



Baltimore County 2012 Annual Growth Report

As Approved by the Baltimore County Planning Board
June 20, 2013

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Introduction

The annual growth report tracks development-related changes that occurred in Baltimore County for the 2012 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, 2013. The report's format is based on templates provided by MDP, and corresponds to the requirements of three separate state bills, codified in 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

Development Plans Approved

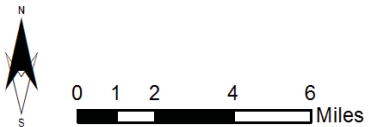
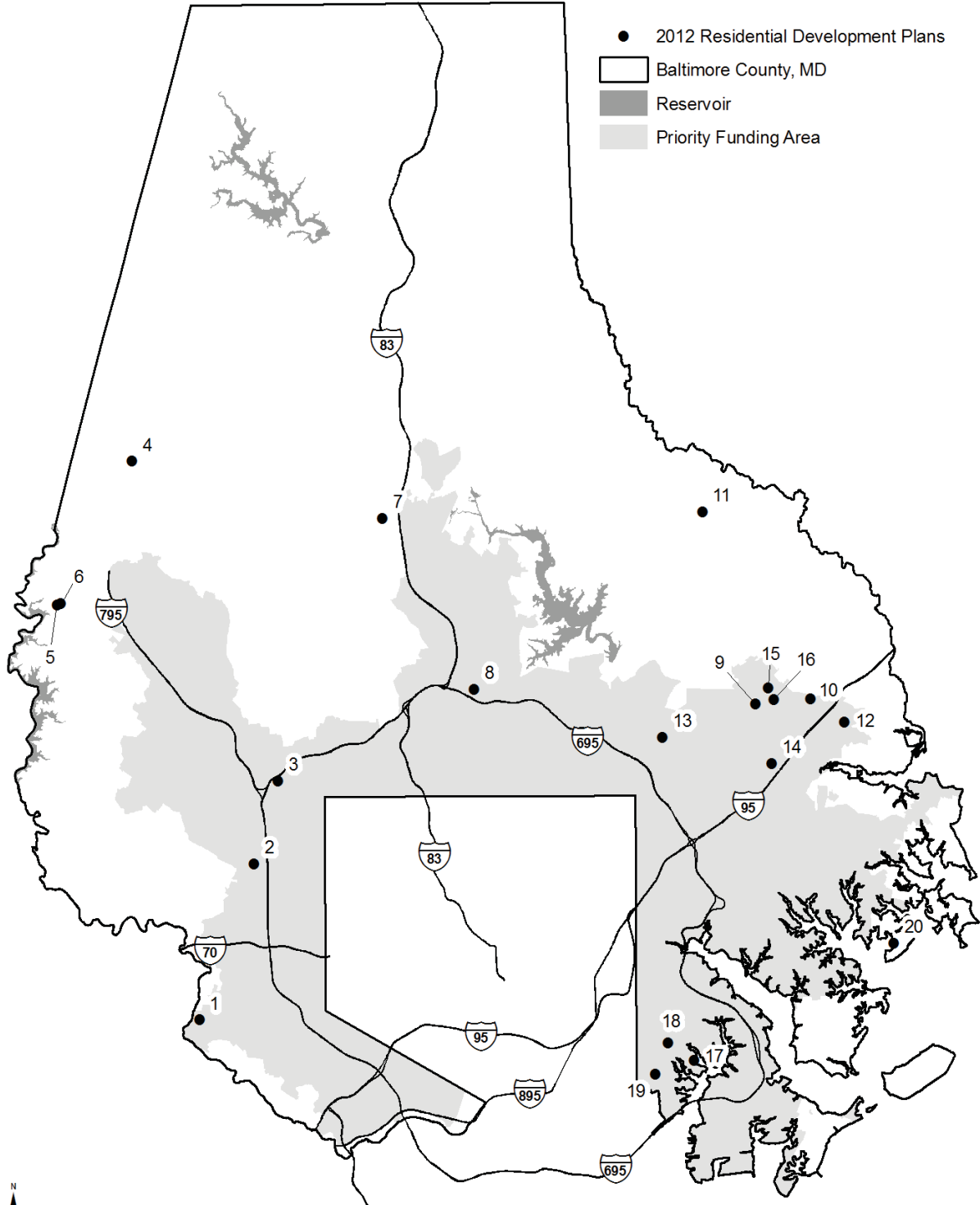
The third largest jurisdiction in population in Maryland (805,029 in Census 2010), Baltimore County continued to attract persons or families to reside in diverse communities. In 2012, four major subdivisions, four planned unit developments (PUDs), and 12 minor subdivisions were approved, proposing 481 housing units (Table 1). This number of units was a reduction from 716 in 2011. Among total housing units, the percent share of multi-family units approved (MF) is greater than that of all single-family units combined (55.5 percent vs. 44.5 percent). This reflects the market trend in the housing choice desire and needs. The single-family housing types include detached (SFD), semi-detached (SFSD), and attached (SFA) or townhouses.

| Project Track | Project Count | Unit Type | | | | Total |
|---------------------------|---------------|-----------|-------|--------|--------|-------|
| | | SFD | SFSD | SFA | MF | |
| Major Subdivision | 4 | 105 | 0 | 13 | 0 | 118 |
| Minor Subdivision | 12 | 27 | 0 | 0 | 0 | 27 |
| Planned Unit Development | 4 | 0 | 0 | 69 | 267 | 336 |
| Total Units by Type | | 132 | 0 | 82 | 267 | 481 |
| Percent total units (481) | | 27.44% | 0.00% | 17.05% | 55.51% | - |

Source: Baltimore County Government, 2013.

Map 1 2012 Residential Development Plans

- 2012 Residential Development Plans
- Baltimore County, MD
- Reservoir
- Priority Funding Area

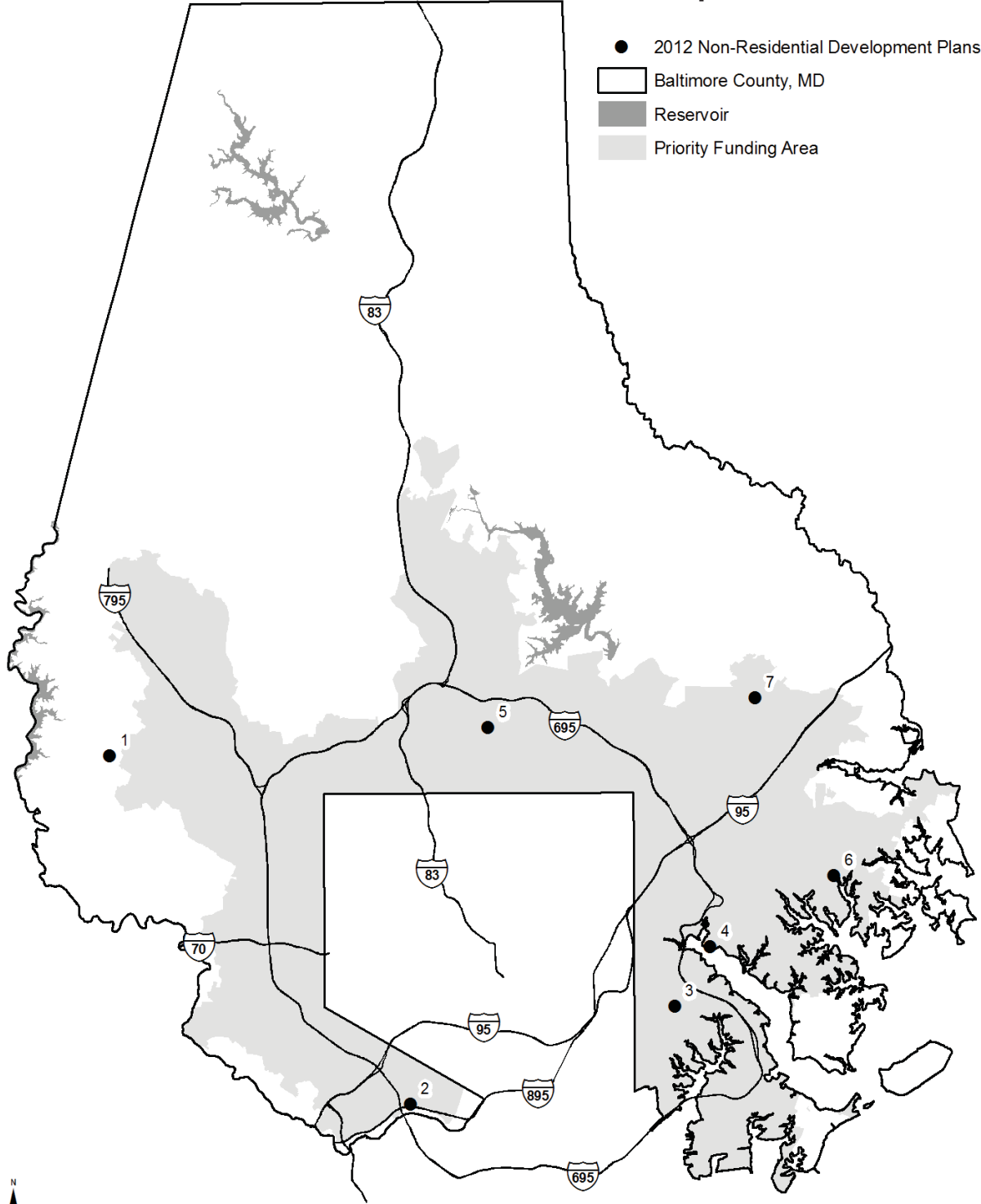


Map Key, 2012 Approved Residential Development Plans

| ID | Name | Number of Units | | | |
|--------------|--|-----------------|----------|-----------|------------|
| | | SFD | SFSD | SFA | MF |
| 1 | Ferrell Property | 2 | 0 | 0 | 0 |
| 2 | Davidson Property | 2 | 0 | 0 | 0 |
| 3 | Paige Property at Roslyn Station Resub Lot 145 | 3 | 0 | 13 | 0 |
| 4 | Schaefer Property New Submittal | 3 | 0 | 0 | 0 |
| 5 | Baltimore Museum of Art (BMA) Property Parcel 263 | 2 | 0 | 0 | 0 |
| 6 | Baltimore Museum of Art (BMA) Property Parcel 631 | 2 | 0 | 0 | 0 |
| 7 | Kemp Family Trust Property | 3 | 0 | 0 | 0 |
| 8 | Haile Property | 4 | 0 | 0 | 0 |
| 9 | Chapel Springs Senior Apartments PUD | 0 | 0 | 0 | 129 |
| 10 | Kerries Court | 1 | 0 | 0 | 0 |
| 11 | Degraw Property | 2 | 0 | 0 | 0 |
| 12 | Rose Property | 2 | 0 | 0 | 0 |
| 13 | 3307 Summit Avenue | 2 | 0 | 0 | 0 |
| 14 | Silver Lake Daniel Property | 3 | 0 | 0 | 0 |
| 15 | Gunpowder Overlook | 48 | 0 | 0 | 0 |
| 16 | Bishops Meadow | 50 | 0 | 0 | 0 |
| 17 | The Villages at Sheltered Harbor (Alternative PUD) | 0 | 0 | 69 | 0 |
| 18 | Czyzyk Property | 3 | 0 | 0 | 0 |
| 19 | The Greens at Logan Field PUD | 0 | 0 | 0 | 102 |
| 20 | Galloway Creek PUD | 0 | 0 | 0 | 36 |
| Total | | 132 | 0 | 82 | 267 |

Map 2 2012 Non-Residential Development Plans

- 2012 Non-Residential Development Plans
- Baltimore County, MD
- Reservoir
- Priority Funding Area



In addition to residential subdivisions and PUDs, seven non-residential development plans were approved in 2012 (Table 2) for mixed-use, retail, institutional, and office uses. No industrial use was approved in 2012. The square footage of the mixed-use development accounts for the largest amount of non-residential development approved in 2012.

| Project Track | Project Count | Square Feet by Use Type | | | | | Total |
|-------------------------------------|---------------|-------------------------|------------|---------------|-----------|--------|---------|
| | | Retail | Industrial | Institutional | Mixed Use | Office | |
| Limited Exemption | 6 | 30,625 | 0 | 6,000 | 49,212 | 27,440 | 113,277 |
| Planned Unit Development | 1 | 0 | 0 | 45,000 | 0 | 0 | 45,000 |
| Total square footage by use type | | 30,625 | 0 | 51,000 | 49,212 | 27,440 | 158,277 |
| Percent total square feet (158,227) | | 19.35% | 0.00% | 32.22% | 31.09% | 17.34% | - |

Source: Baltimore County Government, 2013.

