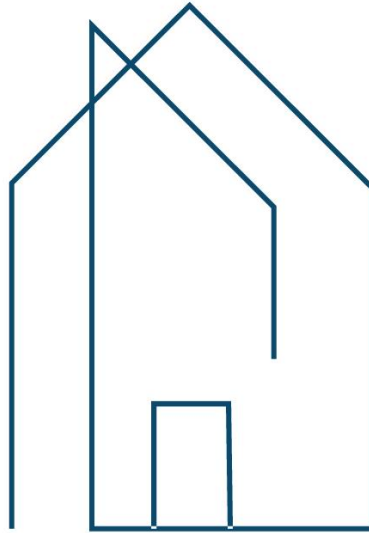


Baltimore County, Maryland



# REPORT ON GROWTH, 2022



Baltimore County, Department of Planning  
Baltimore County Planning Board DRAFT Report  
April 20, 2023



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## Introduction

The Sections 1-207 and 1-208 of the Land Use Article in the *Annotated Code of Maryland* requires that charter counties prepare the *Annual Report on Growth*. The Report summarizes residential and non-residential development in Baltimore County in 2022 and analyzes whether the new development is consistent with the County’s growth management policies, *Master Plan 2020* land use goals, and state smart growth principles. The Report is due the Maryland Department of Planning by July 1, 2023. It is worthwhile noting that in Baltimore County, its Urban Rural Demarcation Line (URDL) corresponds to the state’s Priority Funding Area (PFA).

## Section A. Annual Report on Growth Related Changes

### A-1. Changes to Development Patterns

#### A-1-1. New Subdivisions Created

In 2022, there were a total of 28 development plans approved, including 12 major development plans, 9 minor subdivisions, 3 planned unit developments (PUD), and 4 limiteds. The number of units in those approved plans was 2,310 and they are divided into 1,364 single-family attached (SFA) units, 805 multifamily (MF) units, 101 single-family detached (SFD) units, and 40 single-family semi-detached (SFSD) units as displayed in Table 1. Map 1 shows the spatial distribution of the approved development plans.

**Table 1. New Residential Units in Approved Development Plans, 2022**

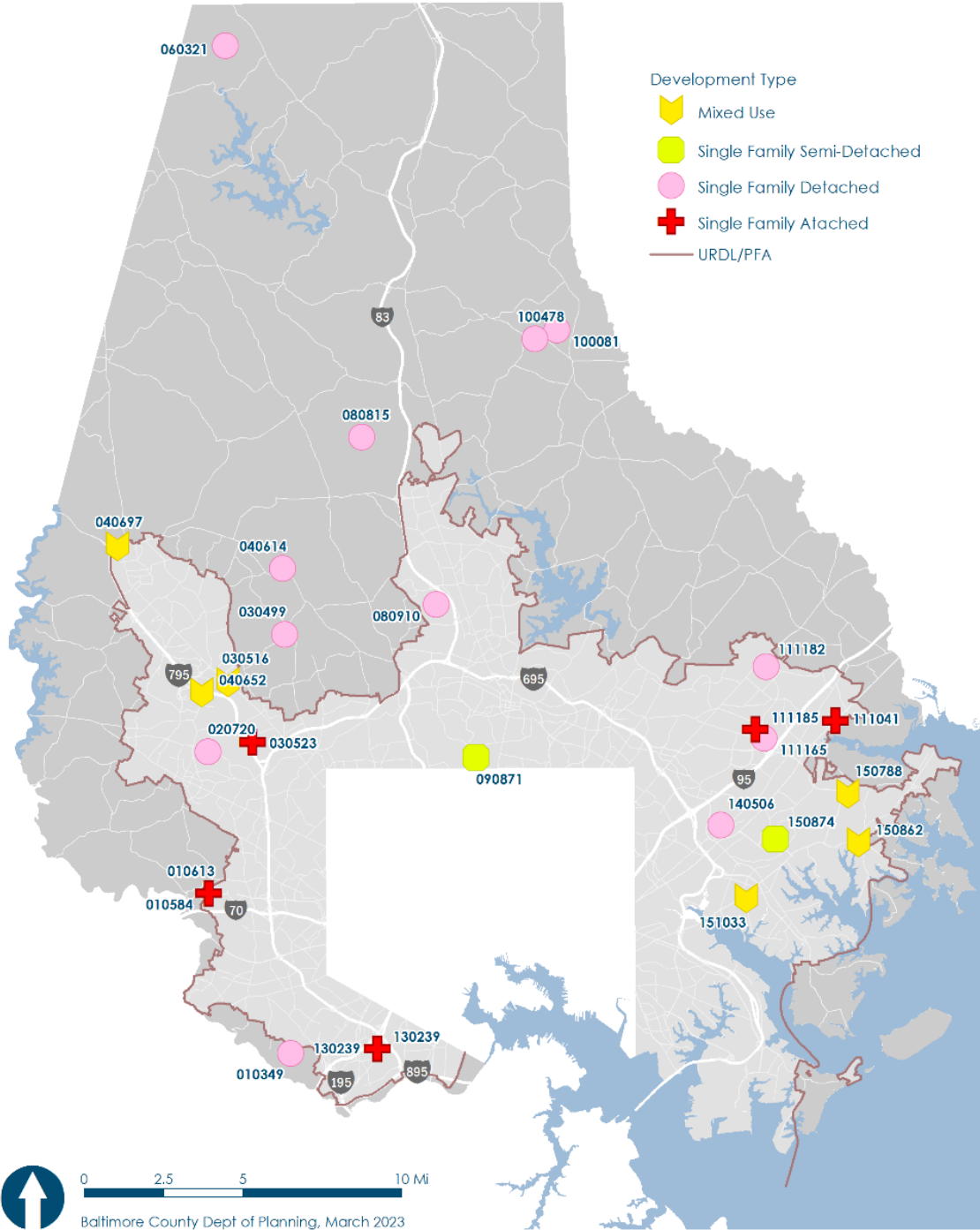
Project Track	Project Count	Unit Type				Total
		SFD	SFSD	SFA	MF	
Major Subdivision	12	72	40	898	120	1,130
Minor Subdivision	9	27	0	0	0	27
Planned Unit Development (PUD)	3	0	0	398	0	398
Limited	4	2	0	68	685	755
<b>Total</b>	<b>28</b>	<b>101</b>	<b>40</b>	<b>1,364</b>	<b>805</b>	<b>2,310</b>
	% Total Units	4.4%	1.7%	59%	34.9%	100%

Source: Baltimore County Government.

