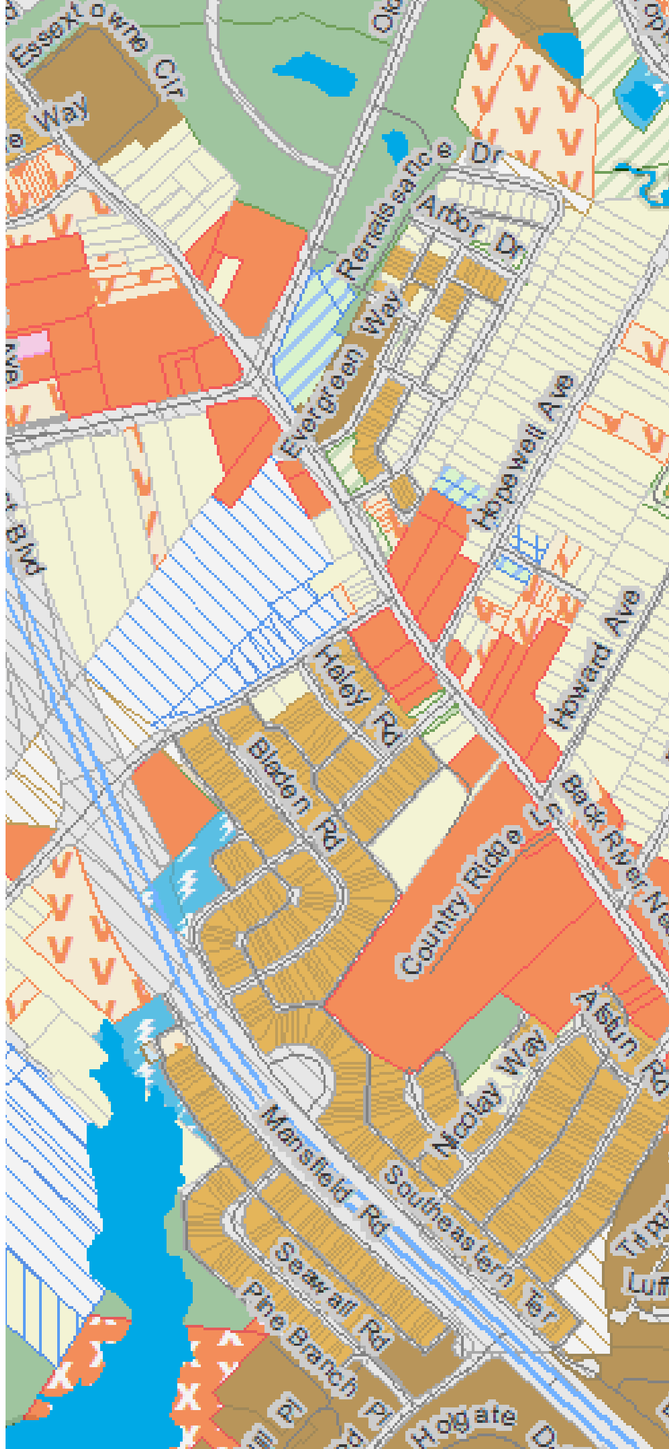
Steep Slopes

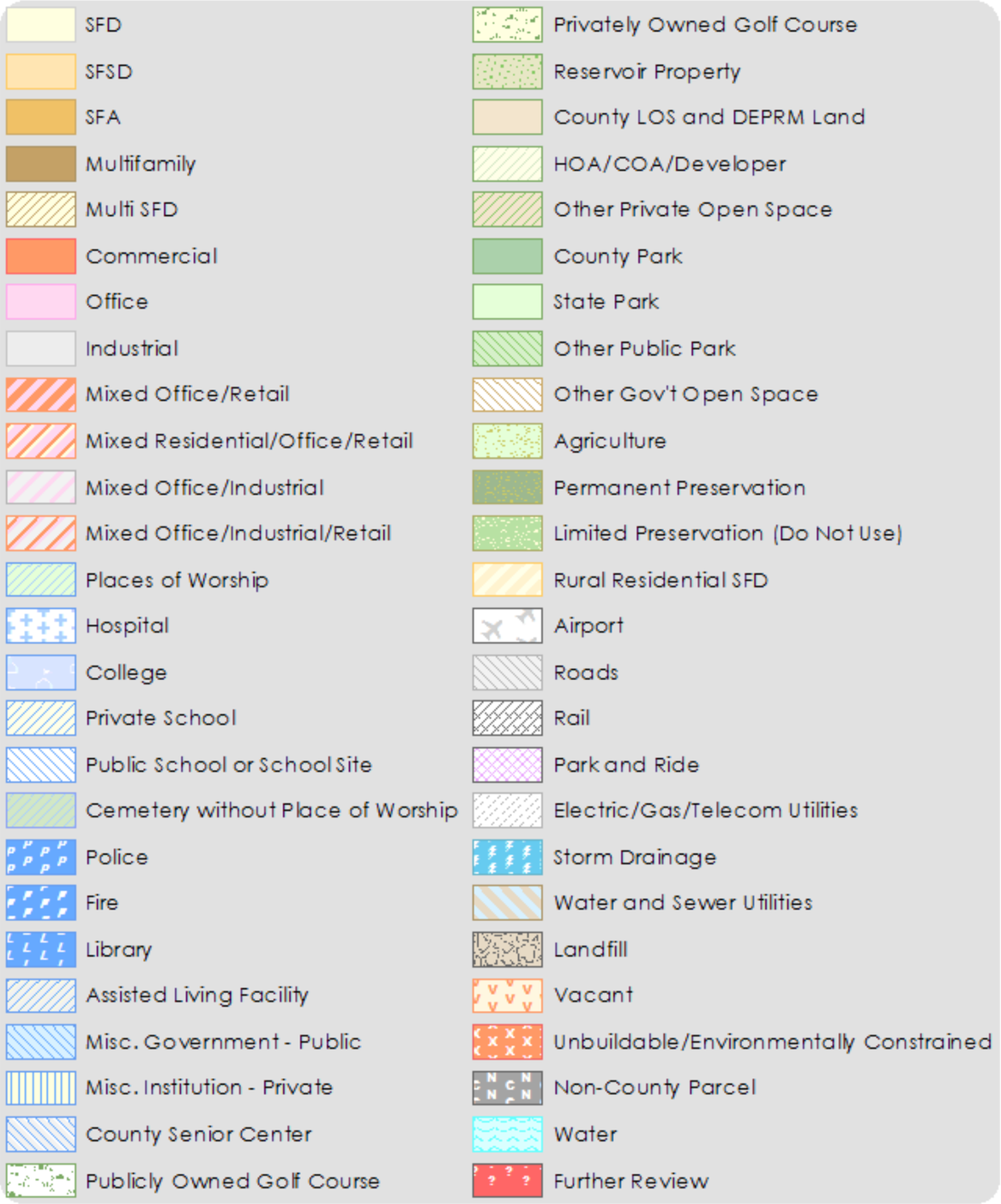
If a parcel is impacted by steep slopes in the amount of 50% or greater parcel coverage, its potential unit count was removed from the total count.