Map Key, 2012 Approved Non-Residential Development Plans

| ID | Name | Type | Sq. Ft. |
|--------------|-----------------------------------|---------------|----------------|
| 1 | Baltimore Christian Faith Center | Institutional | 6,000 |
| 2 | 3211 and 3215 Hammonds Ferry Road | Office | 20,000 |
| 3 | Towne Center Parcel 2 | Mixed | 7,440 |
| 4 | Essex Gateway Center | Commercial | 21,025 |
| 5 | YMCA of Central Maryland | Institutional | 49,212 |
| 6 | Intercoastal Marine | Commercial | 9,600 |
| 7 | Brightview Perry Hall PUD | Institutional | 45,000 |
| Total | | | 158,277 |

Occupancy and Razing Permits

In 2012, Baltimore County experienced growth in residential construction. Table 3 shows that 1,183 units were built in 2012, an increase of 235 units from 2011 (948 units). Nonetheless, this growth in new residential construction still followed behind that in the economic boom years in the last decade, when the yearly average of new units in occupancy permits was between 2,000 and 3,000. Table 3 also exhibits that approximately 86.2 percent of residential units built in 2012 were single-family structures (SFA, SFD, and SFSD). The multi-family's share was 13.8 percent.

| Housing Unit Type | Total Units by Type | Percent Total Units |
|------------------------------------|---------------------|---------------------|
| Multi-Family (MF) | 163 | 13.78% |
| Single Family Attached (SFA) | 559 | 47.25% |
| Single Family Detached (SFD) | 452 | 38.21% |
| Single Family Semi-Detached (SFSD) | 9 | 0.76% |
| <i>All single family units</i> | <i>1,020</i> | <i>86.22%</i> |
| Total Residential Units | 1,183 | - |

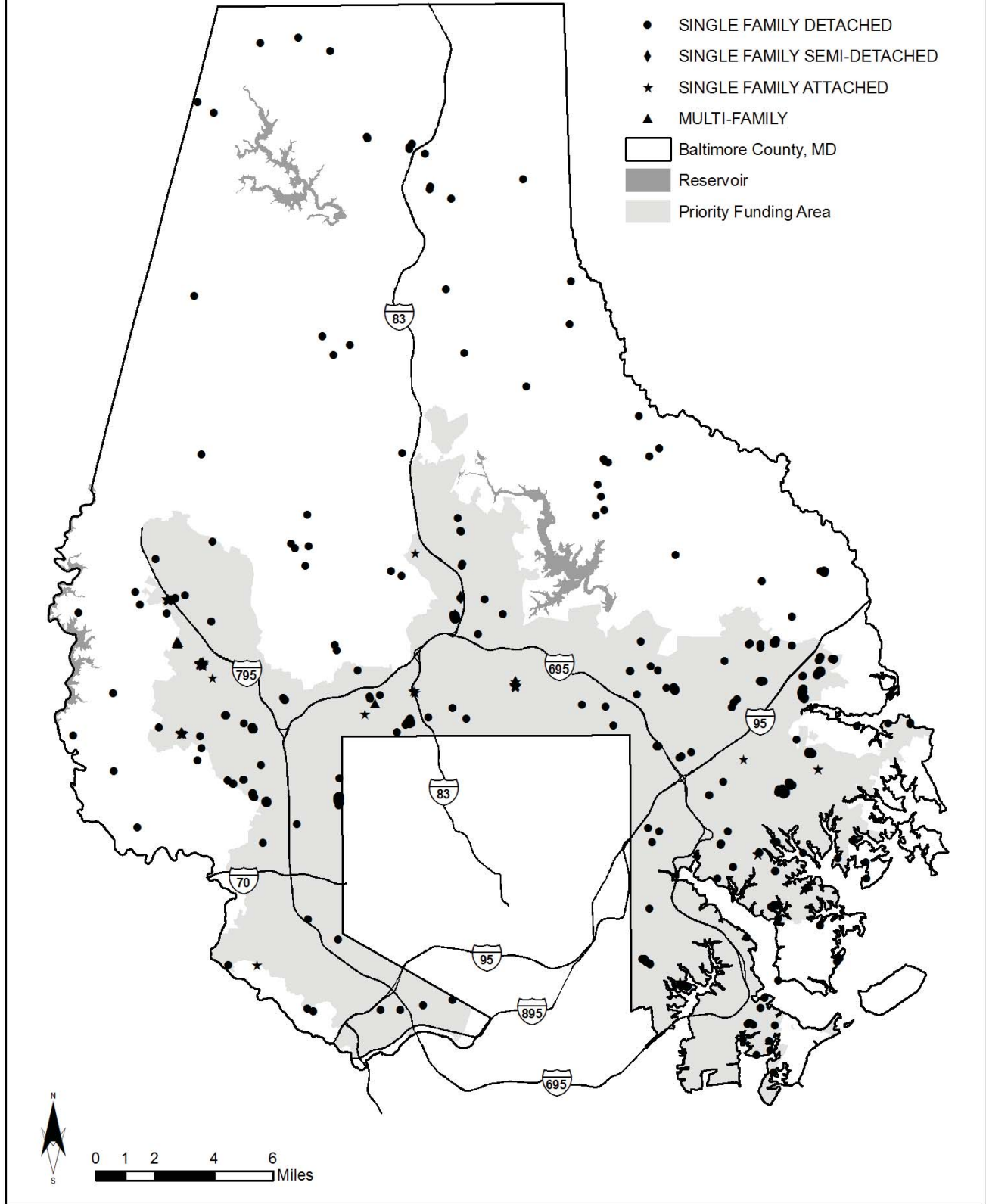
Source: Baltimore County Government, 2013.

Occupancy permits for non-residential uses indicate that retail uses amount to the largest square footage of buildings constructed in 2012, followed by mixed and institutional uses (Table 4). The office and industrial development represented 10.1 percent and 6.6 percent of the total square feet of non-residential buildings respectively. The mixed use comprises of various mixture of non-residential uses.

| | Use Type | | | | | Total |
|----------------------|----------|------------|---------------|-----------|---------|-----------|
| | Retail | Industrial | Institutional | Mixed Use | Office | |
| Total Square Footage | 773,697 | 133,646 | 445,463 | 471,246 | 205,698 | 2,029,750 |
| Percent total | 38.12% | 6.58% | 21.95% | 23.22% | 10.13% | - |

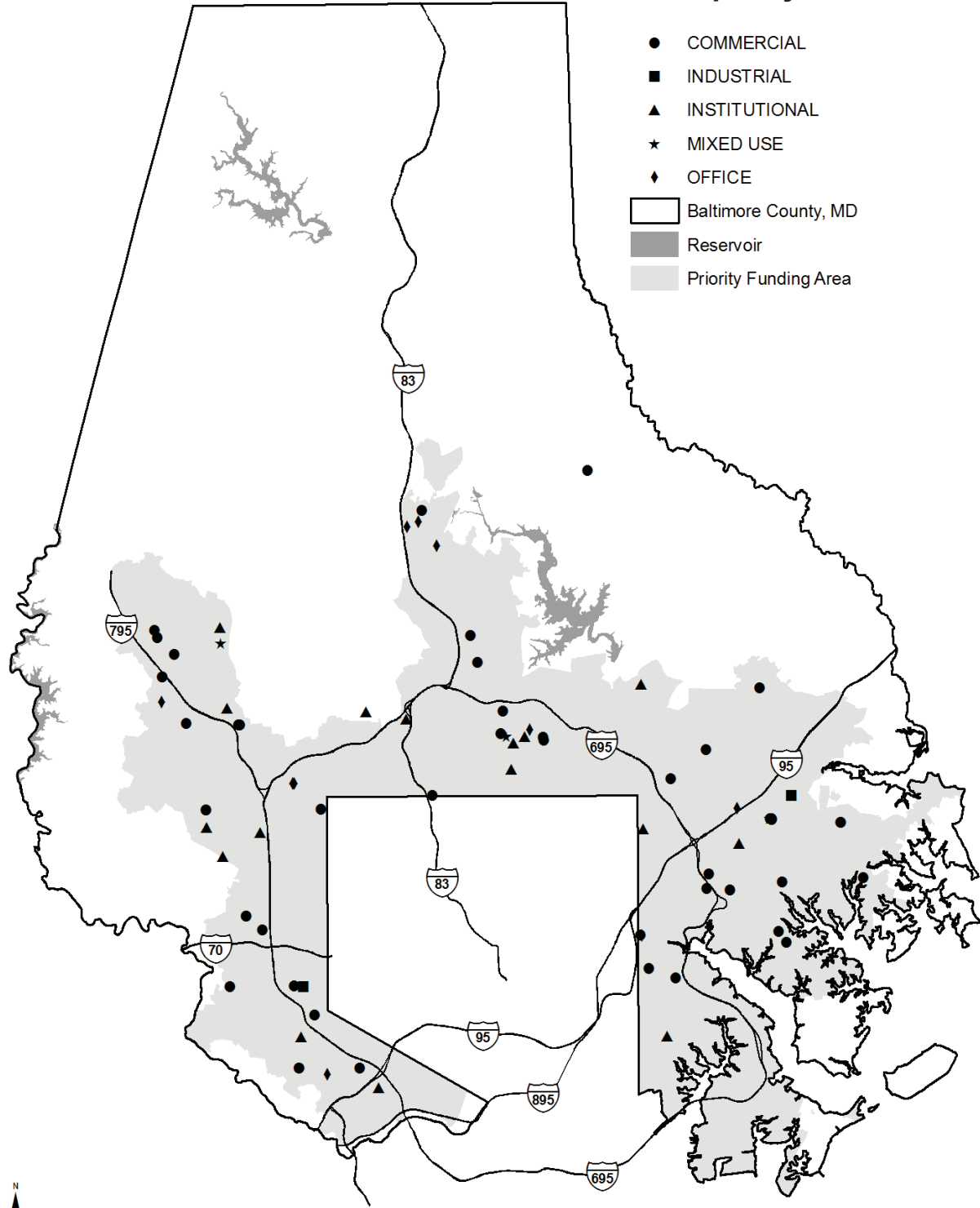
Source: Baltimore County Government, 2013.

Map 3 2012 Residential Occupancy Permits



Map 4 2012 Non-Residential Occupancy Permits

- COMMERCIAL
- INDUSTRIAL
- ▲ INSTITUTIONAL
- ★ MIXED USE
- ◆ OFFICE
- Baltimore County, MD
- Reservoir
- Priority Funding Area



There were insignificant residential razing activities issued permits in Baltimore County in 2012. As shown in Table 5, the county issued razing permits for 90 residential units. In 2011, 119 units were issued razing permits. In addition, all of the residential units issued razing permits in 2012 were single family detached. Like in 2010 and 2011, there were no razing permits issued for multi-family structures.

| Housing Unit Type | Total Units by Type | Percent Total Units |
|------------------------------------|---------------------|---------------------|
| Multi-Family (MF) | 0 | 0.00% |
| Single Family Attached (SFA) | 0 | 0.00% |
| Single Family Detached (SFD) | -90 | 100.00% |
| Single Family Semi-Detached (SFSD) | 0 | 0.00% |
| Total Residential Units | -90 | - |

Source: Baltimore County Government, 2013.