% Total Units = total units by type / total units (2310).

Map 1. Distribution and Type of New Residential Units in Approved Development Plans, 2022

### 2022 Residential Development Plans



Source: Baltimore County Government

In 2022, 42 non-residential development plans were approved for commercial, mixed-use, industrial and office uses as shown in Table 2. In comparison, in 2021, 15 non-residential development plans were approved. See Map 2 of 2022 Non-Residential Development Plans for the spatial distribution of those approved development plans.

**Table 2. Square Footage of Non-Residential Uses in Approved Development Plans, 2022**

Project Track	Project Count							Total
		Commercial	Mixed Use	Industrial	Institutional	Office	Other	
Limited	30	730,372	399,767	2,577,947	14,000	19,861	390,646	4,132,593
Major	7	491,936	260,000	442,200	425,558	0	0	1,619,694
PUD	3	3,200	98,972	0	0	0	0	102,172
Minor	2	0	0	279,600	0	7,500	0	287,100
Total Square Feet by Use Type		1,225,508	758,739	3,299,747	439,558	27,361	390,646	6,141,559
% Total Square Feet		19.9%	12.4%	53.7%	7.2%	0.4%	6.4%	100%

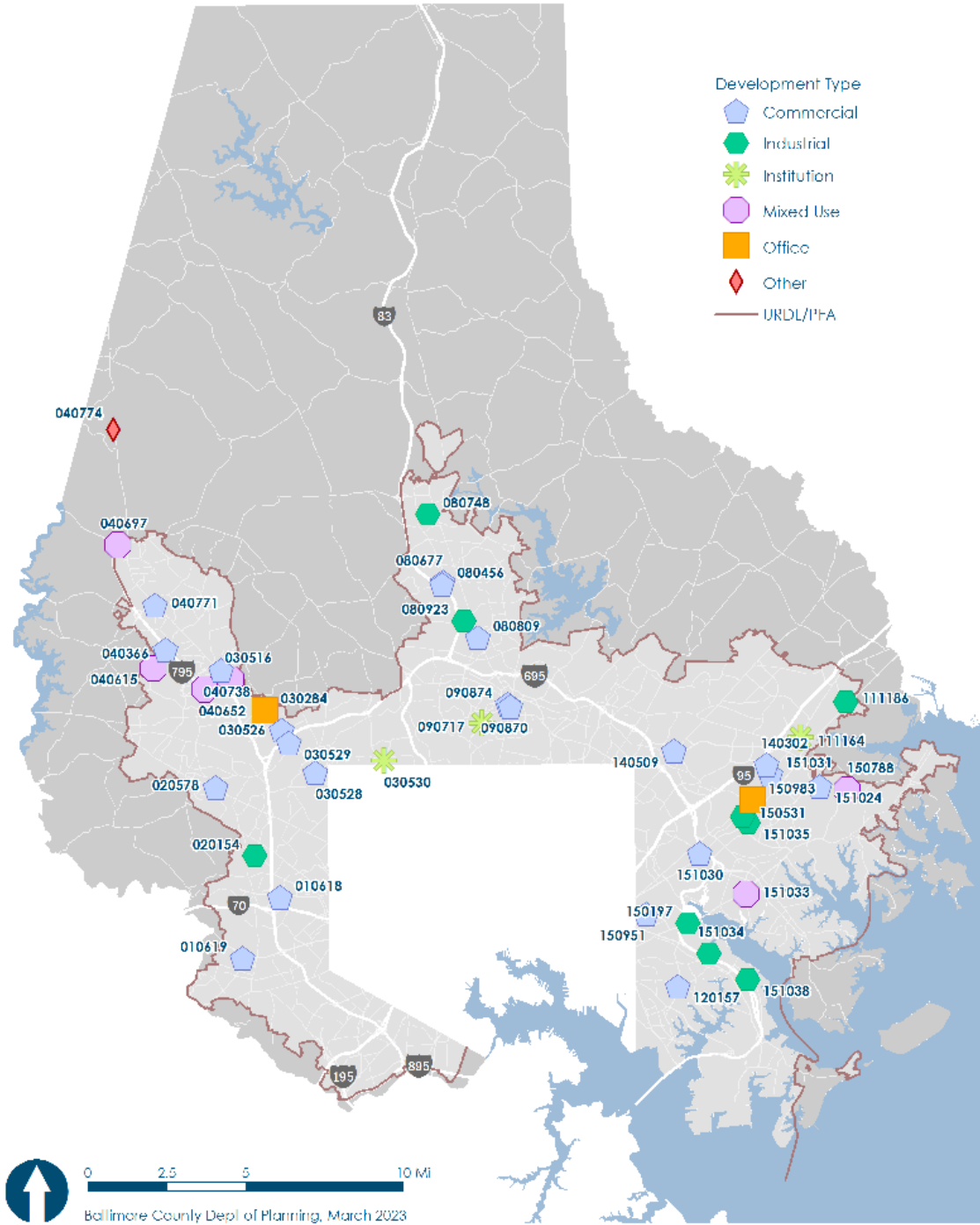
Source: Baltimore County Government.

% Total Square Feet = total square feet by use type / total square feet (6,141,559).

The Limited Exemption amounted to the largest square footage among the four tracks of approved non-residential development plans. As for use types of non-residential development, industrial development was predominant.

Map 2. Distribution and Type of New Non-Residential Uses in Approved Development Plans, 2022

### 2022 Non-Residential Development Plans



Map Key: 2022 Non-Residential Development Plans

A-1-2. Occupancy and Razing Permits

Table 3 shows that in 2022, the number of constructed units issued with occupancy permits was 1,230 which was lower than in 2021 (1,323). Map 3 displays the spatial distribution of residential occupancy permits issued throughout the County in 2022. Multifamily units accounted for 43.4% (534 units) of the total number of units while Single Family units accounted for 56.6% (696 units).