RESIDENTIAL CAPACITY MODEL STEP BY STEP

- STEP I. CODE EXISTING LAND USE



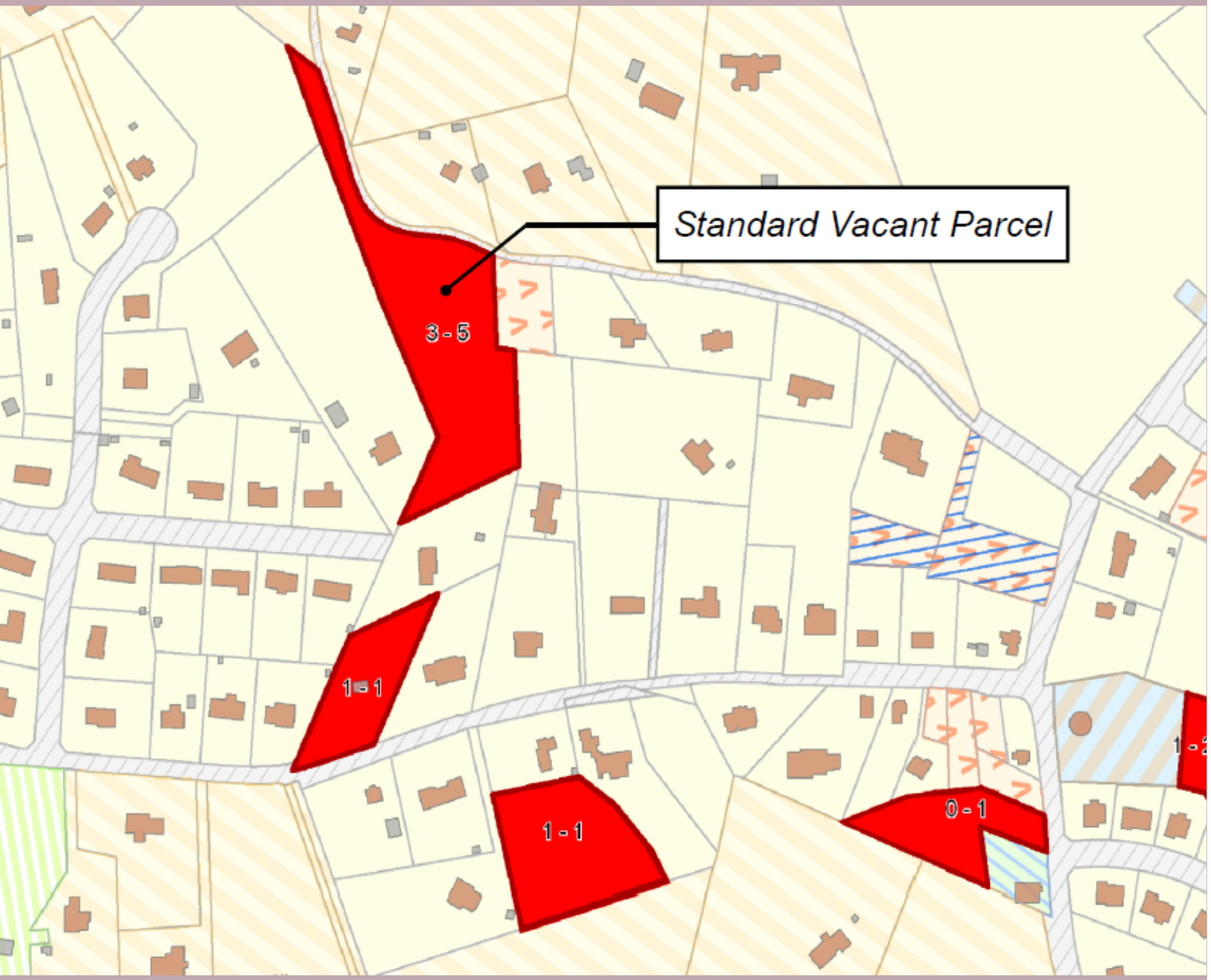


Land Use Types

Existing land use was coded for each parcel of land based on data on the GIS and the needs of the capacity model