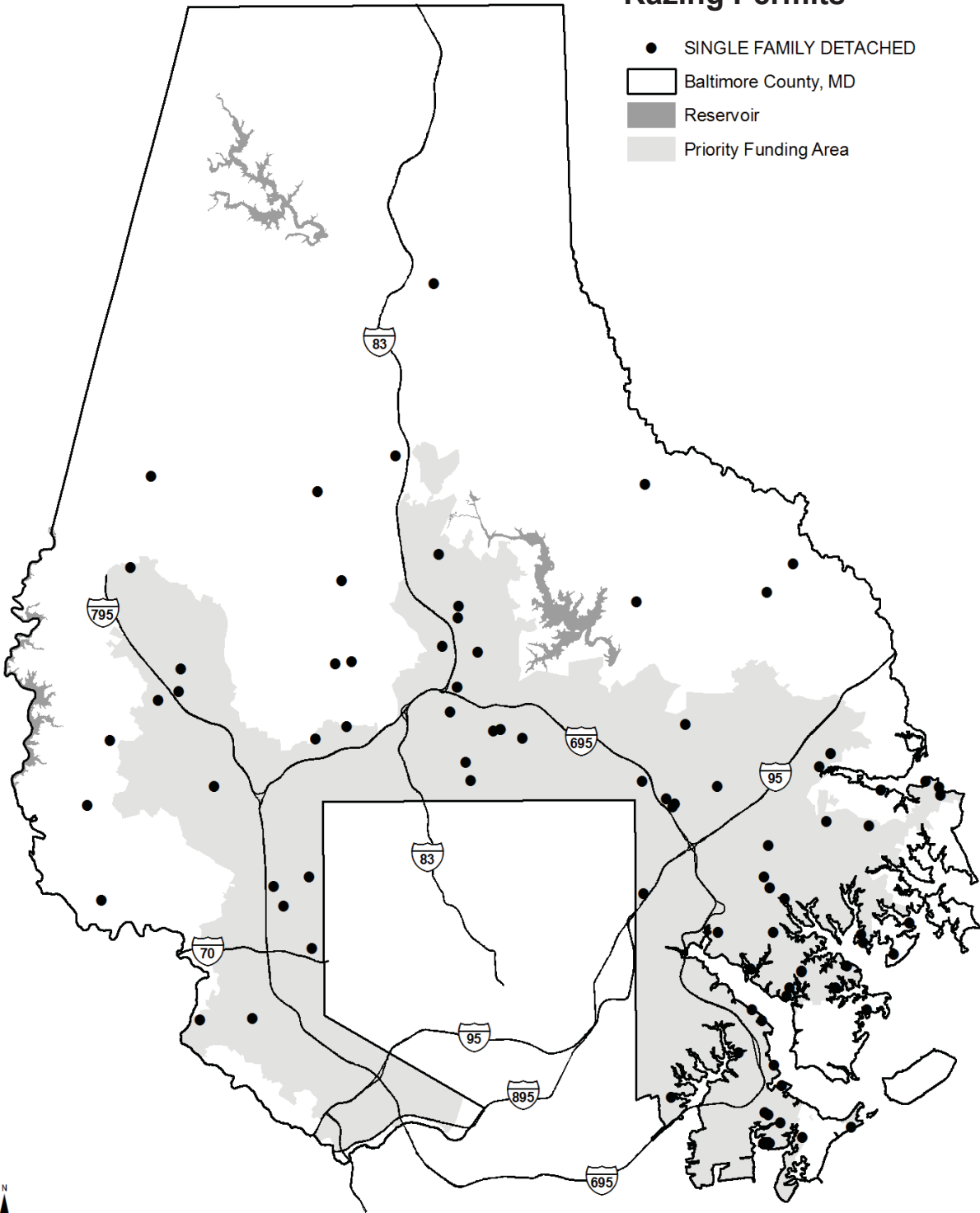
Table 6 displays that the non-residential razing permits were issued largely for industrial uses in terms of square footage, accounting for 82.7 percent of the total. The razing permits for industrial uses were issued for demolishing a warehouse and machine facilities. The square footage of retail uses (gas stations, small stores, or restaurants) in razing permits rank second.

| | Use Type | | | | | Total |
|----------------------|----------|------------|---------------|-----------|--------|-----------|
| | Retail | Industrial | Institutional | Mixed Use | Office | |
| Total Square Footage | 194,909 | 1,077,944 | 14,575 | 7,405 | 8,111 | 1,302,944 |
| Percent total | 14.96% | 82.73% | 1.12% | 0.57% | 0.62% | - |

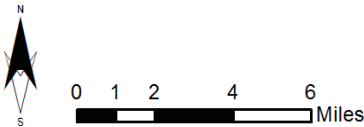
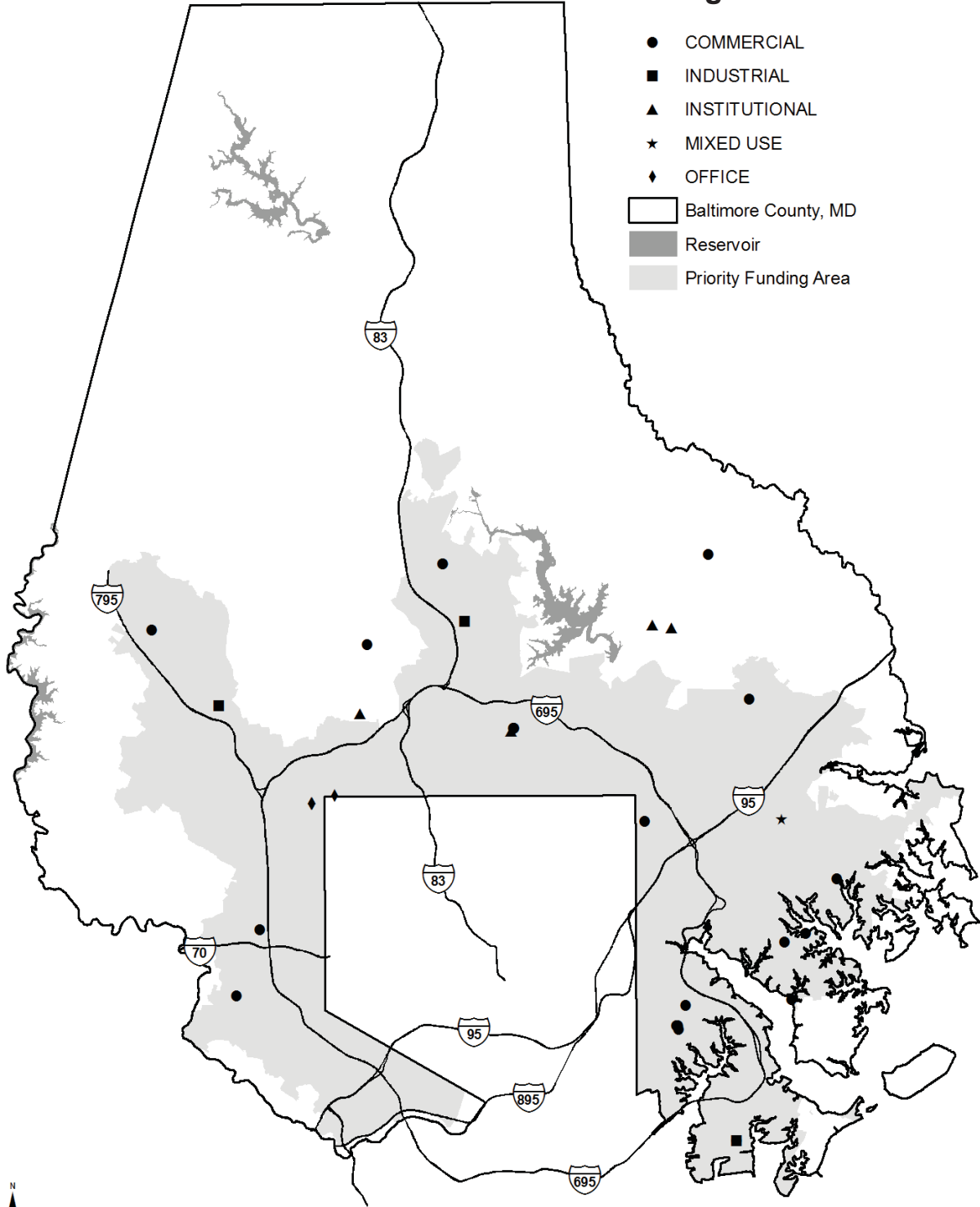
Source: Baltimore County Government, 2013.

Map 5 2012 Residential Razing Permits

- SINGLE FAMILY DETACHED
- Baltimore County, MD
- Reservoir
- Priority Funding Area



Map 6 2012 Non-Residential Razing Permits



Zoning Map Amendments

There was one zoning map amendment in 2011 approved by the Baltimore County Board of Appeals as a map correction per County Code 32-3-231, in response to technical errors during the 2000 Comprehensive Zoning Map Process (CZMP). This 1.80-acre property is located at 2400 North Point Road, and is inside the Priority Funding Area. The parcel was zoned primarily BR, Business Roadside with a small amount of Density Residential, DR 5.5 zoning. The residential zoning was changed to BR, so that the parcel is now entirely zoned BR.

On September 10, 2012, the 2012 CZMP was concluded when the Baltimore County Council's zoning changes became effective on 3761 acres of the county's roughly 400,000 total acres. There were 296 petitions (issues) filed for rezoning. The tables below show the resultant changes. Map 7 on page 15 shows the location of the zoning issues.

A number of the rezonings were a reclassification of publicly-owned open space parcels to a new zoning district designation of NC, the Neighborhood Commons Overlay District. Another new zone, Business Roadside Mercantile Exposition (BR ME), was also applied for the first time to a portion of the Maryland State Fairgrounds.

Other than the application of new zones, the change in zoning for the various zoning classifications were generally insignificant overall. Some individual zones demonstrate a large percentage change because the amount of area with the zoning classification is relatively small.