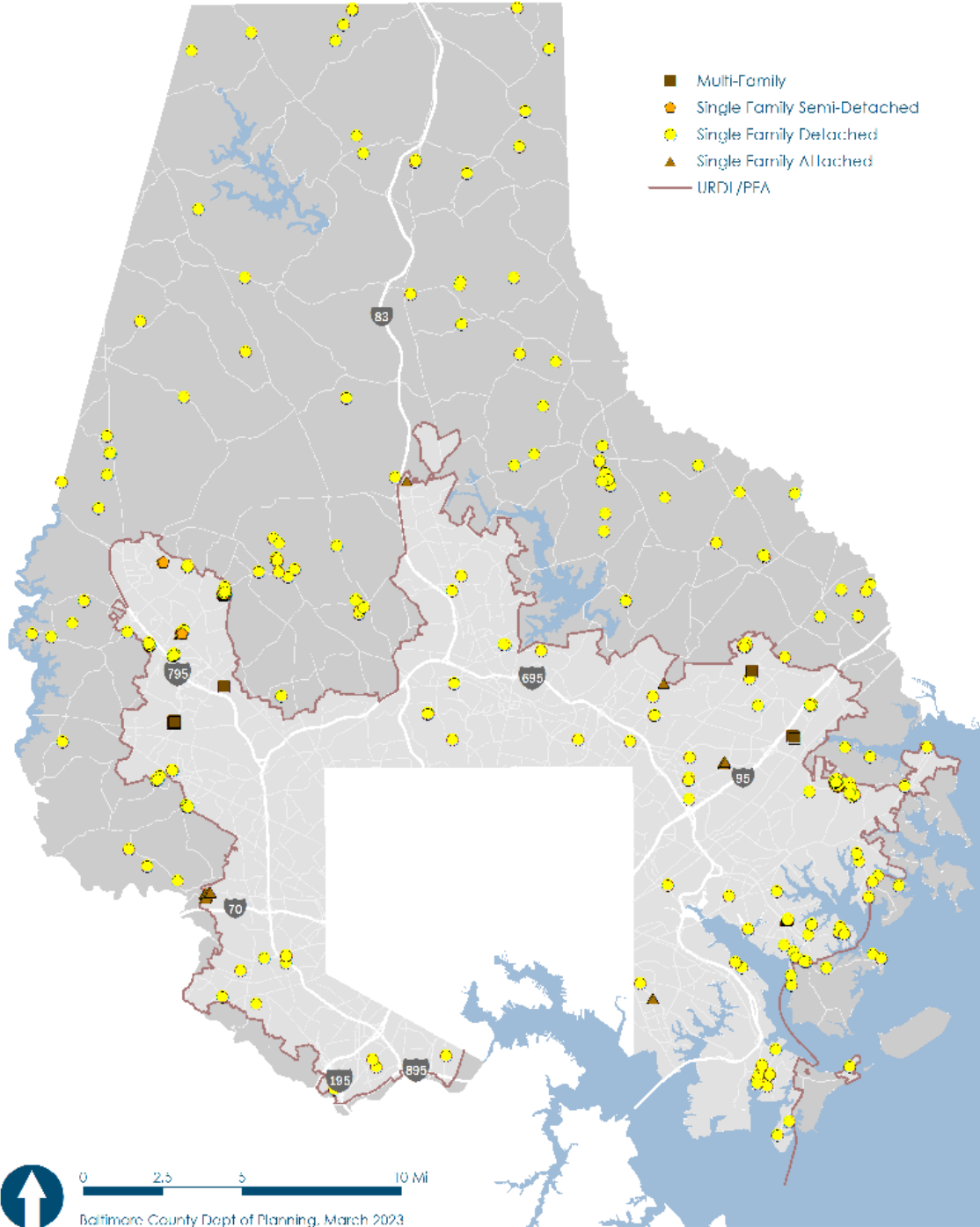
**Table 3. New Residential Units in Occupancy Permits, 2022**

Housing Unit Type	Units by Type	% Total Units
Multiple Family (MF)	534	43.4%
Single Family Attached (SFA)	391	31.8%
Single Family Detached (SFD)	286	23.3%
Single Family Semi-Detached (SFSD)	19	1.5%
<b>Total Residential Units</b>	<b>1,230</b>	<b>100%</b>
All Single Family Units	696	56.6%



Map 3. Location of New Residential Units in Occupancy Permits, 2022

### 2022 Residential Occupancy Permits

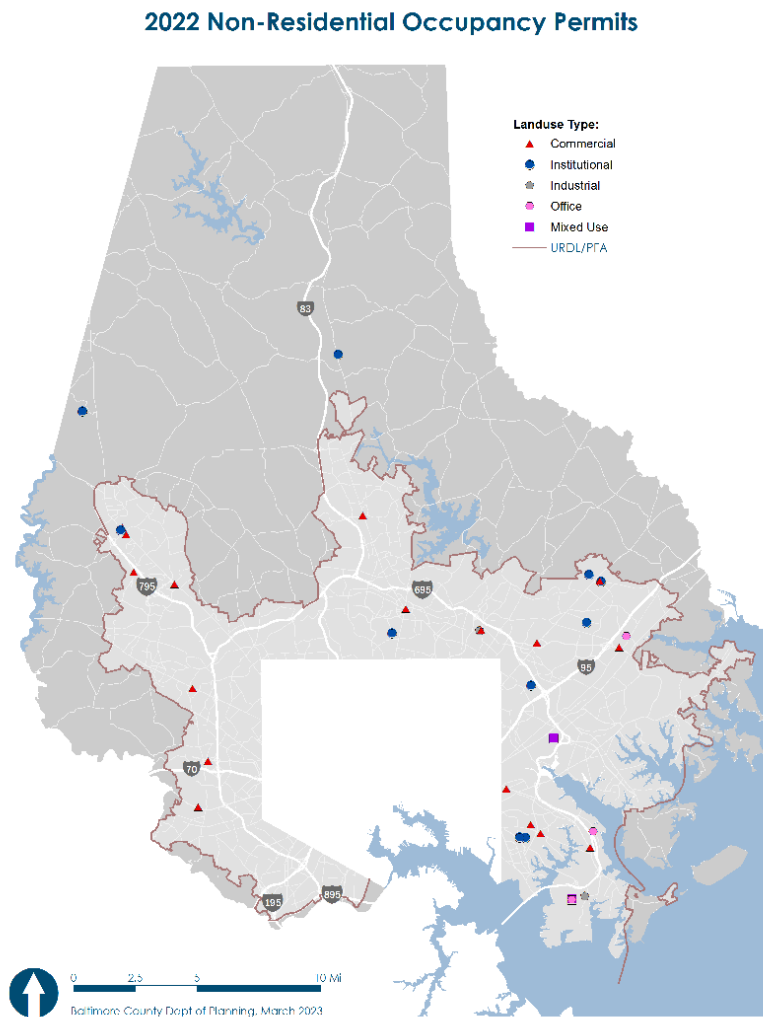


Occupancy permits for non-residential construction indicate that industrial development represented the largest use type, accounting for 41.6% (453,914 square feet) of the total floor area among new buildings in 2022 (Table 4). Map 4 illustrates the spatial distribution of non-residential occupancy permits throughout the County in 2022.