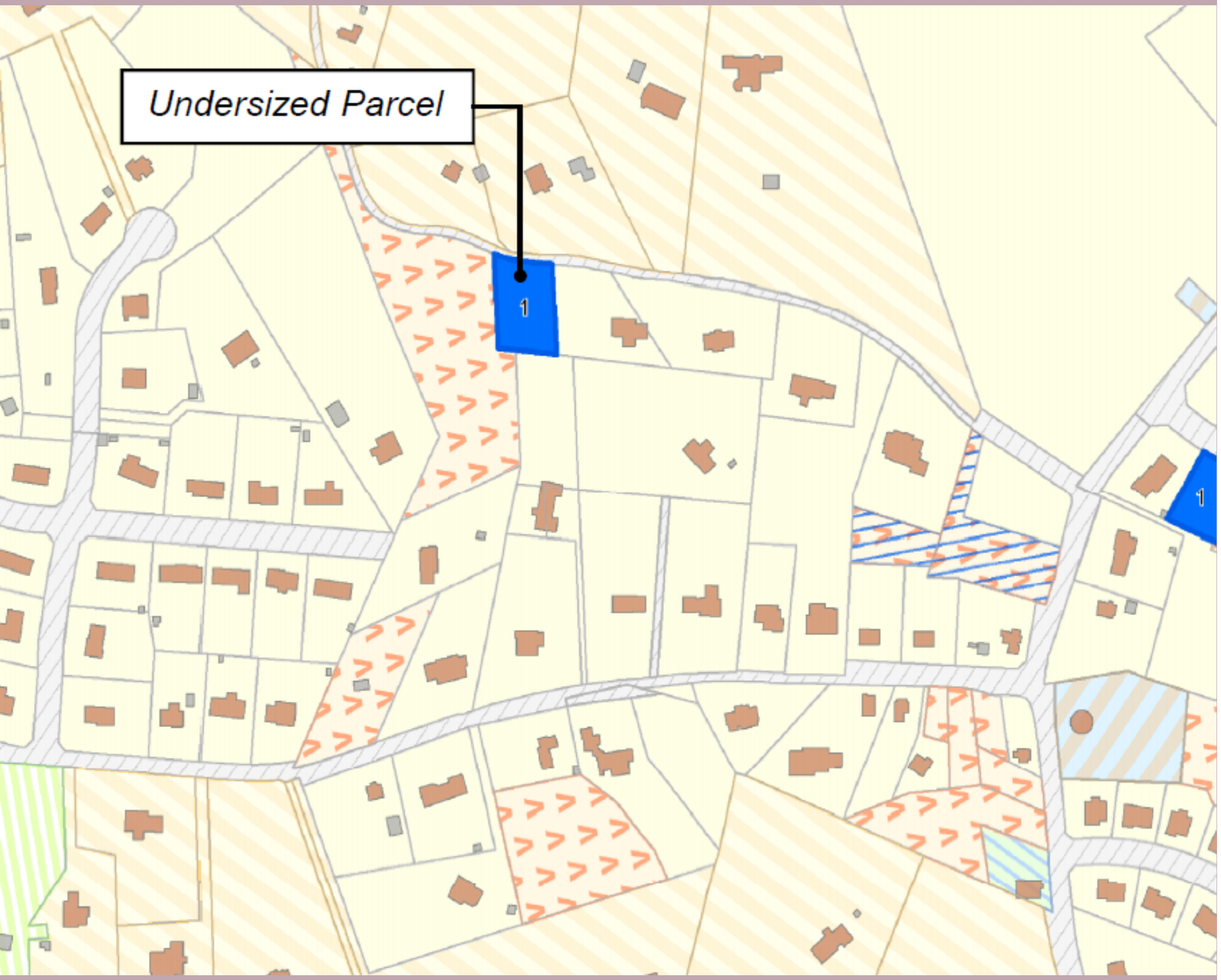
Example of Vacant Parcel

Parcel of land that does not have a structure built



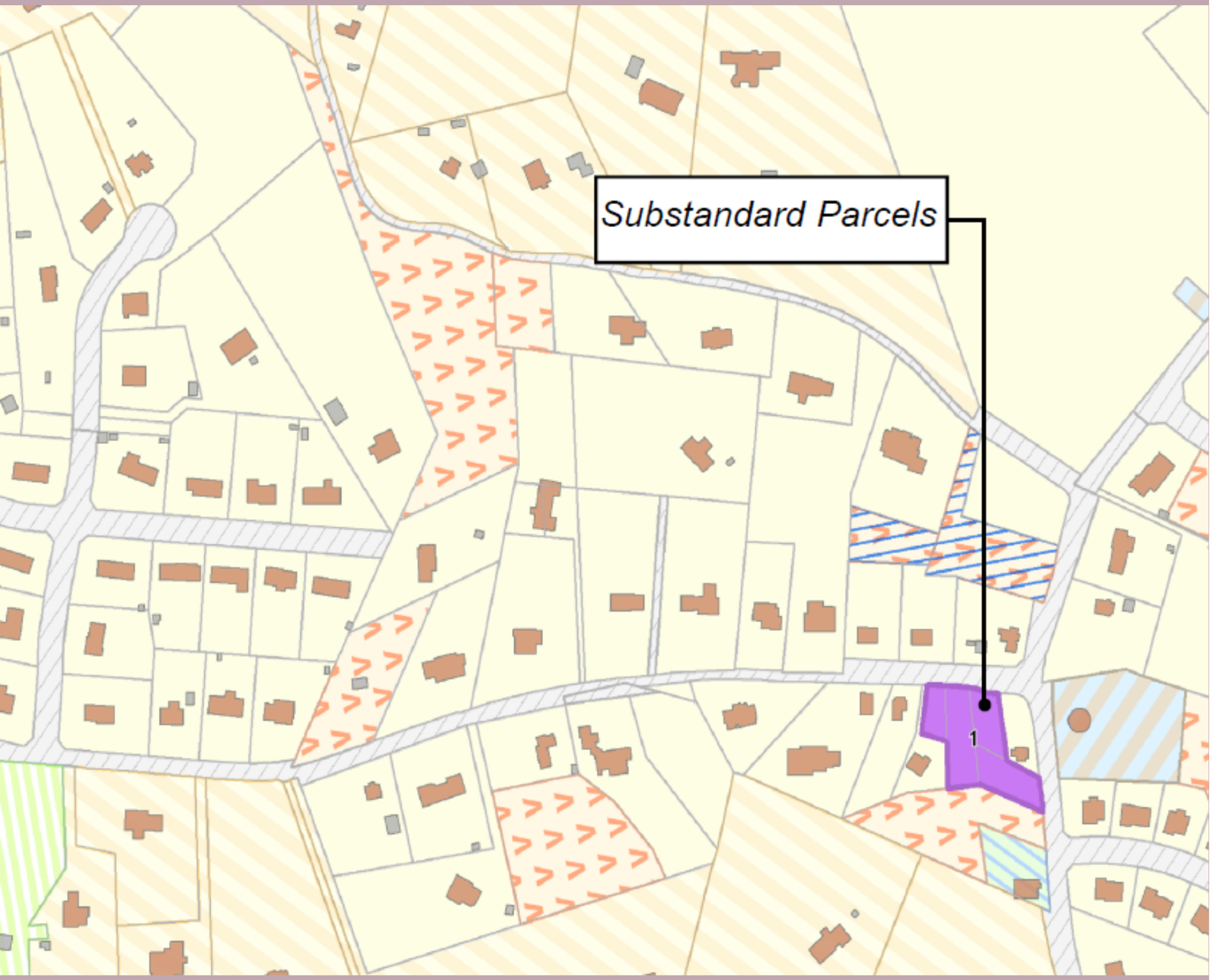
Model Process

STEP 2: IDENTIFY AND CALCULATE YIELD FOR STANDARD VACANT LOTS