2012 CZMP Changes for Urban Residential Zones

| Zone | Previous Total Area (Acres) | Current Total Area (Acres) | Net Change (Acres) | Percent Change | Change in Potential Development Capacity (No. of Units) |
|--------------|-----------------------------|----------------------------|--------------------|----------------|---|
| DR 1 | 10,677.87 | 10,834.98 | 157.11 | 1.45 | 157.11 |
| DR 1H | 258.92 | 266.6 | 7.68 | 2.88 | 7.68 |
| DR 1 NC | 0 | 173.7 | 173.7 | 100 | 0 |
| DR 2 | 13,029.68 | 13,014.27 | -15.41 | -0.12 | -30.82 |
| DR 2 H | 479.77 | 479.77 | 0 | 0 | 0 |
| DR 3.5 | 21,727.41 | 21,520.21 | -207.2 | -0.96 | -725.2 |
| DR 3.5 H | 1,259.05 | 1,220.31 | -38.74 | -3.17 | -135.59 |
| DR 3.5 H1 | 124.88 | 124.88 | 0 | 0 | 0 |
| DR 5.5 | 35,208.26 | 35,104.85 | -103.41 | -0.29 | -568.755 |
| DR 10.5 | 5,192.73 | 5,214.43 | 21.7 | 0.42 | 227.85 |
| DR 16 | 6,862.45 | 6,806.02 | -56.43 | -0.83 | -56.43 |
| TOTAL | 82,800.78 | 82,739.58 | -61.2 | -0.07 | -122.2 |

2012 CZMP Changes for Urban Non-Residential and Mixed Use Zones

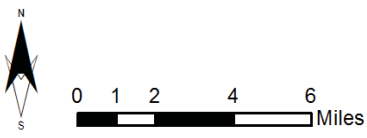
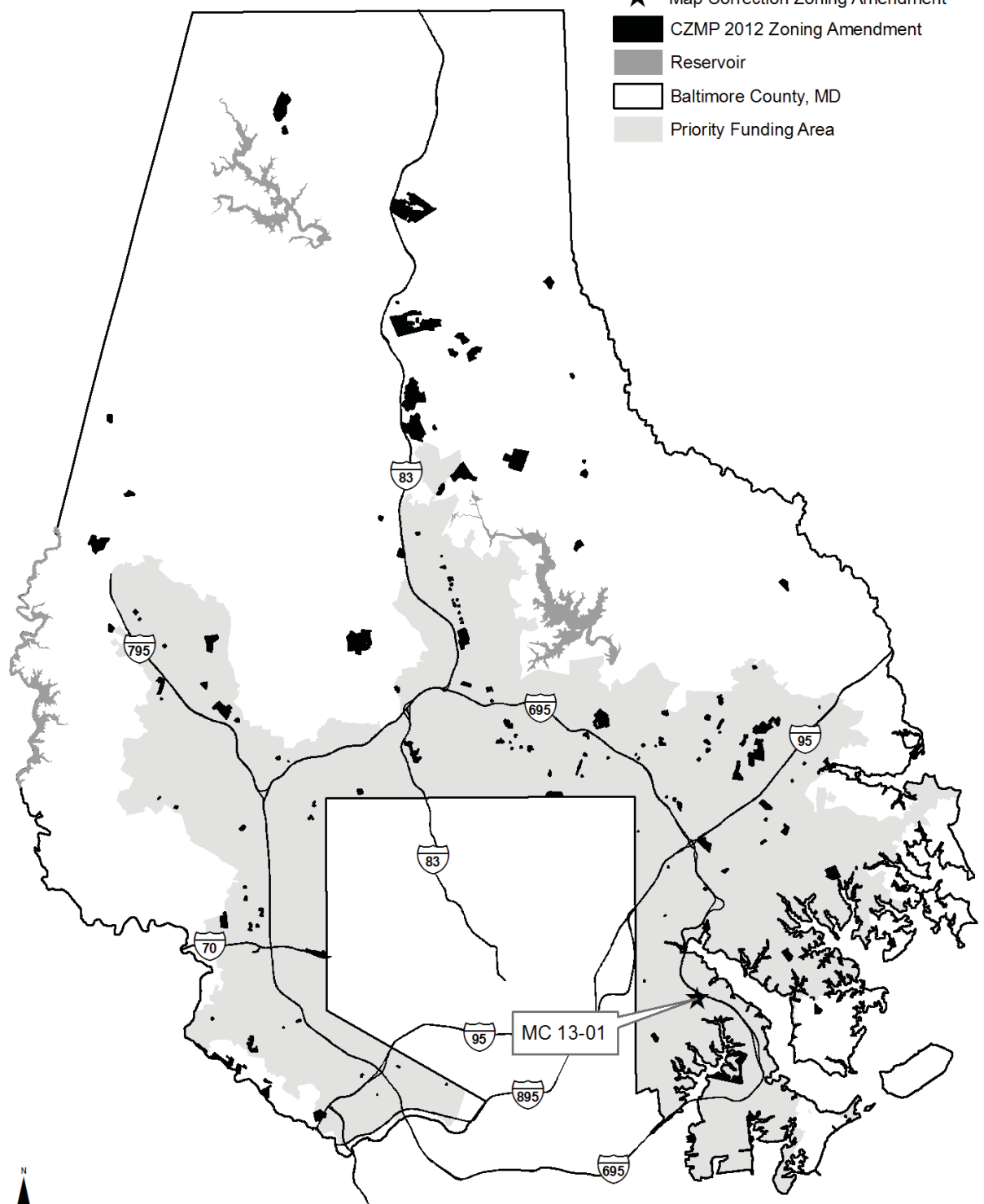
| Zone | Previous Total Area (Acres) | Current Total Area (Acres) | Net Change (Acres) | Percent Change |
|--------------|--------------------------------|-------------------------------|-----------------------|-------------------|
| BL | 1,859.38 | 1885.70 | 26.32 | 1.40 |
| BL AS | 603.01 | 610.01 | 7.00 | 1.15 |
| BL CCC | 528.71 | 528.26 | -0.45 | -0.09 |
| BL CT | 73.28 | 73.28 | 0.00 | 0.00 |
| BL H | 13.99 | 13.99 | 0.00 | -0.02 |
| BLR | 159.03 | 160.91 | 1.88 | 1.17 |
| BM | 1,347.17 | 1,493.79 | 146.62 | 9.82 |
| BM AS | 131.62 | 141.29 | 9.67 | 6.84 |
| BM CCC | 418.27 | 426.91 | 8.64 | 2.02 |
| BM CT | 1,098.99 | 1,202.39 | 103.40 | 8.60 |
| BM IM | 295.16 | 341.79 | 46.63 | 13.64 |
| BMB | 121.78 | 124.58 | 2.80 | 2.25 |
| BMM | 15.88 | 67.73 | 51.85 | 76.56 |
| BYC | 10.82 | 10.82 | 0.00 | 0.01 |
| BR | 1,190.73 | 1,132.59 | -58.14 | -5.13 |
| BR AS | 487.60 | 493.23 | 5.63 | 1.14 |
| BR CCC | 95.69 | 95.67 | -0.02 | -0.02 |
| BR IM | 253.84 | 255.82 | 1.98 | 0.78 |
| BR ME | 0.00 | 60.01 | 60.01 | 99.99 |
| CB | 60.55 | 58.05 | -2.50 | -4.31 |
| MH | 394.81 | 394.81 | 0.00 | 0.00 |
| MH AS | 3.01 | 3.01 | 0.00 | -0.15 |
| MH IM | 6,807.54 | 6,670.43 | -137.11 | -2.06 |
| MH IM M 43 | 1,122.81 | 1,122.81 | 0.00 | 0.00 |
| ML | 2,986.23 | 2,928.47 | -57.76 | -1.97 |
| ML AS | 321.10 | 310.20 | -10.90 | -3.52 |
| ML IM | 8,060.46 | 7,902.62 | -157.84 | -2.00 |
| ML IM M43 | 458.66 | 458.66 | 0.00 | 0.00 |
| ML M 43 | 192.38 | 192.38 | 0.00 | 0.00 |
| MLR | 816.75 | 815.55 | -1.20 | -0.15 |
| MLR IM | 97.20 | 77.44 | -19.76 | -25.51 |
| MR | 26.10 | 26.10 | 0.00 | 0.01 |
| MR IM | 35.87 | 35.87 | 0.00 | -0.01 |
| O 3 | 235.85 | 205.13 | -30.72 | -14.98 |
| O 3 BM/G | 7.47 | 1.80 | -5.67 | -314.54 |
| OR 1 | 440.11 | 435.48 | -4.63 | -1.06 |
| OR 2 | 622.31 | 644.96 | 22.65 | 3.51 |
| OT | 957.23 | 983.59 | 26.36 | 2.68 |
| RAE 1 | 87.62 | 87.62 | 0.00 | 0.00 |
| RAE 2 | 120.92 | 120.92 | 0.00 | 0.00 |
| RO | 515.59 | 505.56 | -10.03 | -1.98 |
| ROA | 71.32 | 70.25 | -1.07 | -1.52 |
| SE | 74.98 | 42.73 | -32.25 | -75.47 |
| TOTAL | 33,225.40 | 33,213.21 | -12.19 | -0.04 |

2012 CZMP Changes for All Rural Zones

| Zone | Previous Total Area (Acres) | Current Total Area (Acres) | Net Change (Acres) | Percent Change |
|--------------|-----------------------------|----------------------------|--------------------|----------------|
| RC 2 | 139,454.07 | 139,219.96 | -234.11 | -0.17 |
| RC 3 | 765.76 | 810.11 | 44.35 | 5.48 |
| RC 4 | 16,370.13 | 16,843.32 | 473.19 | 2.81 |
| RC 5 | 33,133.49 | 32,907.30 | -226.19 | -0.69 |
| RC 6 | 13,090.16 | 12,912.33 | -177.83 | -1.38 |
| RC 7 | 35,927.12 | 35,946.19 | 19.07 | 0.05 |
| RC 8 | 11,014.94 | 11,181.86 | 166.92 | 1.49 |
| RC 8 NC | 0.00 | 0.86 | 0.86 | 100.00 |
| RC 20 | 7,064.80 | 7,071.66 | 6.86 | 0.10 |
| RC 50 | 4,091.37 | 4,091.37 | 0.00 | 0.00 |
| RCC | 44.93 | 44.93 | 0.00 | 0.00 |
| RC 5 CR | 33.15 | 33.43 | 0.28 | 0.83 |
| BL CR | 251.41 | 260.18 | 8.77 | 3.37 |
| BM CR | 77.07 | 79.13 | 2.06 | 2.60 |
| BR CR | 33.81 | 23.18 | -15.63 | -67.42 |
| CB CR | 0.53 | 0.53 | 0.00 | -0.22 |
| RO CR | 18.94 | 20.18 | 1.24 | 6.16 |
| TOTAL | 260,956.51 | 261,029.90 | 73.39 | 0.03 |

Map 7 2012 Zoning Amendments

- ★ Map Correction Zoning Amendment
- CZMP 2012 Zoning Amendment
- Reservoir
- Baltimore County, MD
- Priority Funding Area



Legislative Text Amendments

There were 37 bills or resolutions adopted by the Baltimore County Council in 2012 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 2012