**Table 4. Square Footage of Non-Residential Uses in Occupancy Permits, 2022**

Use Type	Floor Area (ft <sup>2</sup> ) by Type	% Total Floor Area
Commercial	350,367	32.1%
Industrial	453,914	41.6%
Institutional	51,395	4.7%
Mixed-Use	191,836	17.6%
Office	43,327	4%
<b>Total</b>	<b>1,090,839</b>	<b>100.00%</b>

**Map 4. Location of Non-Residential Uses in Occupancy Permits, 2022**



Razing permits were issued for 62 residential units in 2022 (Table 5). In comparison, permits for 81 units were issued in 2021. All residential units issued with razing permits in 2022 were single family detached structures. Map 5 portrays the spatial distribution of razing permits throughout the County for 2022.

**Table 5. Residential Units in Razing Permits, 2022**

Housing Unit Type	Units by Type	% Total Units
Multiple Family (MF)	0	0.00%
Single Family Attached (SFA)	0	0.00%
Single Family Detached (SFD)	62	100.00%
Single Family Semi-Detached (SFSD)	0	0.00%
<b>Total Residential Units</b>	<b>62</b>	<b>100.00%</b>
All Single Family Units	62	100.00%

**Map 5. Residential Razing Permits, 2022**

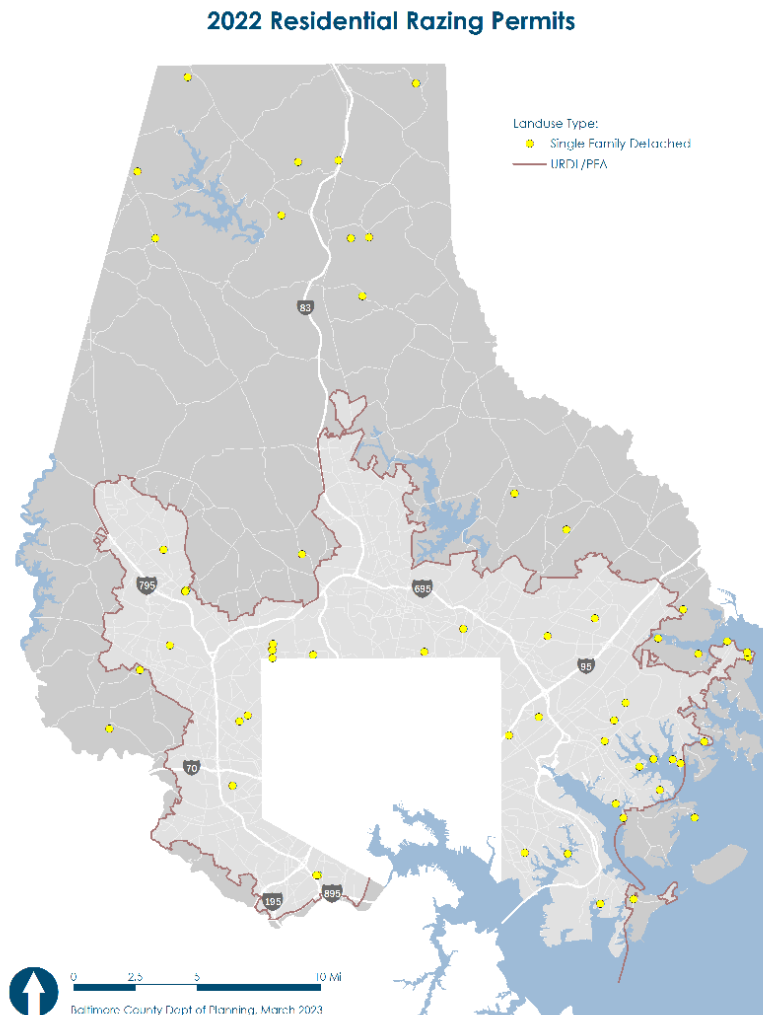
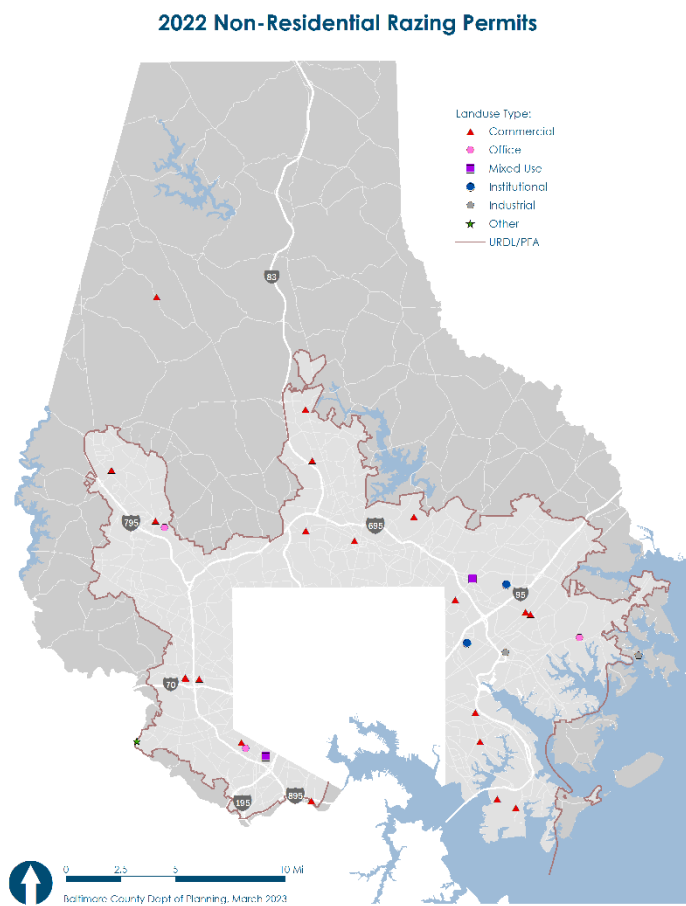


Table 6 displays that the largest floor area share of non-residential razing permits belonged to commercial, accounting for 37.4% of the total (358,512 square feet). Map 6 depicts the spatial distribution of razing permits by type of non-residential uses throughout the County in 2022.