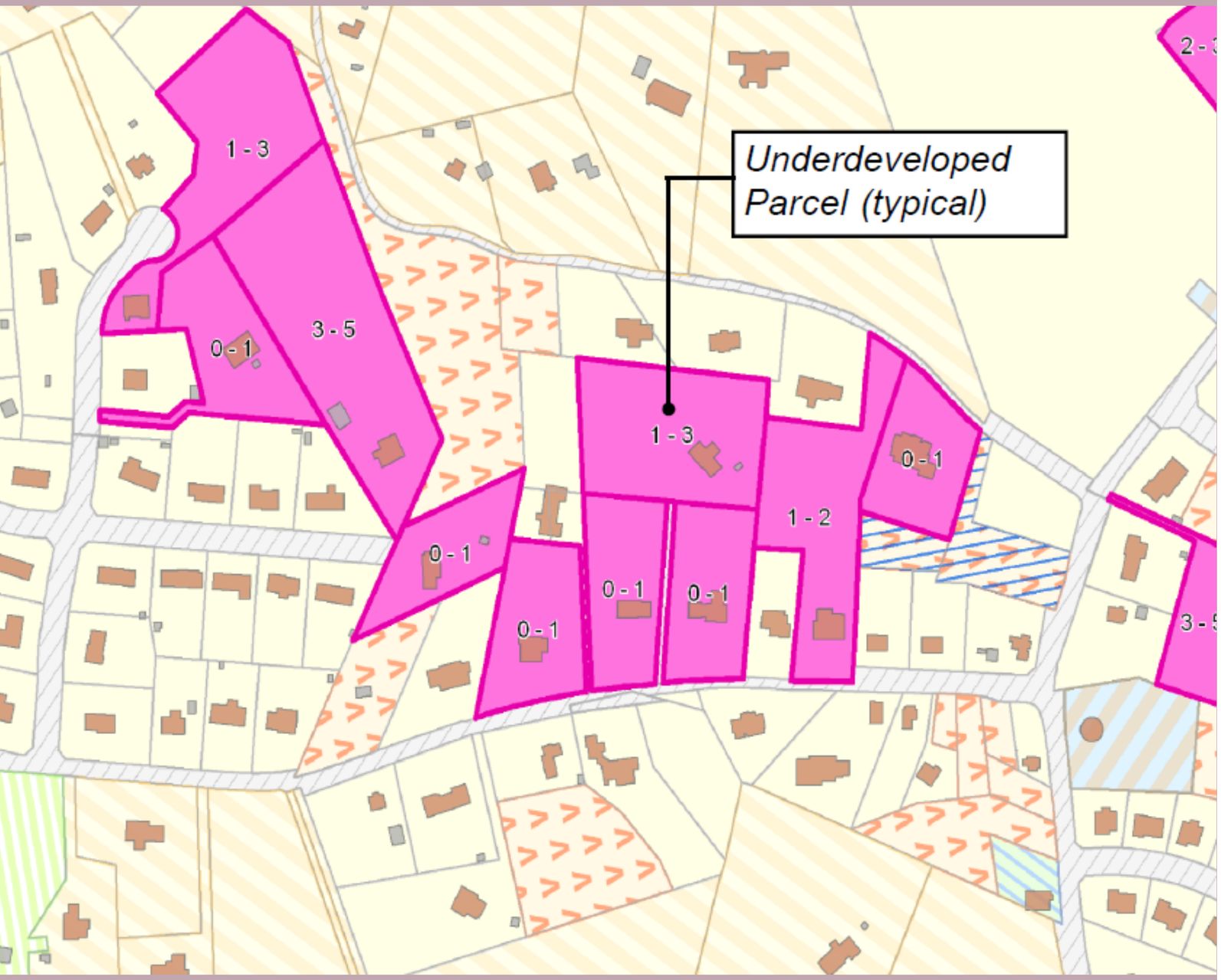
Model Process

STEP 3: IDENTIFY AND CALCULATE YIELD FOR UNDERSIZED LOTS



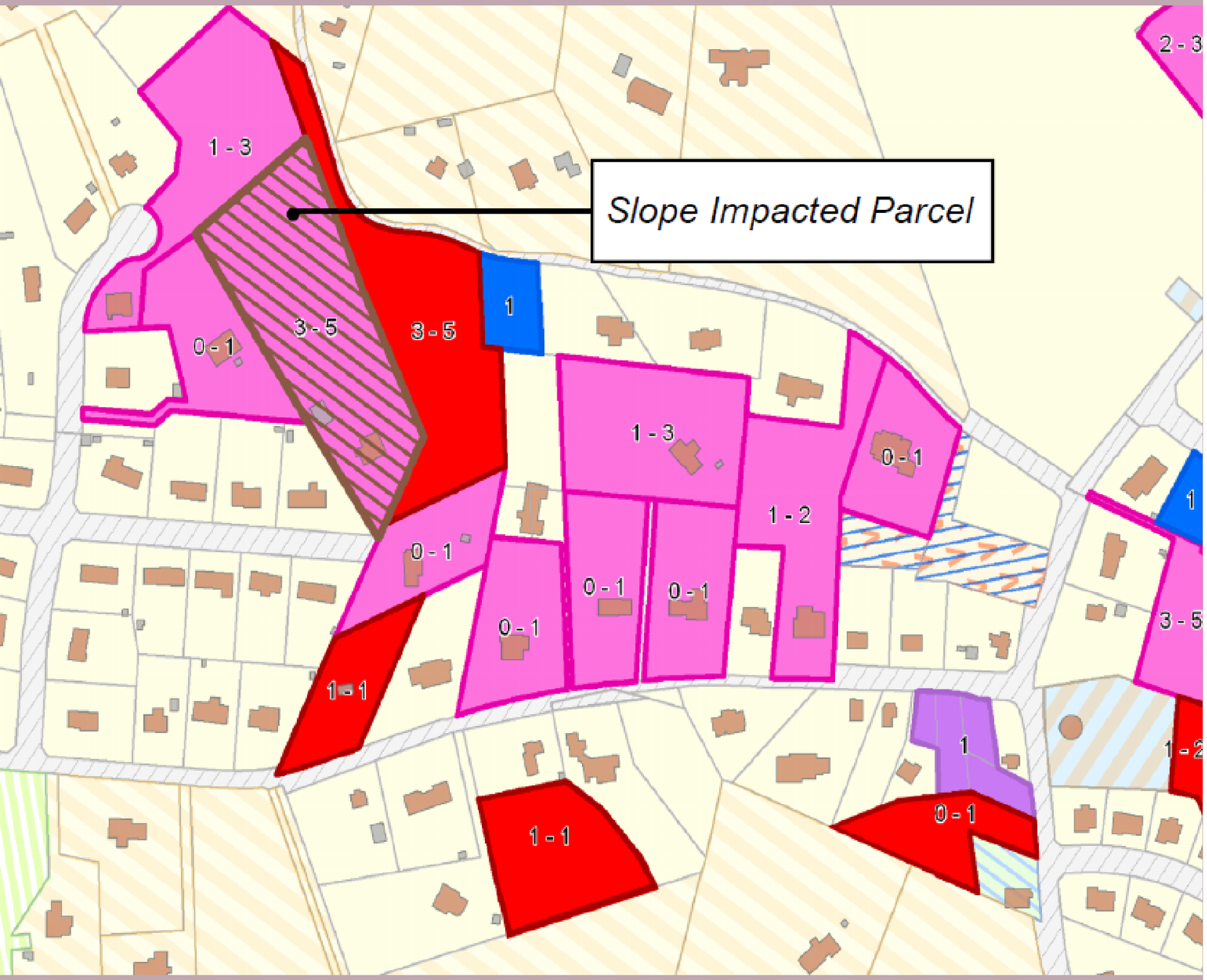
Model Process

STEP 4: IDENTIFY AND CALCULATE YIELD FOR SUBSTANDARD LOTS