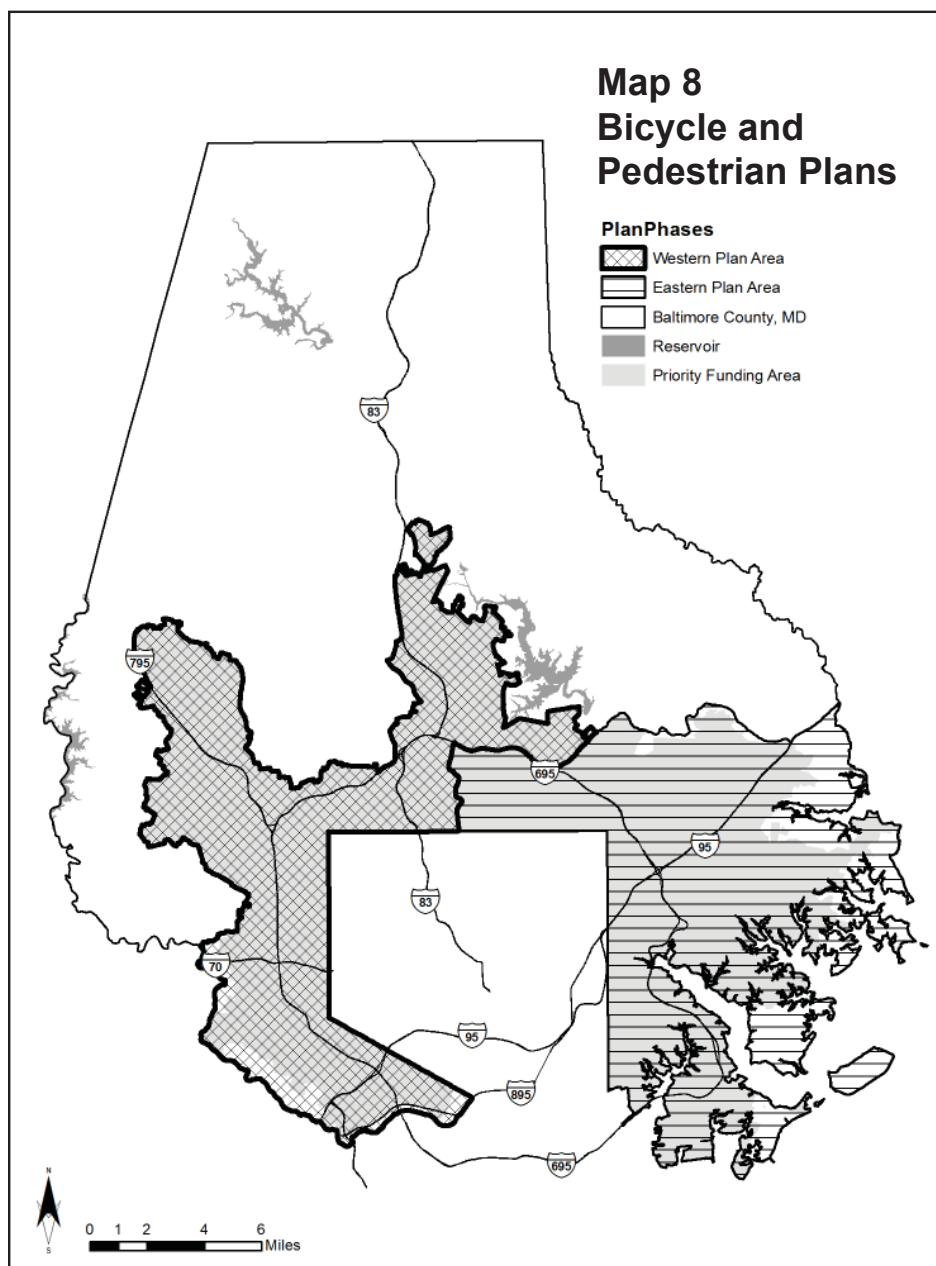
| Legislative Bill/Resolution | Topic | Summary |
|-----------------------------|---------------------------------------|---|
| Bill 04-12 | Planned Unit Development | Requires an application of a Planned Unit Development to be posted on the web following filing an application to the County Council. |
| Bill 07-12 | Neighborhood Commons Overlay District | Establishes the Neighborhood Commons Overlay District to be applied to areas inside the URDL that are held for the purpose of providing community parks, gardens or natural open space areas. |
| Bill 11-12 | Honeygo Development Standards | Provides design standards for garages and amends setback requirements for residential development in the Honeygo Overlay District. |
| Bill 16-12 | Mercantile Exposition District | Establishes the Mercantile Exposition Overlay District for properties owned by an agricultural society that are zoned for commercial, industrial or semi-industrial use and provides specified regulations and uses. |
| Bill 18-12 | Service Garages | Amends the Zoning Regulations to permit truck service garages in the M.L. zone under certain conditions and provides for certain exceptions. |
| Bill 20-12 | Basic Services Maps | Adopts a new Basic Services Sewerage Map, a new Basic Services Water Supply Map and a new Basic Services Transportation Map for the current year. |
| Bill 21-12 | Panhandle Lots | Amends the Development Regulations by prohibiting panhandle lots in the Carney-Cub Hill-Parkville area of Baltimore County. |
| Bill 38-12 | Compatibility Requirements | Amends the County Code by providing specific compatibility exceptions and requirements for certain proposed planned unit developments in support of Master Plan 2020's objectives for smart growth. |
| Bill 42-12 | Planned Unit Development | Requires all development to conform to the Master Plan and adopted community plans, subject to limitations; amends the PUD review and approval process; and removes the requirement limiting PUDs to areas inside the URDL. |
| Bill 45-12 | Parking Requirements | Authorizes a reduction of off-street parking space requirements for certain large shopping centers in accordance with specific design standards and approval procedures. |
| Bill 47-12 | Signs | Establishes a new enterprise sign category. |
| Bill 50-12 | Design Review Areas | Requires the Design Review Panel to review development plans for proposed nonresidential developments located in the Perry Hall Revitalization Area. |

| | | |
|------------------------|--|---|
| Bills 53-12 thru 59-12 | Comprehensive Zoning Map Process (CZMP) | Adopts the 2012 Official Comprehensive Zoning maps for the First through the Seventh Councilmanic Districts of Baltimore County, respectively. |
| Bill 62-12 | O.T. Zone | Prohibits residential uses in the O.T. Zone in certain areas of the County. |
| Bill 68-12 | Out-of-water Storage Facility | Alters the definition of an out-of-water boat storage facility, Class B, to include the storage of water craft trailers; removes the restriction of three storage levels within a facility. |
| Bill 74-12 | Residential Performance Standards | Provides a minimum width standard for single-family detached lots in the South Perry Hall – White Marsh area |
| Bill 76-12 | Manufacturing, Heavy (M.H.) Zone | Authorizes additional uses for certain historic properties in the Manufacturing, Heavy (M.H.) Zone under certain circumstances. |
| Bill 79-12 | Residential Developments in C.T. Districts | Amends the Zoning Regulations to authorize certain residential development under certain circumstances in the C.T. District of Hunt Valley. |
| Bill 80-12 | Design Review Areas | Amends the effective date of prior legislation requiring review of certain nonresidential development plans by the Design Review Panel in certain areas. |
| Bill 81-12 | Parking | Amends the Zoning Regulations relating to athletic club and health spa parking requirements. |
| <hr/> | | |
| Res. 6-12 | Planned Unit Development | Approves the Greens at English Counsel as a PUD eligible for County Review and stipulates the permitted density units. |
| Res. 7-12 | Planned Unit Development | Approves the redevelopment of the North Point Drive-in as a PUD eligible for County Review and stipulates the permitted density units. |
| Res. 8-12 | Planned Unit Development | Approves the Catonsville YMCA as a PUD eligible for County Review and stipulates the permitted density unit. |
| Res. 39-12 | Commercial Revitalization Districts | Establishes the North Point Commercial Revitalization District and expands the Essex Commercial Revitalization District. |
| Res. 43-12 | Pedestrian and Bicycle Plan | Amends the Eastern County Pedestrian and Bicycle Access Plan to add the West Towson Trail. |
| Res. 61-12 | Perry Hall Community Plan | Amends the Perry Hall Community Plan to provide design guidelines for the Perry Hall Design Review Area. |
| Res. 83-12 | Pedestrian and Bicycle Plan | Adopts the Western County Pedestrian and Bicycle Access Plan as an amendment to Master Plan 2020. |
| Res. 105-12 | Water Supply and Sewerage Plan | Amends the Water Supply and Sewerage Plan, revising Hereford High School property to W-7 and S-7, No Planned Service Area. |
| Res. 106-12 | Red Line Transit Project | Amends the Baltimore County Master Plan 2020 to support the extension of the Red Line Project and includes the Bayview to Dundalk Red Line Extension Evaluation. |

Comprehensive Plan and Plan Elements

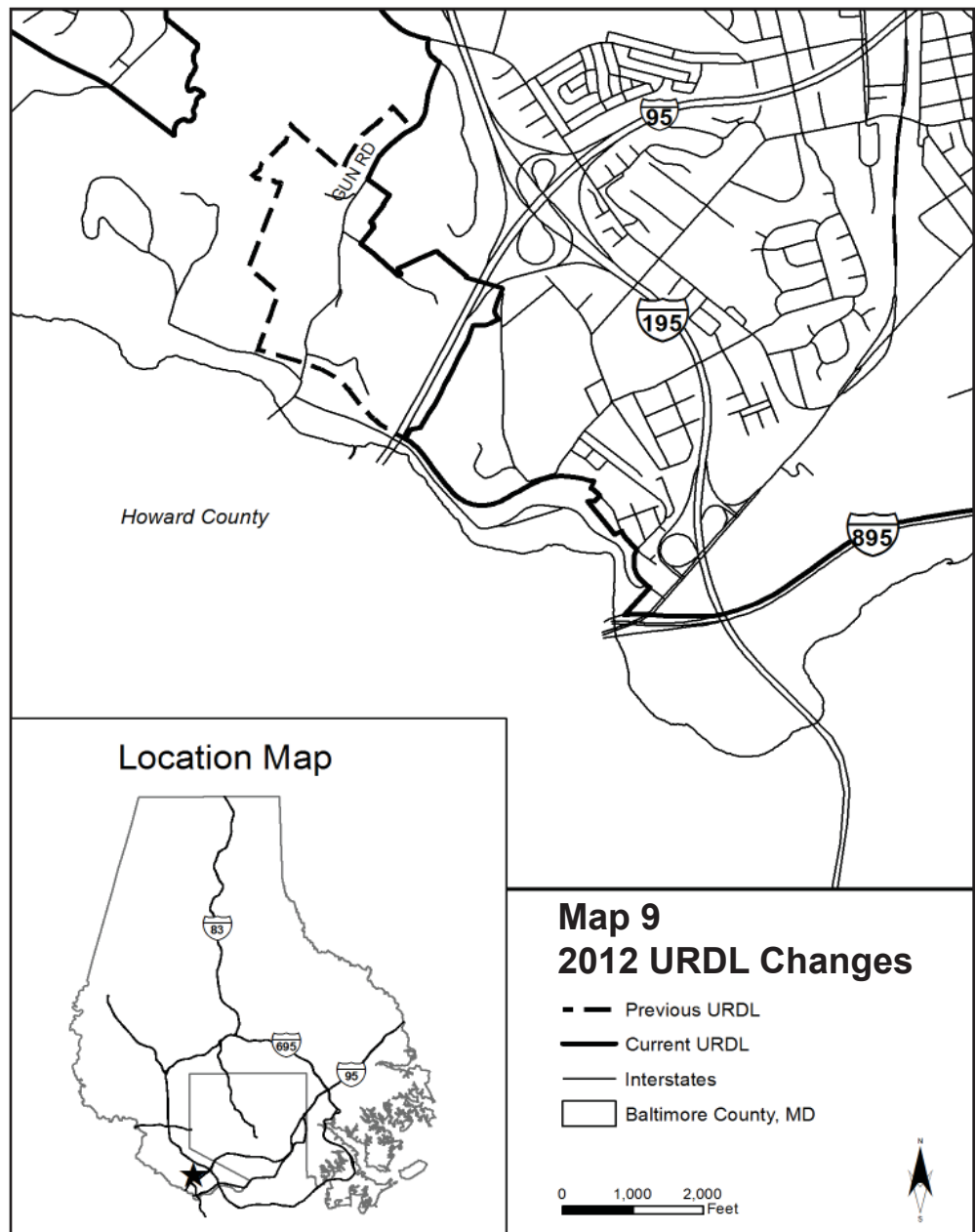
Western Pedestrian and Bicycle Access Plan. On November 19, 2012, the Baltimore County Council adopted the Western Pedestrian and Bicycle Access Plan as an amendment to Master Plan 2020, the county's comprehensive plan. The plan recommends improvements to the county's pedestrian and bicycle infrastructure in an effort to provide county citizens with alternative transportation modes. The plan covers Baltimore County Council Districts 1 through 4 in the urbanized area of the county. It is a companion document to the Eastern Pedestrian and Bicycle Access Plan that was adopted on November 6, 2006.