**Table 6. Square Footage of Non-Residential Units in Razing Permits, 2022**

Use Type	Floor Area (ft <sup>2</sup> ) by Type	% Total Floor Area
Commercial	358,512	37.4%
Industrial	187,416	19.5%
Institutional	72,874	7.6%
Mixed-Use	30,866	3.2%
Office	305,718	31.9%
Other	4,000	0.4%
<b>Total</b>	<b>959,386</b>	<b>100.00%</b>

**Map 6. Non-Residential Razing Permits, 2022**



### A-1-3. Zoning Map Changes

On July 21, 2022, the Baltimore County Board of Appeals approved a zoning map correction, case M.C. 22-01, to correct a technical error in zoning for the property located at 2 German Hill Road in Dundalk, 21222. Pursuant to Section 32-3-231 of the Baltimore County Code, this zoning map correction approval reclassified the subject property from DR 5.5 (Density Residential, 5.5 dwelling units per acre) to BL (Business, Local) in order to reflect the legislative intent of the County Council for zoning classifications in the Comprehensive Zoning Map Process (CZMP).

### A-1-4. Legislative Text Amendments

This Report on Growth summarizes legislative bills and resolutions adopted by the County Council in 2022 which pertain to land use and zoning matters. Those adopted legislative bills and resolutions are displayed in Table 7 and Table 8 below. The legislative bills and resolutions are tools for implementing the County’s *Master Plan 2020* to ensure that development activities are in concert with goals and objectives of the County and throughout the state of Maryland.

**Table 7. Adopted Legislative Text Amendments, 2022**

Adopted Legislative Bills, 2022	
Bill No.	Concerning
Bill 5-22	Zoning Regulations – Uses Permitted in the Manufacturing, Heavy (M.H.) Zone
Bill 9-22	Zoning Regulations – Uses Permitted in the B.M.-C.T. Zone
Bill 10-22	Zoning Regulations – Uses Permitted in the Business, Major (B.M.) Zone
Bill 11-22	Zoning Regulations – Uses Permitted in the Business, Local (B.L.) Zone
Bill 13-22	Zoning Regulations – Uses Permitted in the Business, Local (B.L.) Zone
Bill 19-22	Zoning Regulations – Fuel Service Stations
Bill 21-22	Zoning Regulations – Uses Permitted in the M.L. Zone
Bill 22-22	All Council – Revision of Councilmanic Districts
Bill 25-22	2022 Basic Services Maps
Bill 32-22	Agricultural and Rural Land Preservation Borrowing Ordinance
Bill 41-22	Notification of Development Fee Waiver
Bill 45-22	Zoning Regulations – Distillery Use in the Manufacturing, Light (M.L.) Zone
Bill 46-22	Zoning Regulations – Woodworking Business Use in the Manufacturing, Light (M.L.) Zone
Bill 47-22	Zoning Regulations – Uses Permitted in the Business, Major (B.M.) Zone
Bill 51-22	Development – Review and Approval Process – Limited Exemptions
Bill 58-22	University Based Retirement Communities
Bill 59-22	Veterans Housing and Treatment Campuses
Bill 61-22	Capital Budget – CC205500 Bikeways & Pedestrian Access
Res 39-22	Review of PUD – BC Middle River Park
Bill 72-22	Capital Budget – CC205500 Bikeways & Pedestrian Access
Bill 73-22	Zoning Regulations – On-Farm Composting
Bill 74-22	Zoning Regulations – Off-Street Parking Requirements

Bill 75-22	Zoning Regulations – Uses Permitted in the Manufacturing, Light (M.L.) Zone – Residential Uses on Adjacent Streets
Bill 76-22	Zoning Regulations – Uses Permitted in the Business Roadside – Commercial Town-Center Core (B.R.-C.T.) District
Bill 78-22	Additions to the Baltimore County Landmark List
Bill 83-22	CEB – CLG Grant – Baltimore County Design Guidelines Update
Bill 84-22	The Comprehensive Zoning Map Process

**Table 8. Adopted Resolutions, 2022**

Adopted Resolutions, 2022	
Resolution No.	Concerning
Res 2-22	Approve County’s contribution - purchase of certain development rights easements on property
Res 4-22	Review of PUD – Dogwood Village
Res 6-22	Review of PUD – The Heights at Hunt Valley
Res 12-22	Amend the Perry Hall Community Plan
Res 13-22	Amending the boundary of the Perry Hall Commercial Revitalization District
Res 14-22	Amending the boundary of the Woodlawn Commercial Revitalization District
Res 15-22	Rank 5 Rural Legacy Area Plan applications
Res 24-22	Baltimore County Water Supply and Sewerage Plan - Amendment Cycle 39
Res 25-22	Amending the boundary of the Loch Raven Commercial Revitalization District
Res 27-22	Review of PUD – Ridgedale
Res 28-22	Review of PUD – The Residence at Southland Hills
Res 34-22	Approval of applications-Sale of development rights easements-Agricultural Land WI Preservation Foundation
Res 35-22	Approval of applications-Sale of agricultural easements
Res 39-22	Review of PUD – BC Middle River Park
Res 40-22	Maryland Agricultural Land Preservation Foundation FY22 Easement Cycle (6) Agricultural easements
Res 43-22	Amendment – Perry Hall Community Plan
Res 42-22	Review of PUD – Homes at Rosedale
Res 47-22	Support Application – State of MD – Designation Regional Institution Strategic Enterprise (RISE) Zone – Towson University
Res 48-22	Baltimore County Water Supply and Sewerage Plan

A-1-5. Comprehensive Plan or Plan Elements

Baltimore County’s URDL has been an effective growth management tool since 1967. The URDL, Metropolitan District Line, and zoning classifications or districts are the primary mechanisms for evaluating water and sewerage designation changes in Baltimore County. The County’s water and sewer

planning is based on the URDL, which also corresponds to the State's PFA boundaries delineated for State permitting and financing.

The Maryland Department of the Environment (MDE) and Maryland Department of Planning (MDP) completed reviews of the Baltimore County Cycle 39 (2021) and Cycle 40 (2022) amendments to the 2020 Triennial Water and Sewer Plan. The amendments were approved by MDE and MDP and include the following water and sewer category changes:

Cycle 39:

- LaFarge Quarry, 633 Earls Rd, Middle River - Reclassify 400.6 acres within the URDL and the Metropolitan District Boundary (MDB) from W-7/S-7, W-6/S-6, and W-5/S-5 to W-3/S-3.