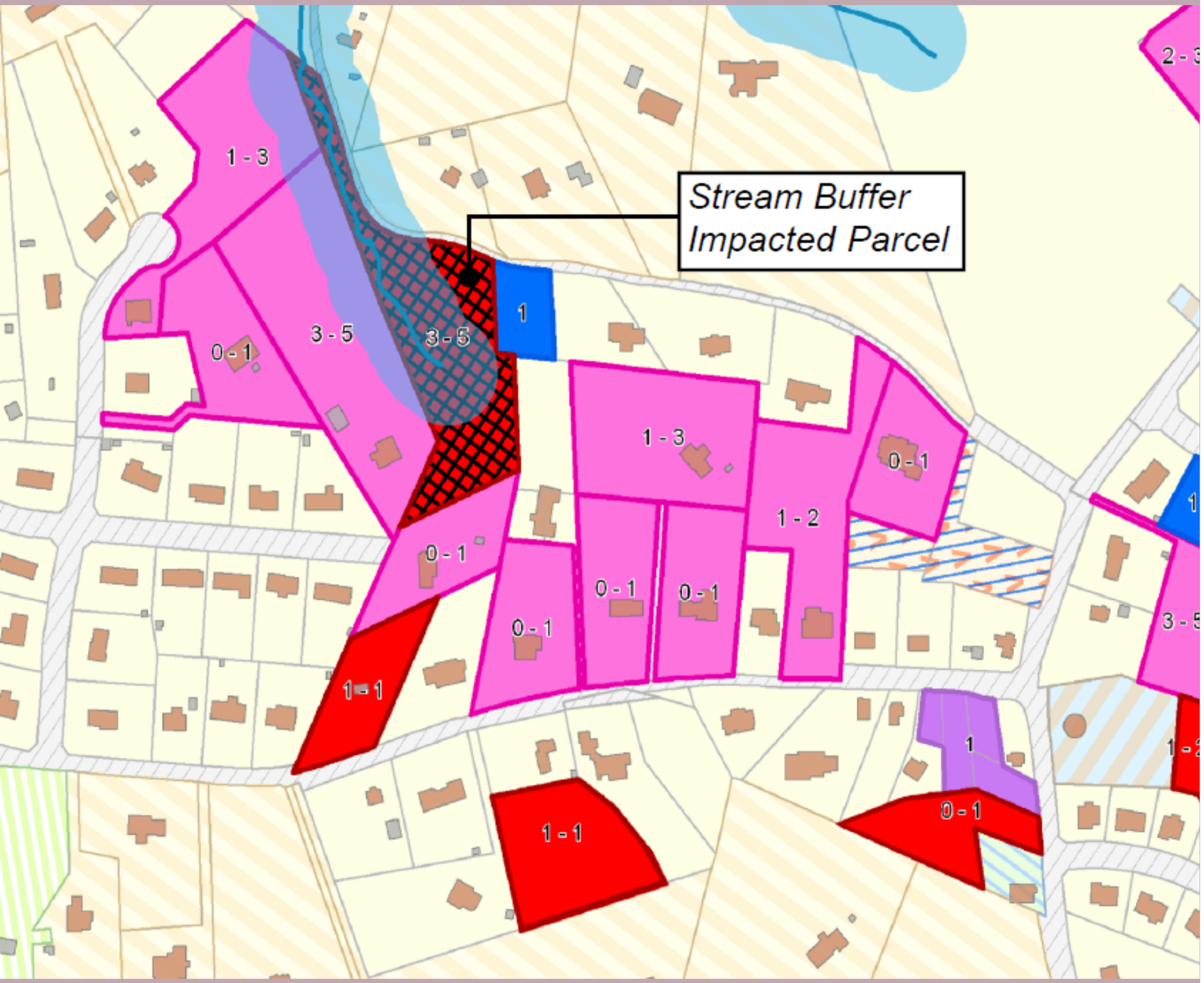
Model Process

STEP 5. YIELD FOR ADDITIONAL DEVELOPMENT ON UNDERDEVELOPED LAND



Model Process

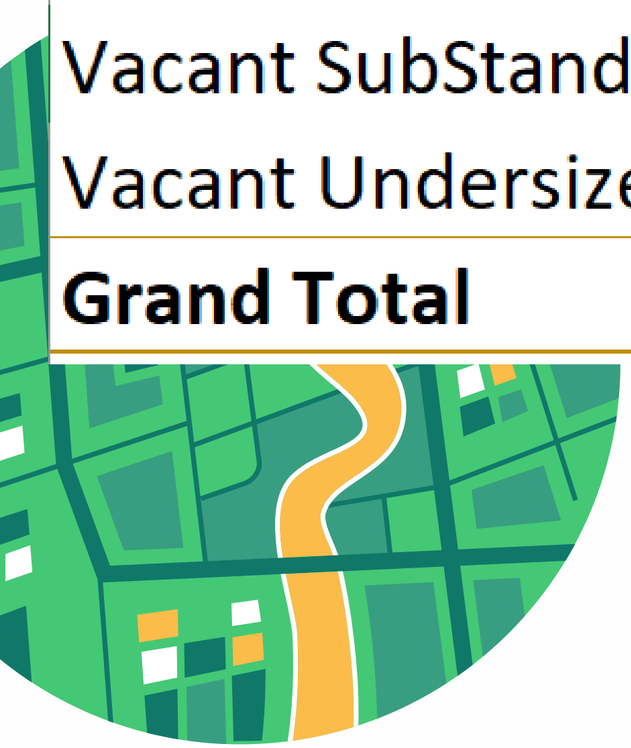
STEP 6. SLOPE IMPACTS ON UNDERDEVELOPED LAND



Model Process