Red Line Transit Project. Master Plan 2020 was also amended on December 17, 2012, to support the extension of the Red Line Transit Project from the Johns Hopkins Bayview Campus in east Bal-

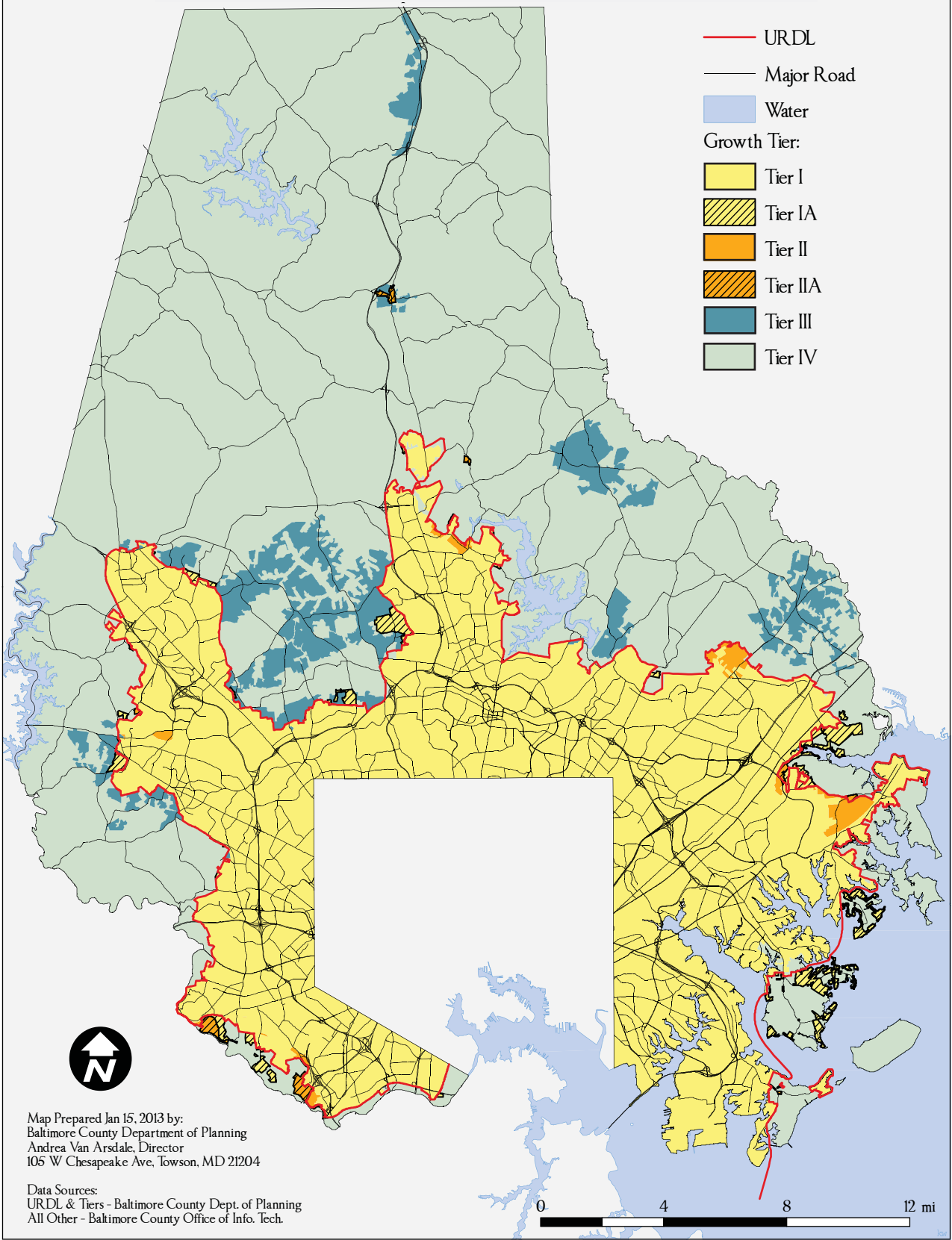


timore to Dundalk. The Red Line Extension will expand regional transit service and spur economic growth in Baltimore County and the metropolitan area. The amendment incorporates the “Master Plan for the Bayview to Dundalk Red Line Extension Evaluation” by the Maryland Transit Administration into Master Plan 2020.

Adjustment to Urban Rural Demarcation Line. On November 15, 2012, the Baltimore County Planning Board unanimously approved shifting the Urban Rural Demarcation Line (URDL) so that designation of 195 acres adjacent to Gun Road near Patapsco Valley State Park changed from the urban to rural. This URDL adjustment is appropriate for land zoned for rural residential (RC) use. With the Board’s vote on the URDL adjustment, development on the affected land will also depend upon passing the county’s test for septic systems.



Map 10. Baltimore County SB 236 Growth Tiers



Map Prepared Jan 15, 2013 by:
 Baltimore County Department of Planning
 Andrea Van Arsdale, Director
 105 W Chesapeake Ave, Towson, MD 21204

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

Adoption of Growth Tiers. Under the Baltimore County Executive Kevin Kamenetz’s leadership, Andrea Van Arsdale, Director of Planning, administratively adopted the official Baltimore County Tier Map on December 20, 2012. The Tier Map, developed as a requirement of the Maryland Sustainable Growth and Agricultural Preservation Act of 2012 (Senate Bill 236), classifies the county’s land into various density levels of residential development and establishes growth tier designations for every residential property.

The Growth Tiers reflect the county’s sustained success in growth management and will help strengthen the county’s growth management policy. The Maryland Sustainable Growth and Agricultural Preservation Act of 2012 requires that the Growth Tiers be incorporated in the next update to Master Plan 2020.

The Growth Tiers are a new tool to implement Master Plan 2020, which will continue to direct future development to where infrastructure is in place or planned. Outside the URDL, major residential subdivisions with on-site disposal systems must conform to the Growth Tier designations as well as associated processes and limitations.

Water and Sewerage Master Plan. 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 January 4, 2012, the Maryland Department of the Environment (MDE) approved Baltimore County Council Resolution 57-11 regarding the Cycle 28 amendments to the Baltimore County Water Supply and Sewerage Plan. On February 14, 2012, MDE approved Baltimore County Council Resolution 121-11 regarding the Cycle 29 amendments. The changes that were approved are consistent with policies of Baltimore County in providing public water and sewer services to properties inside the URDL.

Water and Sewer Amendments

| Cycle | Amendment No. | Property Name | Area (Acres) | Zoning | URDL Metro Boundary | Previous Designation* | Current Designation* |
|-------|---------------|-------------------|--------------|------------------|---------------------|-----------------------|--|
| 28 | 10-01 | Bell Property | 6.17 | DR 2, DR 3.5 | Inside | W-1 and S-6 | W-1 and S-3 |
| 29 | 11-01 | Glendalough Farms | 6.62 | DR 2, DR 3.5 | Inside | W-1 and S-1, S-5 | W-1 and S-3 |
| 29 | 11-02 | Ulrich Avenue | 1.48 | DR 5.5, ML, RC 2 | Inside | W-7 and S-7 | W-3 and S-3 with W-7 and S-7 on RC 2 |
| 29 | 11-04 | Rudy Property | 10.47 | RC 5 | Inside | W-1 and S-6 | W-3 and S-3, limited to 3 sewer hook-ups |

***Designation Key**

W-1 or S-1 EXISTING WATER OR SEWER SERVICE AREAS: Water (W) or Sewerage (S) improvements currently exist.

W-3 or S-3 CAPITAL FACILITIES AREAS: Potential inclusion in the county’s 6-year capital program.

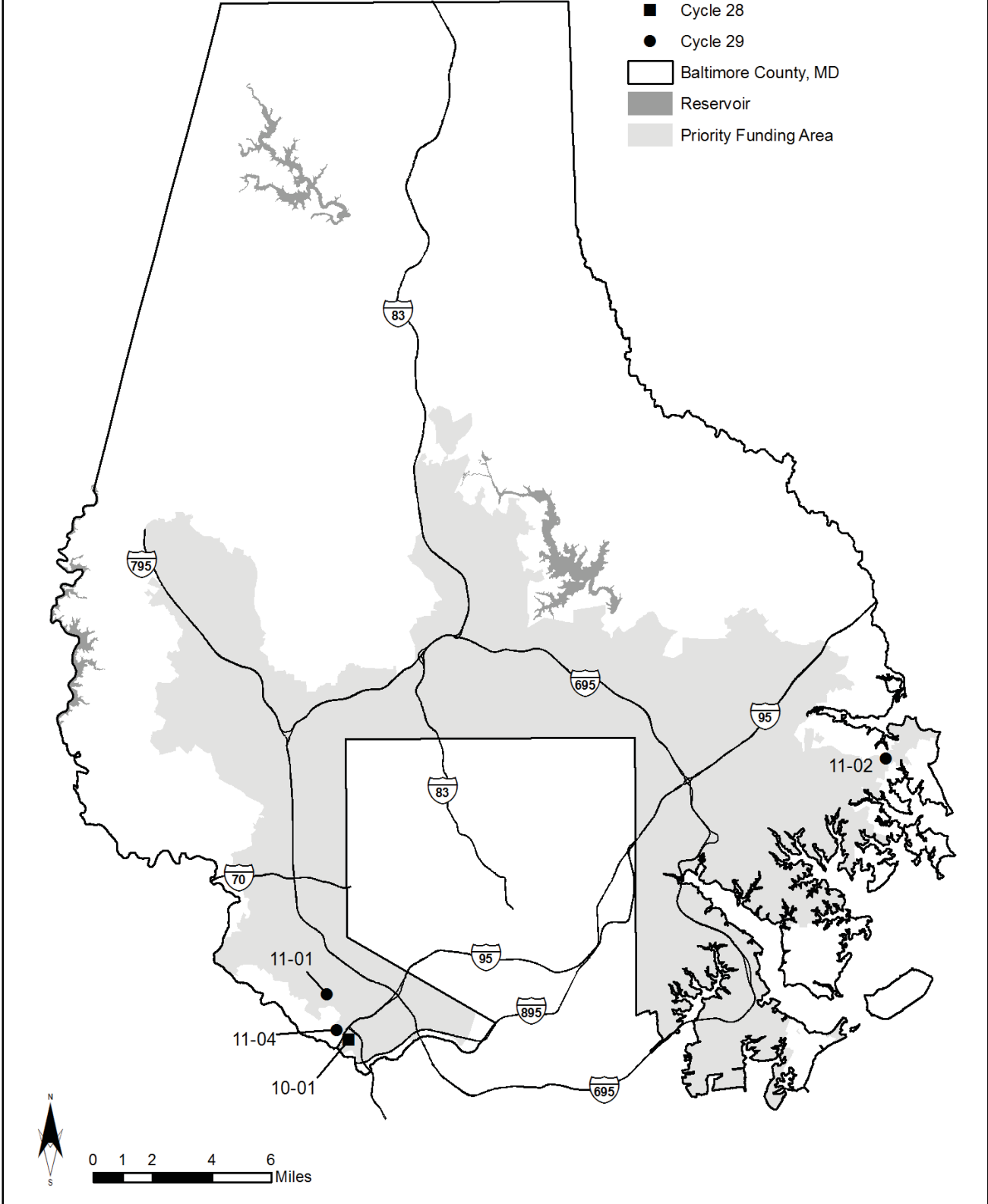
W-4 or S-4 STUDY AREAS: Areas outside the Metropolitan District to be studied to determine the feasibility of future community water supply and sewer service.

W-5 or S-5 MASTER PLAN AREAS: Areas in which water and sewerage facilities are recommended by the Baltimore County Master Plan.

W-6 or S-6 AREAS OF FUTURE CONSIDERATION: Areas to be considered for future service.

W-7 or S-7 NO PLANNED COMMUNITY OR MULTI-USE SERVICE (NPS): Areas for which water and sewerage facilities are not planned or intended.

Map 11 Water Supply and Sewerage Plan Amendments



Transportation Facilities

As part of private development, 31 roads were constructed or extended, totaling 3.46 miles in length. Of these, 24 roads, totaling 2.55 miles, were constructed inside of the county's PFA, and 7, totaling 0.91 miles, were outside the PFA. Of the roads built, almost 75% 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.

Baltimore County Department of Public Works completed the construction of one new road segment in 2012—Owings Mills Boulevard from Winands Road to Lyons Mill Road. (See table at right.)