Cycle 40:

- Todd's Inheritance Historic Site, 9000 North Point Rd, Edgemere - Reclassify this parcel within the URDL and MDB from W-5/S-5 to W-1/S-3.
- Rocky Point Golf Course, 1935 Back River Neck Rd, Essex - Reclassify this property outside the URDL and within the MDB from W-7/S-7 to W-3/S-3 due to a failing septic system.
- Easten Sanitary Landfill, 6259 Days Cove Rd, White Marsh - Grant an exemption for the property outside the URDL and within the MDB to connect public water beyond the URDL due to contamination of the well that serves its offices.

The 2020 triennial review was approval by MDE in 2021. Local jurisdictions throughout the state of Maryland are required by regulation to submit a comprehensive review of their water supply and sewerage plans once every three years. Baltimore County's most recent Triennial Review was approved on November 30, 2021, by MDE.

#### A-1-6. School Facilities

As outlined in [FY2023 Adopted Operating and Capital Budget](#) adopted by the County Council on May 27, 2021, Baltimore County carries on the *Schools for Our Future* initiative and will begin to fund the [Multi-Year Improvement Plan for All Schools](#) (MYIPAS) projects.

The *Schools for Our Future* Initiative invested over \$1.6 billion in school construction funds of the ten-year period of 2011–2024.

MYIPAS was a 2-year planning effort led by an independent and architecture firm, Cannon Design, which specializes in K-12 planning. MYIPAS is the first of its kind, long term plan to address school construction for the entire County, with an emphasis of equitable resources and buildings. The plan represents \$2.5B of investment across all 170+ schools over the next 15 years.

- Ensures every single school receives meaningful capital investment
- Ensures every child has a seat so they don't have to learn in trailers
- Ensures every open-floorplan school is renovated to improve safety and learning
- Ensures every school receives maintenance and modernization needed to optimize the learning experience for students

MYIPAS prioritizes Career and Technology Education, Community Schools, and Special and Alternative Schools

- CTE/STEM - \$375M
- Community schools - \$100M
- Special and Alternative Schools - \$125M

The Adopted FY 2023 Capital Budget shows an allocation of \$96.6 million to school projects in FY23 and a six-year plan close to \$700 million to implement projects recommended by the MYIPAS report.

A-1-7. Transportation Facilities

In 2022, 29 road projects were constructed or extended, totaling 4.96 miles in length (Table 9). 100% of the total mileage were within the PFA. 25 of the projects were new construction of extensions within the PFA, and 0 were outside the PFA. Map 7 below shows the general location of the road construction projects.