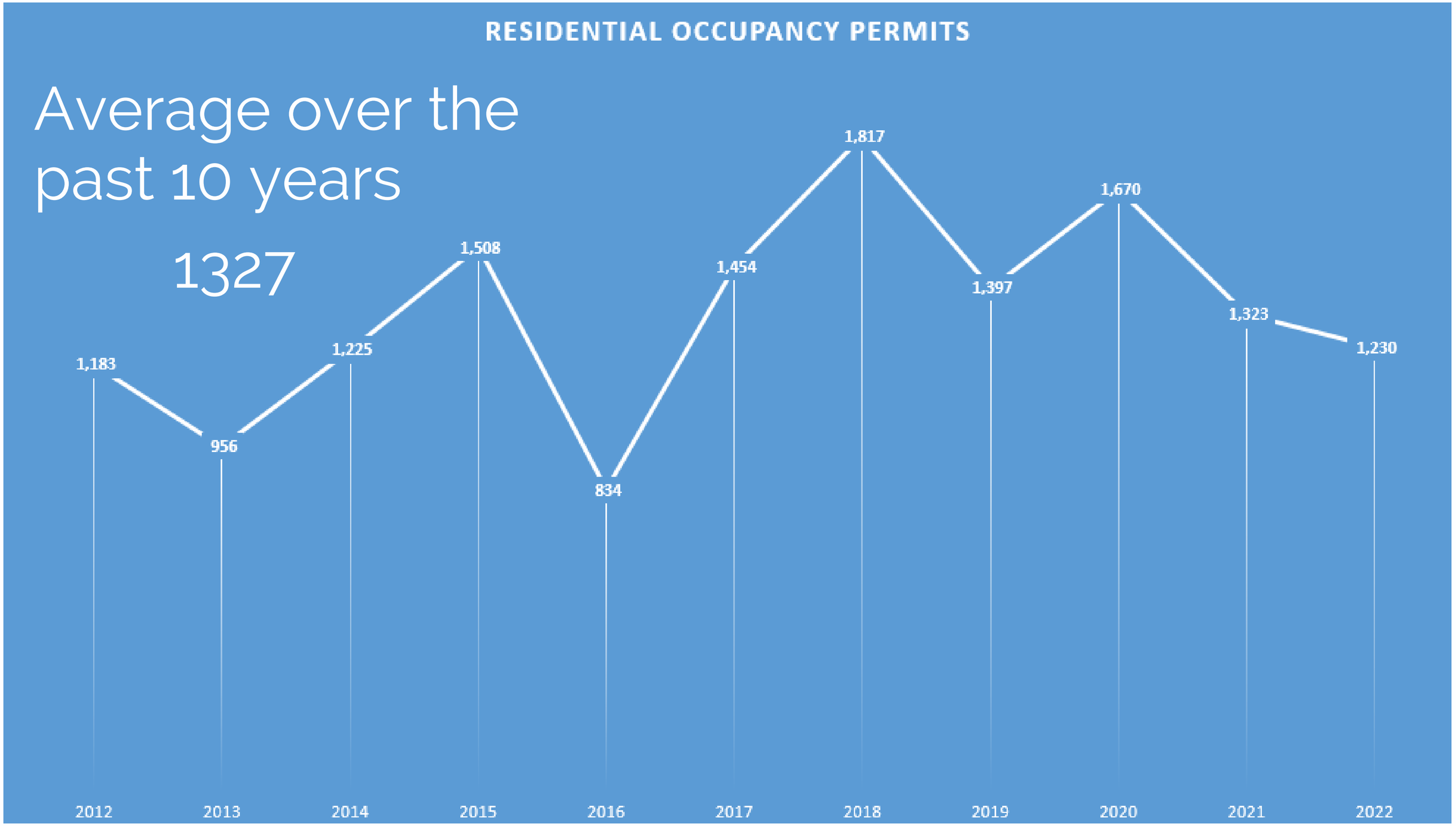
STEP 7. STREAM BUFFER IMPACTS

Lot Type	Moderate	Maximum
Under Developed	6,659	18,545
Vacant Standard	4,209	8,328
Vacant SubStandard	-	1,344
Vacant Undersized	-	971
Grand Total	**10,868**	**29,188**