School Facilities

School renovations and the construction of several new facilities are in process, but in 2012, there were no changes in the capacity of the Baltimore County Public School System. The new Carver High School was opened in 2012, but it has the same number of seats as the building it replaced.

Roads Constructed in 2012

| ROAD NAME | SUBDIVISION NAME | TOTAL LENGTH | LENGTH IN PFA (Miles) | LENGTH OUTSIDE PFA (Miles) |
|------------------------------|-------------------------------|--------------|-----------------------|----------------------------|
| PRIVATE CONSTRUCTION | | | | |
| Bettys Way | Rolling Oaks 2 | 0.14 | 0.14 | |
| Braylee Hollow Ct | Rolling Oaks 2 | 0.20 | 0.20 | |
| Buds Cr | Rolling Oaks 2 | 0.23 | 0.23 | |
| Bufflehead Dr | The Lakes At Stansbury Shores | 0.27 | 0.27 | |
| Calder Castle Ct | Calder Estates | 0.13 | | 0.13 |
| Canvasback Rd | The Lakes At Stansbury Shores | 0.04 | 0.04 | |
| Cedar Grove Ct | Cedar Lane Farms | 0.11 | 0.11 | |
| Coachford Ct | Smyth Property | 0.19 | | 0.19 |
| Crosshaven Rd | Smyth Property | 0.19 | | 0.19 |
| Deer Bit La | Lakeside | 0.07 | | 0.07 |
| Dunlavin Ct | Smyth Property | 0.19 | | 0.19 |
| Dunlin Dr | The Lakes At Stansbury Shores | 0.04 | 0.04 | |
| Ellie La | Rolling Oaks 2 | 0.08 | 0.08 | |
| Farley Dr | Rolling Oaks 2 | 0.10 | 0.10 | |
| George Av | Taylor Land Co. | 0.06 | 0.06 | |
| Goldeneye Cr | The Lakes At Stansbury Shores | 0.08 | 0.08 | |
| Goldeneye Dr | The Lakes At Stansbury Shores | 0.06 | 0.06 | |
| Homer Ct | Rolling Oaks 2 | 0.08 | 0.08 | |
| Jordan Wa | Forge Reserve | 0.24 | 0.24 | |
| Kanely Ct | Reynolds And Spiers Property | 0.06 | 0.06 | |
| Karendale Ct | Shank Enterprises Llc | 0.06 | 0.06 | |
| Kyle Creek Ct | Forge Reserve | 0.08 | 0.08 | |
| Lakeside Farm Ct | Lakeside Farms | 0.07 | | 0.07 |
| Lyon Ct | Woodholme Reserve | 0.13 | | 0.13 |
| Lyon Ct (Spur) | Woodholme Reserve | 0.04 | 0.04 | |
| Meridian La | Towson Manor Pud | 0.06 | 0.06 | |
| Mill Centre Dr | Pleasant Hills Substation | 0.04 | 0.04 | |
| Paladia Way | Shapiro Property | 0.24 | 0.24 | |
| Sam Hopkins Ct | Calder Estates | 0.07 | | 0.07 |
| Stansbury Lake Dr | The Lakes At Stansbury Shores | 0.07 | 0.07 | |
| Tivoli Dr | The Lakes At Stansbury Shores | 0.04 | 0.04 | |
| SUBTOTAL | | 3.46 | 2.55 | 0.91 |
| COUNTY CONSTRUCTION | | | | |
| Owings Mills Blvd | N/A | 0.79 | 0.79 | |
| SUBTOTAL | | 0.79 | 0.79 | |
| TOTAL LENGTH OF ROADS | | 4.25 | 3.34 | 0.91 |

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 2012 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. The county submitted applications to the Maryland Department of Housing and Community Development for the designation of four Sustainable Community Areas (Catonsville, Hillendale/Parkville/Overlea, the Pulaski Highway Redevelopment Area and Dundalk) during the Round V application process, which will establish priorities for implementing many Master Plan recommendations.

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 2012, the legislative changes primarily reflect a fine-tuning of zoning designations and regulations. The adoption of the Tier Map is a major achievement of 2012, and serves to strengthen the county and state smart growth goals.

Section B: Adequate Public Facilities

The Adequate Public Facilities Ordinance Report is required every two years. The annual report for Baltimore County was submitted last year, and will be updated next year.

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

Measures and Indicators

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 2012 to ensure the county is directing its growth to inside the PFA, and making incremental progress in reaching its rural preservation goal.

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 Areas (PFAs), according to the federal censuses in the past decades.

Tables 7 through 14 point out that in 2012, 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 (such as Senate Bill 236), as well as the goals and objectives outlined in the state’s PlanMaryland and the county’s Master Plan 2020.

Table 7 shows that 89.8 percent of residential units in approved development plans were inside the county’s PFA. The percent share of SFD, SFA, or MF inside the PFA were 90.2 percent, 100 percent, or 86.5 percent correspondingly.

| Project Track | Location of PFA | Project Count | Unit Type | | | | Total |
|--------------------------|-----------------|---------------|-----------|------|---------|--------|--------|
| | | | SFD | SFSD | SFA | MF | |
| Major Subdivision | Total | 4 | 105 | 0 | 13 | 0 | 118 |
| | Inside PFA | 4 | 105 | 0 | 13 | 0 | 118 |
| | Outside PFA | 0 | 0 | 0 | 0 | 0 | 0 |
| Minor Subdivision | Total | 12 | 27 | 0 | 0 | 0 | 27 |
| | Inside PFA | 6 | 14 | 0 | 0 | 0 | 14 |
| | Outside PFA | 6 | 13 | 0 | 0 | 0 | 13 |
| Planned Unit Development | Total | 4 | 0 | 0 | 69 | 267 | 336 |
| | Inside PFA | 3 | 0 | 0 | 69 | 231 | 300 |
| | Outside PFA* | 1 | 0 | 0 | 0 | 36 | 36 |
| Total Units by Type | | | 132 | 0 | 82 | 267 | 481 |
| Units inside PFA | | | 119 | 0 | 82 | 231 | 432 |
| Percent total by type | | | 90.15% | - | 100.00% | 86.52% | 89.81% |

Source: Baltimore County Government, 2013. *: Galloway Creek PUD, 36 condominium units.

The approved development for non-residential uses demonstrates a similar pattern (Table 8). All the approved retail, office, and mixed-use projects were completely inside the PFA. Only the institutional use (the 6,000-square foot Baltimore Christian Faith Center off Liberty Road) is situated outside the PFA. Overall, the square footage in non-residential uses inside the PFA amounted to 96.2 percent. 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.

| Project Track | Location of PFA | Project Count | Square Feet by Use Type | | | | | Total |
|----------------------------------|-----------------|---------------|-------------------------|------------|---------------|-----------|---------|---------|
| | | | Retail | Industrial | Institutional | Mixed Use | Office | |
| Limited Exemption | Total | 6 | 30,625 | 0 | 6,000 | 49,212 | 27,440 | 113,277 |
| | Inside PFA | 5 | 30,625 | 0 | 0 | 49,212 | 27,440 | 107,277 |
| | Outside PFA | 1 | 0 | 0 | 6,000 | 0 | 0 | 6,000 |
| Planned Unit Development | Total | 1 | 0 | 0 | 45,000 | 0 | 0 | 45,000 |
| | Inside PFA | 1 | 0 | 0 | 45,000 | 0 | 0 | 45,000 |
| | Outside PFA | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total square footage by use type | | | 30,625 | 0 | 51,000 | 49,212 | 27,440 | 158,277 |
| Square footage inside PFA | | | 30,625 | 0 | 45,000 | 49,212 | 27,440 | 152,277 |
| Percent total by type | | | 100.00% | - | 88.24% | 100.00% | 100.00% | 96.21% |

Source: Baltimore County Government, 2013.

Occupancy and Razing Permits

Among the 1,183 new residential units that were permitted for occupancy, 94 percent were inside the PFA and the remaining 6 percent were built outside the PFA (Table 9). SFD units inside the PFA approximated 84.3 percent of the total SFD units (452 in number). SFD units outside the PFA (71 in number) were built to meet the housing needs of residents in the county's rural areas. All SFA and SFSD units were inside the PFA. The number of SFA units outpaced that of SFD, indicating a higher density of residential subdivisions within the PFA to meet the needs of emerging demographics and its resulting market demand.

| Housing Unit Type | Total Units by Type | Inside PFA | | Outside PFA |
|------------------------------------|---------------------|-----------------|------------------|-----------------|
| | | Number of Units | Percent of Total | Number of Units |
| Multi-Family (MF) | 163 | 163 | 100.00% | 0 |
| Single Family Attached (SFA) | 559 | 559 | 100.00% | 0 |
| Single Family Detached (SFD) | 452 | 381 | 84.29% | 71 |
| Single Family Semi-Detached (SFSD) | 9 | 9 | 100.00% | 0 |
| Total Residential Units | 1,183 | 1,112 | - | 71 |
| Percent total | | 94.00% | | 6.00% |

Source: Baltimore County Government, 2013.

Table 10 illustrates that in 2012, non-residential construction was located mainly inside the PFA for sustained growth in the urban setting where infrastructure exists and residential and business communities have been established. The square footage inside the PFA represented 98.6 percent of the total amount in 2012. There were some construction activities outside the PFA to support rural residents or businesses. The 17,000 square-foot institutional use was an addition to a private school. The 11,947 square feet of retail uses were for newly created tenant space.

| Location of PFA | Use Type | | | | | Total |
|----------------------------|----------|------------|---------------|-----------|---------|-----------|
| | Retail | Industrial | Institutional | Mixed Use | Office | |
| Total Square Footage | 773,697 | 133,646 | 445,463 | 471,246 | 205,698 | 2,029,750 |
| Square footage inside PFA | 761,750 | 133,646 | 428,463 | 471,246 | 205,698 | 2,000,803 |
| percent total | 98.46% | 100.00% | 96.18% | 100.00% | 100.00% | 98.57% |
| Square footage outside PFA | 11,947 | 0 | 17,000 | 0 | 0 | 28,947 |
| percent total | 1.54% | 0.00% | 3.82% | 0.00% | 0.00% | 1.43% |

Source: Baltimore County Government, 2013.

Table 11 shows that in 2012, among the 90 dwelling units receiving razing permits, 78.9 percent were inside the PFA; 21.1 percent were outside the PFA. The number of units with residential razing permits was a reduction from the 119 units in 2011.

| Housing Unit Type | Total Units by Type | Inside PFA | | Outside PFA |
|------------------------------------|------------------------|-----------------|------------------|-----------------|
| | | Number of Units | Percent of Total | Number of Units |
| Multi-Family (MF) | 0 | 0 | - | 0 |
| Single Family Attached (SFA) | 0 | 0 | - | 0 |
| Single Family Detached (SFD) | -90 | -71 | 78.89% | -19 |
| Single Family Semi-Detached (SFSD) | 0 | 0 | - | 0 |
| Total Residential Units | -90 | -71 | 78.89% | -19 |
| Percent total | | 78.89% | | 21.11% |

Source: Baltimore County Government, 2013.

Table 12 illustrates that all the office, industrial, and mixed use development issued razing permits were inside the PFA. Approximately 99.1 percent of the retail space issued razing permits were inside the PFA. The institutional space (14,575 square feet) issued razing permits was outside the PFA, constituting a gymnasium, shed, tenant house, and garage. The overall percent share of non-residential uses inside the PFA corresponds to 98.8 percent.

| Location of PFA | Use Type | | | | | Total |
|----------------------------|----------|------------|---------------|-----------|---------|-----------|
| | Retail | Industrial | Institutional | Mixed Use | Office | |
| Total Square Footage | 194,909 | 1,077,944 | 14,575 | 7,405 | 8,111 | 1,302,944 |
| Square footage inside PFA | 193,134 | 1,077,944 | 0 | 7,405 | 8,111 | 1,286,594 |
| Percent total | 99.09% | 100.00% | 0.00% | 100.00% | 100.00% | 98.75% |
| Square footage outside PFA | 1,775 | 0 | 14,575 | 0 | 0 | 16,350 |
| Percent total | 0.91% | 0.00% | 100.00% | 0.00% | 0.00% | 1.25% |

Source: Baltimore County Government, 2013.