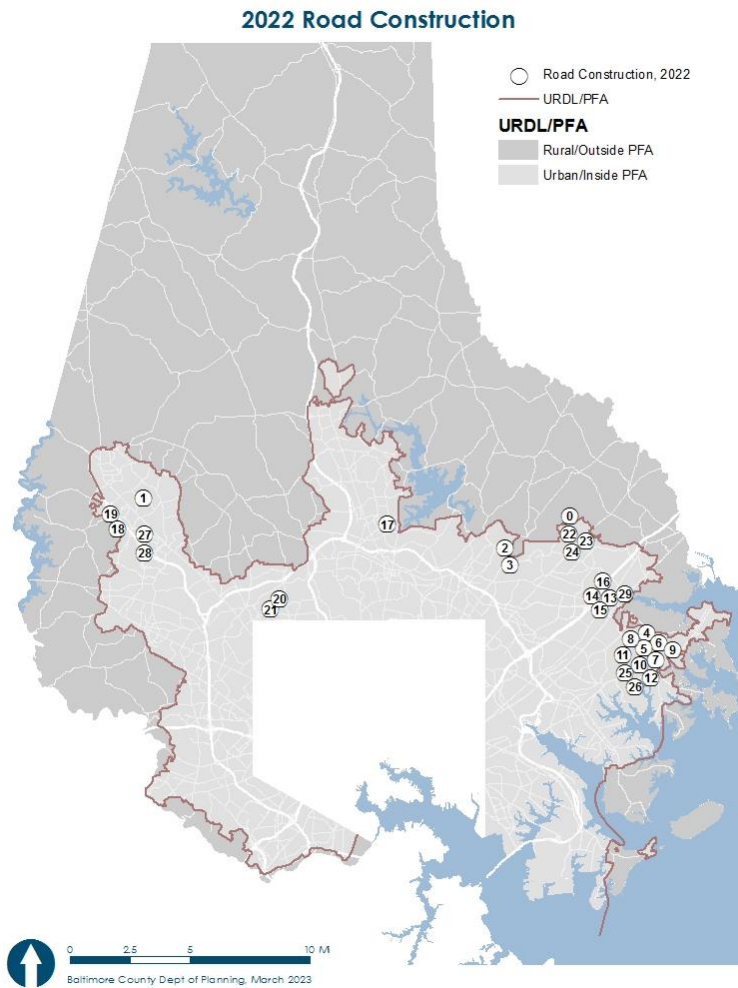
**Table 9. Road Construction, 2022**

FID NUMBER	REMARKS	ROAD NAME	FROM	TO	Mile		
					TOTAL DISTANCE	In PFA	Out PFA
0	NEW	PERRYLAND CT	PERRY HALL RD	PERRY HALL RD	0.12	0.12	0.00
1	RD EXTENSION	STANLAKE RD	GRANLEIGH RD	GRANLEIGH RD	0.06	0.06	0.00
2	NEW	WHITAKER WAY	HARFORD RD	WHITAKER WAY	0.03	0.03	0.00
3	NEW	WHITAKER WAY	WHITAKER WAY	WHITAKER WAY	0.12	0.12	0.00
4	RD EXTENSION	GREENLEIGH AVE	WILLIAMS CT	LADYWELL ST	0.29	0.29	0.00
5	NEW	COLINDALE ST	CHISWICK ST	FALCONWOOD ST	0.24	0.24	0.00
6	NEW	LADYWELL ST	CHESSINGTON ST	PADDINGTON ST	0.15	0.15	0.00
7	NEW	CHESSINGTON ST	COLINDALE ST	TOTTERIDGE ST	0.19	0.19	0.00
8	NEW	HERITAGE ST	GREENLEIGH AVE	TOTTERIDGE ST	0.32	0.32	0.00
9	NEW	TOTTERIDGE ST	HERITAGE ST	CAMDEN ST	0.29	0.29	0.00
10	NEW	CAMDEN ST	LADYWELL ST	LADYWELL ST	0.06	0.06	0.00
11	NEW	REDBRIDGE ST	FALCONWOOD ST	CHESSINGTON ST	0.10	0.10	0.00
12	NEW	FALCONWOOD ST	COLINDALE ST	TOTTERIDGE ST	0.21	0.21	0.00
13	RD EXTENSION	NEMROD RD	CATRON RD	STRAW LILY WAY	0.13	0.13	0.00
14	NEW	STRAW LILY WAY	WHITE TRILLIUM RD	NEMROD RD	0.16	0.16	0.00
15	NEW	BELFLOWER RD	WHITE TRILLIUM RD	NEMROD RD	0.11	0.11	0.00
16	NEW	WHITE TRILLIUM RD	COWENTON AVE	NEMROD RD	0.20	0.20	0.00
17	NEW	HAMPTON PARK CIR	MARGATE RD	HAMPTON PARK CIR	0.35	0.35	0.00
18	NEW	BARNBOUGLE CT	WINGED FOOT DR	KAURI CLIFFS RD	0.15	0.15	0.00
19	NEW	KAURI CLIFFS RD	WINGED FOOT DR	BARNBOUGLE CT	0.16	0.16	0.00
20	NEW	QUARRY LAKE DR	GREENSPRING AVE	TRAVERTINE DR	0.64	0.64	0.00



21	NEW	TRAVERTINE DR	QUARRY LAKE DR	QUARRY LAKE DR	0.04	0.04	0.00
22	NEW	KAHL FARM RD	PERRY HALL RD	LIBBY LN	0.24	0.24	0.00
23	NEW	LIBBY LN	KRAFT HILL RD	KAHL FARM RD	0.22	0.22	0.00
24	RD EXTENSION	KRAFT HILL RD	LIBBY LN	PERRY HALL RD	0.03	0.03	0.00
25	NEW	DALSTON ST	HERITAGE ST	TOTTERIDGE ST	0.10	0.10	0.00
26	NEW	BEVINGTON ST	TOTTERIDGE ST	FALCONWOOD ST	0.07	0.07	0.00
27	NEW	GARRETT CT	TOLLGATE RD	NICHOLAS CT	0.10	0.10	0.00
28	NEW	NICHOLAS CT	GARRETT CT	GARRETT CT	0.07	0.07	0.00
29	RD WIDENING	EBENEZER RD	PULASKI HWY	PULASKI HWY	0.05	0.05	0.00
<b>Sum:</b>					<b>4.96</b>	<b>4.96</b>	<b>0.00</b>

**Map 7. Road Construction, 2022**



## A-2. Consistency with Adopted Plans

The *Annual Report on Growth* is required to discuss whether development in 2022 is consistent with:

- Each other regarding development patterns
- The recommendations of the last annual report
- The adopted plans of the local jurisdiction
- The adopted plans of all adjoining local jurisdictions
- 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

Development patterns, public facilities improvement, and legislative amendments in Baltimore County in 2022 continued to prove the County's commitment and success in the direction and processes regarding planning and growth management. As indicated previously, the new residential and non-residential development, public facilities improvement, and new legislation and resolutions all compellingly proved that Baltimore County has been vigorous in maintaining its growth management policies to ensure quality and sensible development within the PFA and preserve resources outside the PFA.

Baltimore County is steadfast, on the foundation of success in previous decades, to continuing its effective collaboration with the state agencies, Baltimore Metropolitan Council, neighboring jurisdictions, and all other stakeholders for a sustainable future.

## A-3. Process Improvements

Baltimore County continues to implement the policies and actions of *Master Plan 2020* that will improve the development process and planning activities. The water and sewerage master plan revisions, zoning map changes, investment in public school facilities, and road improvements within the PFA, have all demonstrated the County's devotion to enhance the planning and development process for the betterment of its citizens and residents.

## A-4. Ordinances or Regulations

In 2022, the adoption of legislative bills and resolutions pertinent to planning was consistent to the planning visions of the state *Land Use Article*. Baltimore County will continue to ensure that future amendments to the legislation or regulations act as an effective mechanism for the master plan implementation and will follow the state's planning goals and objectives.

In 2022, the legislative changes indicated in Section A-1-3 and A-1-4 fundamentally demonstrated that zoning designations and regulations were consistent with *Master Plan 2020*.

## Section B. Adequate Public Facilities

### B-1. Adequate Public Facilities Ordinance for Schools

Section 32-6-103(c) of the Baltimore County Code requires that the Department of Planning furnish the School Adequate Public Facilities Ordinance Report and Maps using the latest school enrollment data

available, indicating overcrowded school districts in accordance with parameters in the referenced County code.

The Full Time Equivalent (FTE) enrollments of September 30, 2021 and the same school year’s State Rated Capacity (SRC) for all elementary, middle, and high schools are presented below.

In the 2021-2022 school year, the FTE’s of four (4) elementary schools, one (1) middle school and three (3) high schools are at or over 115% of their SRC’s. A school impact analysis will be performed for each proposed development project with a residential component to determine whether a school district is overcrowded under Section 32-6-103(g) of the Baltimore County Code.

The full APFO report and elementary, middle, and high school maps are posted on the County’s website at: <https://resources.baltimorecountymd.gov/Documents/Planning/apfo/apforeport.pdf>

System-wide, there are 4,433 full-time Elementary School students fewer than SRC.