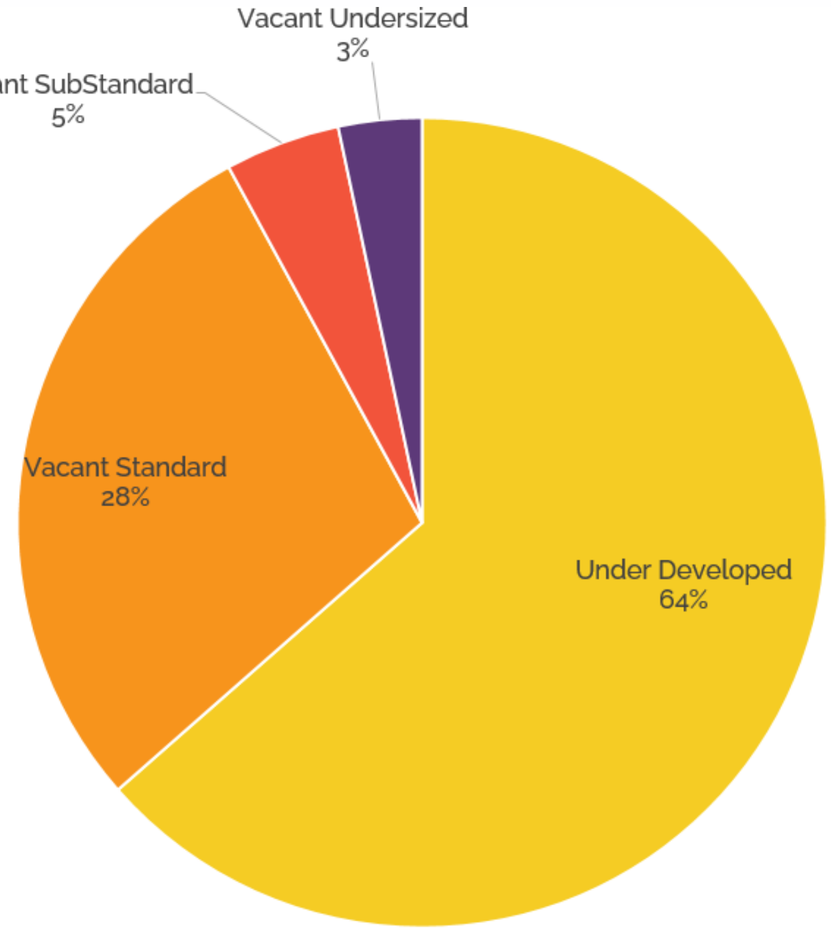


Model Results

This latest model was run in August of 2021 after CZMP 2020 and land use updates were made.

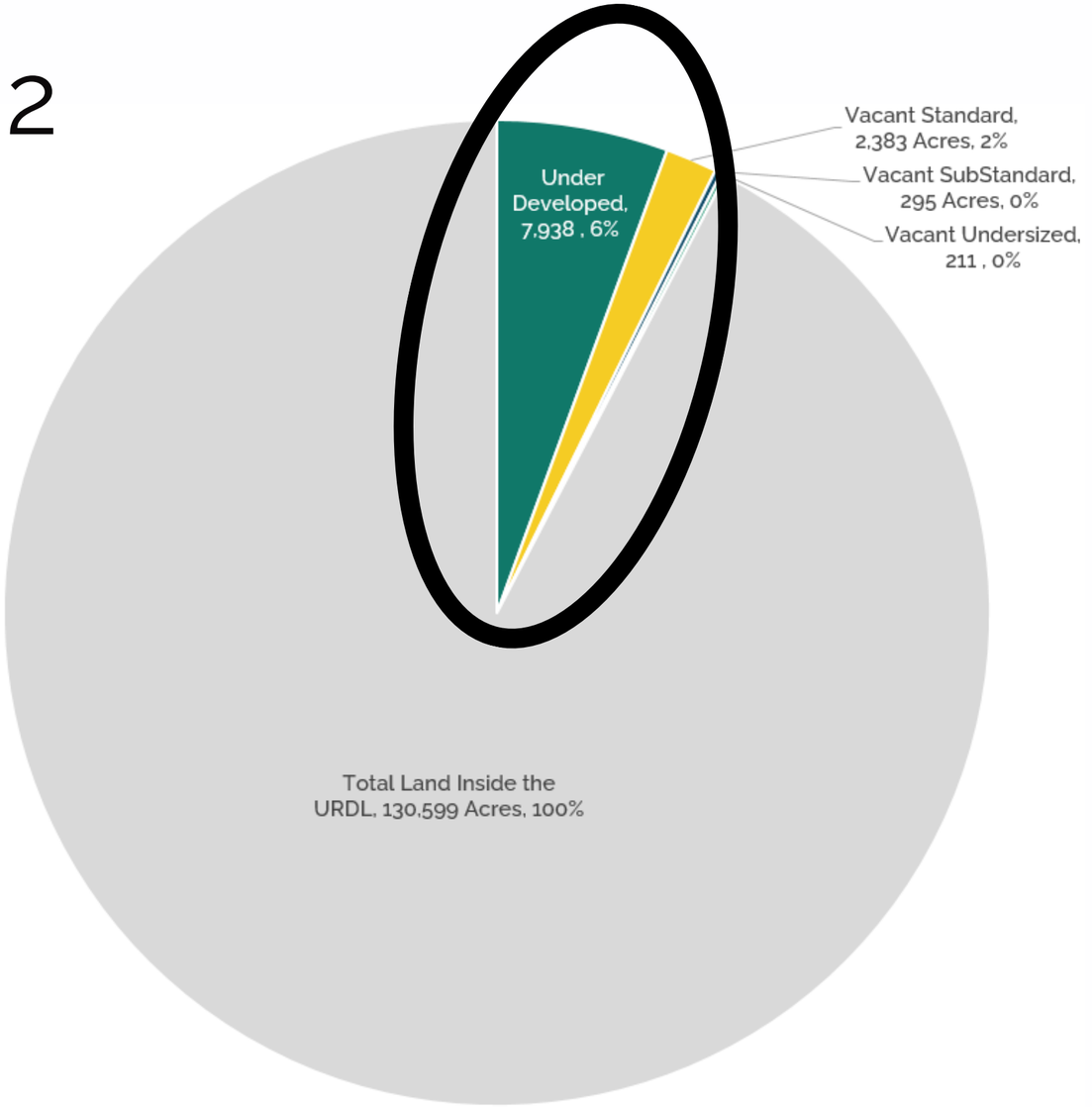

RESIDENTIAL OCCUPANCY PERMITS
Average over the past 10 years
1327
1,183
956
1,225
1,508
834
1,454
1,817
1,397
1,670
1,323
1,230
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022