Net Density

Table 13 portrays that for all approved residential plans in 2012, the net density for residential units per acre (major or minor subdivisions) inside the PFA is explicitly higher than that outside the PFA. The net density for Planned Unit Developments (PUDs) shows a similar trend, with much higher densities reached inside the PFA.

| Project Track | Location of PFA | Total Units | Total Acreage | Net Density* |
|--------------------------|-----------------|-------------|---------------|--------------|
| Major Subdivision | Inside PFA | 118 | 52.33 | 2.25 |
| | Outside PFA | 0 | 0.00 | - |
| Minor Subdivision | Inside PFA | 14 | 9.98 | 1.40 |
| | Outside PFA | 13 | 50.09 | 0.26 |
| Planned Unit Development | Inside PFA | 300 | 28.88 | 10.39 |
| | Outside PFA** | 36 | 14.53 | 2.48 |
| Inside PFA Sum | | 432 | 91.19 | 4.74 |
| Outside PFA Sum | | 49 | 64.62 | 0.76 |
| Total | | 481 | 155.81 | 3.09 |

Source: Baltimore County Government, 2013. *: Units per acre.
 **: Galloway Creek PUD, 36 condominium units.

Table 14 portrays the total acreage of land areas in approved non-residential plans and net density inside or outside the PFA. Except for the Baltimore Christian Faith Center, total acreages for non-residential uses in approved limited exemptions and PUDs in 2012 were inside the PFA. The 6,000-square-foot faith center structure planned for a 1.67-acre site yields a similar net density (3,595 s.f./acre) compared to projects planned inside the PFA.

| Project Track | Location of PFA | Total Square Feet | Total Acreage | Net Density |
|--------------------------|-----------------|-------------------|---------------|-------------|
| Limited Exemption | Inside PFA | 107,277 | 30.12 | 3,561.54 |
| | Outside PFA | 6,000 | 1.67 | 3,594.97 |
| Planned Unit Development | Inside PFA | 45,000 | 14.89 | 3,022.16 |
| | Outside PFA | 0 | 0 | 0 |
| Total | | 158,277 | 46.68 | 3,390.68 |

Source: Baltimore County Government, 2013. *: Square Feet per acre.

Development Capacity Analysis

A 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.

The model was run at the end of 2012 for the area covered by the PFA. The results shown below reflect the zoning changes that occurred in 2012. A determination of residential capacity for the rural area has not been performed due to the complexity of regulations governing subdivision of rural land.

The results show that between 13,000 (by using historical density factor) and 30,000 (by using density permitted by zoning) residential units could be built on vacant or underdeveloped urban land in the county. When the model was run in 2010, the results ranged between approximately 13,000 and 31,000, respectively. The changes in data between 2010 and 2012 can be attributed to a refinement of the existing land use data and changes in zoning, in addition to the loss of developable land through development.

What is not reflected in the development capacity data is higher density development as a result of the Planned Unit Development process. In this process, projects may receive a density bonus in exchange for a public benefit and higher design quality. In 2011 and 2012, 522 and 336 units respectively were approved by a PUD process. Because it is not possible to predict development capacity of PUD projects, it is likely that future development may exceed the moderate development capacity shown in the table below.

Total Development Capacity inside the PFA

| | ACRES | | PARCELS | | MODERATE ESTIMATE | | HIGH ESTIMATE | |
|-------------------------------|---------------|---------------|---------------|---------------|-------------------|---------------|---------------|---------------|
| | 2010 | 2012 | 2010 | 2012 | 2010 | 2012 | 2010 | 2012 |
| Vacant Parcels, Standard | 3,332 | 3,302 | 2,726 | 2,709 | 5,745 | 6119 | 11,119 | 11,878 |
| Vacant Parcels, Undersized | 278 | 276 | 1,351 | 1,340 | 676 | 670 | 1,351 | 1,340 |
| Vacant Parcels, Substandard | 403 | 403 | 892 | 892 | 980 | 972 | 1,960 | 1,944 |
| Subtotal | 4,013 | 3,981 | 4,969 | 4,941 | 7,401 | 7,761 | 14,430 | 15,162 |
| Underdeveloped | 8,254 | 8,140 | 7,812 | 7,699 | 7,193 | 7,143 | 20,089 | 19,896 |
| Subtotal | 12,267 | 12,121 | 12,781 | 12,640 | 14,594 | 14,904 | 34,519 | 35,058 |
| Less Environmentally Impacted | 1,301 | 1,555 | 1,267 | 1,812 | 1,726 | 1,940 | 3,791 | 4,601 |
| TOTAL | 10,966 | 10,565 | 11,514 | 10,828 | 12,868 | 12,965 | 30,728 | 30,457 |

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, 2012, 60,784 acres of land have been preserved through permanent easements, with 1,031 acres added in 2012. The total land acreage has reached 76% of the county's 2020 Master Plan goal of 80,000 acres.

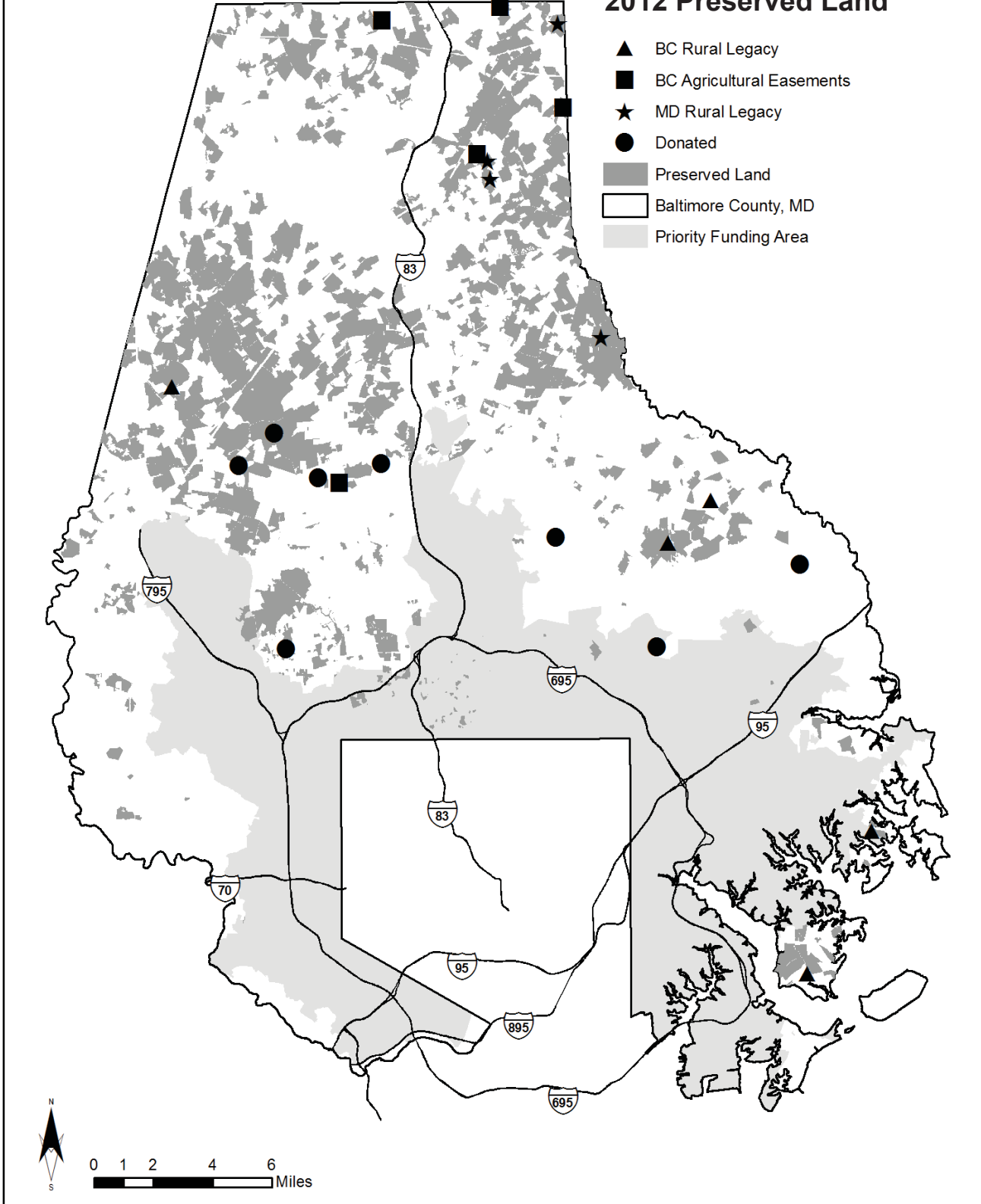
The county's land preservation efforts encompass a number of different programs, some funded by state and/or local government, some funded by private entities, and some donated, as well as some that are required as part of the development process.

Summary of Preservation Easements Acquired in 2012

| TYPE | ACRES | PERCENTAGE |
|---|-----------------|------------|
| Donated Easements | 253.95 | 25 |
| Purchased Baltimore County Agricultural Easements | 309.57 | 30 |
| Purchased Baltimore County Rural Legacy | 102.11 | 10 |
| Purchased Maryland Rural Legacy | 36.76 | 4 |
| Purchased State MALPF | 329.10 | 32 |
| Acquired through Development Process | 0.00 | 0 |
| TOTAL ACRES | 1,031.49 | 100 |

Map 12 2012 Preserved Land

- ▲ BC Rural Legacy
- BC Agricultural Easements
- ★ MD Rural Legacy
- Donated
- Preserved Land
- Baltimore County, MD
- Priority Funding Area



Compliance with the County's 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 is beginning a new phase in its development—redevelopment. The Community Enhancement Areas created by Master Plan 2020 will become the focus of redevelopment activities.

Fostering redevelopment growth will require different tools and strategies. What they are, and what resources will be needed, will be determined as the implementation of the Master Plan 2020 moves forward. As part of this effort, areas for redevelopment will be sought in places where the existing infrastructure has spare capacity for more sustainable growth.

Along with redevelopment, the county will also be focusing on its existing communities to make sure they remain stable and viable. Maintenance and updating of county infrastructure will be the major effort. While considerable infill development potential remains, for some locations, the existing population is beginning to exceed the capacity of the existing infrastructure. The county submitted applications to the Maryland Department of Housing and Community Development for the designation of four Sustainable Community Areas (Catonsville, Hillendale/Parkville/Overlea, the Pulaski Highway Redevelopment Area and Dundalk) during the Round V application process. Their designation will assist in providing some of the resources needed to ensure their continued viability.

For the rural areas, the county will continue to pursue its rural preservation program. The 1031 acres added in 2012 was a step forward toward meeting Baltimore County's goal. By the end of 2012, the county had preserved over 60,000 acres, achieving over 75 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. Due to present economic conditions, governmental funding for projects is limited on the state as well as the county level. The county's capital improvement program, updated annually, lays out a 6-year plan for capital expenditures. Currently, capital priorities are focused on maintenance of county facilities and school renovations. Even as economic conditions improve, Baltimore County will need to develop new mechanisms to spur redevelopment inside the PFA. Outside the PFA, additional strategies to encourage greater numbers of land preservation donations will be needed to keep up with the previous pace of land preservation efforts.



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