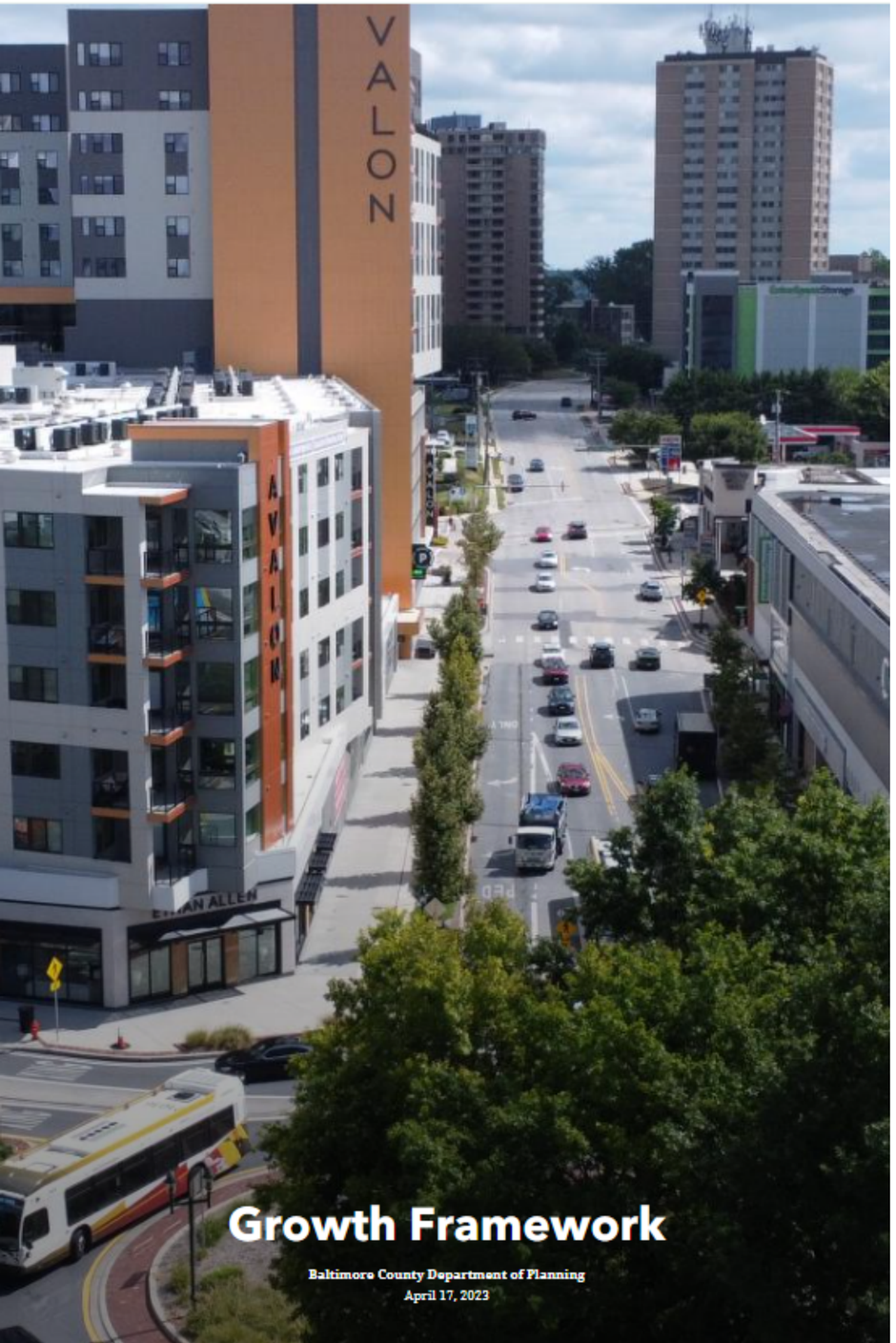
1



8% of land left inside the URDL

2





Growth Framework

Baltimore County Department of Planning
April 17, 2023

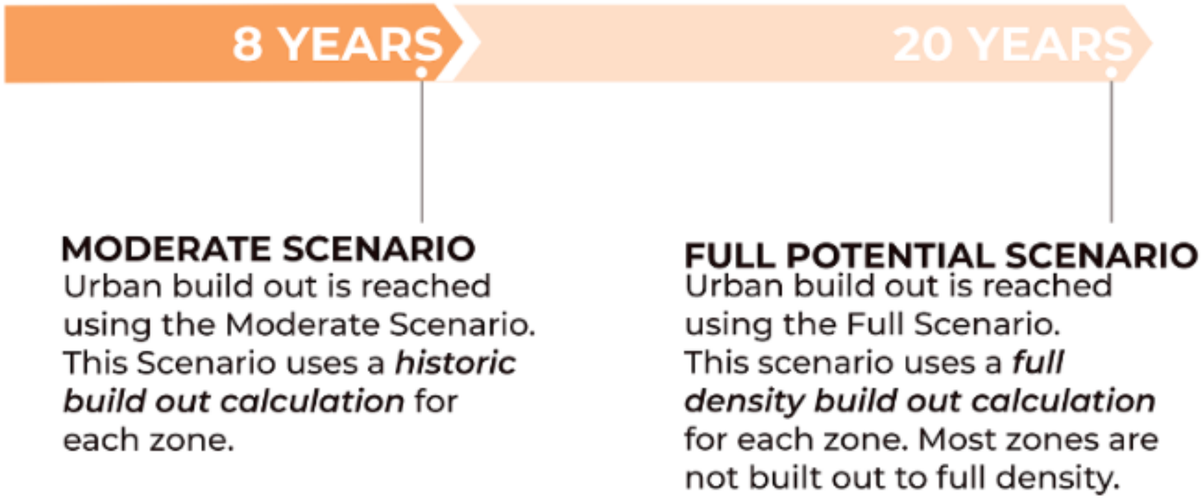
Residential Development Capacity (GF.2)

Baltimore County is running out of land inside the URDL.

In December of 2021, new capacity numbers were calculated for the urban areas based on current land use, zoning and growth tiers.

The most recent model results shows that the number of potential units could range from **10,890 units** with the "moderate" build-out scenario to **26,956 units** assuming the "full zone" build-out. Most lots do not build out to their fullest density, but rather to a moderate density. These figures also do not include redevelopment potential.

The current residential building rate is 1,300 residential permits per year for urban areas of the County. If this building rate continues with no change to zoning, the urban areas will reach full build-out in 20.7 years, or 8.4 years at the moderate build-out rate.



Land inside the URDL will build out to full capacity in 8 to 20 years.