**Table 10. Elementary School Capacity, 2021-2022 School Year**

## Elementary School Capacity, 2021-2022 School Year

*Data Source - Baltimore County Public Schools, March 2022*

School	State Rate Capacity (SRC)	Full Time Enrollment (FTE)	Percent FTE/SRC
Arbutus ES	408	361	88.48%
Baltimore Highlands ES	551	481	87.30%
Battle Grove ES	376	305	81.12%
Bear Creek ES	484	469	96.90%
Bedford ES	299	289	96.66%
Berkshire ES	631	421	66.72%
Carney ES	574	600	104.53%
Carroll Manor ES	365	354	96.99%
Catonsville ES	664	647	97.44%
Cedarmere ES	483	525	108.70%
Chadwick ES	721	593	82.25%
Chapel Hill ES	617	594	96.27%
Charlesmont ES	418	350	83.73%
Chase ES	395	346	87.59%
Chesapeake Terrace ES	294	302	102.72%
Church Lane ES	478	321	67.15%
Colgate ES	520	484	93.08%
Cromwell Valley ES	434	373	85.94%
<b>Deep Creek ES</b>	<b>364</b>	<b>425</b>	<b>116.76%</b>
Deer Park ES	431	427	99.07%
Dogwood ES	612	491	80.23%
Dundalk ES	745	750	100.67%
Edgemere ES	486	380	78.19%

Edmondson Heights ES	589	507	86.08%
Elmwood ES	474	500	105.49%
Essex ES	520	430	82.69%
Featherbed Lane ES	667	527	79.01%
Fifth District ES	296	291	98.31%
Fort Garrison ES	382	281	73.56%
Franklin ES	461	387	83.95%
<b>Fullerton ES</b>	<b>463</b>	<b>542</b>	<b>117.06%</b>
Glenmar ES	363	272	74.93%
Glyndon ES	532	490	92.11%
Grange ES	385	439	114.03%
Gunpowder ES	479	500	104.38%
Halethorpe ES	392	252	64.29%
Halstead Academy	516	495	95.93%
Hampton ES	670	664	99.10%
Harford Hills ES	339	385	113.57%
Hawthorne ES	584	461	78.94%
Hebbsville ES	471	444	94.27%
Hernwood ES	415	324	78.07%
Hillcrest ES	708	663	93.64%
Honeygo ES	725	658	90.76%
Jacksonville ES	640	482	75.31%
Johnnycake ES	565	506	89.56%
Joppa View ES	635	666	104.88%
Kingsville ES	365	301	82.47%
Lansdowne ES	709	538	75.88%
Logan ES	517	498	96.32%
Lutherville ES	395	345	87.34%
Lyons Mill ES	681	656	96.33%
Mars Estates ES	425	317	74.59%
Martin Boulevard ES	301	248	82.39%
Mays Chapel ES	702	575	81.91%
McCormick ES	373	302	80.97%
Middleborough ES	326	313	96.01%
Middlesex ES	494	369	74.70%
Milbrook ES	322	343	106.52%
<b>New Town ES</b>	<b>708</b>	<b>824</b>	<b>116.38%</b>
Norwood ES	521	450	86.37%
Oakleigh ES	493	477	96.75%
Oliver Beach ES	294	141	47.96%
Orems ES	303	337	111.22%
Owings Mills ES	702	750	106.84%
Padonia ES	513	501	97.66%

Perry Hall ES	528	526	99.62%
Pine Grove ES	483	532	110.14%
Pinewood ES	568	536	94.37%
Pleasant Plains ES	545	528	96.88%
Pot Spring ES	475	423	89.05%
Powhatan ES	301	230	76.41%
Prettyboy ES	387	402	103.88%
Randallstown ES	411	341	82.97%
<b>Red House Run ES</b>	<b>460</b>	<b>556</b>	<b>120.87%</b>
Reisterstown ES	462	478	103.46%
Relay ES	691	580	83.94%
Riderwood ES	440	381	86.59%
Riverview ES	612	539	88.07%
Rodgers Forge ES	396	400	101.01%
Sandalwood ES	546	450	82.42%
Sandy Plains ES	664	514	77.41%
Scotts Branch ES	456	468	102.63%
Seneca ES	385	351	91.17%
Seven Oaks ES	428	451	105.37%
Seventh District ES	441	321	72.79%
Shady Spring ES	476	498	104.62%
Sparks ES	604	477	78.97%
Stoneleigh ES	700	636	90.86%
Summit Park ES	336	329	97.92%
Sussex ES	416	422	101.44%
Timber Grove ES	615	512	83.25%
Timonium ES	395	447	113.16%
Victory Villa ES	735	641	87.21%
Villa Cresta ES	584	616	105.48%
Vincent Farm ES	699	733	104.86%
Warren ES	385	367	95.32%
Wellwood ES	433	469	108.31%
West Towson ES	480	376	78.33%
Westchester ES	702	646	92.02%
Westowne ES	650	611	94.00%
Winand ES	491	384	78.21%
Winfield ES	529	426	80.53%
Woodbridge ES	430	422	98.14%
Woodholme ES	684	679	99.27%
Woodmoor ES	608	526	86.51%
	<b>53,396</b>	<b>48,963</b>	

**Table 11. Middle School Capacity, 2021-2022 School Year**

System-wide, there are 2,478 full-time Middle School students fewer than SRC.

## Middle School Capacity, 2021-2022 School Year

*Data Source - Baltimore County Public Schools, March 2022*

School	State Rate Capacity (SRC)	Full Time Enrollment (FTE)	Percent FTE/SRC
Arbutus MS	1,011	1,001	99.01%
Catonsville MS	774	740	95.61%
Cockeysville MS	1,059	833	78.66%
Deep Creek MS	987	860	87.13%
<b>Deer Park MS</b>	<b>1,282</b>	<b>1536</b>	<b>119.81%</b>
Dumbarton MS	1,115	1,080	96.86%
Dundalk MS	814	837	102.83%
Franklin MS	1,433	1,172	81.79%
General John Stricker MS	973	804	82.63%
Golden Ring MS	844	882	104.50%
Hereford MS	1,137	911	80.12%
Holabird MS	1,025	945	92.20%
Lansdowne MS	923	874	94.69%
Loch Raven Academy	901	774	85.90%
Middle River MS	1,007	1063	105.56%
Northwest Academy of Health Sciences	983	744	75.69%
Parkville MS	1,089	1,048	96.24%
Perry Hall MS	1,643	1,813	110.35%
Pikesville MS	1,029	952	92.52%
Pine Grove MS	1,197	922	77.03%
Ridgely MS	1,070	1,050	98.13%
Southwest Academy Magnet Middle	1,101	784	71.21%
Sparrows Point MS	573	560	97.73%
Stemmers Run MS	1,154	860	74.52%
Sudbrook Magnet Middle	1,060	971	91.60%
Windsor Mill MS	710	681	95.92%
Woodlawn MS	953	672	70.51%
	27,847	25,369	

**Table 12. High School Capacity, 2021-2022 School Year**

System-wide, there are 423 full-time High School students fewer than SRC.

## High School Capacity, 2021-2022 School Year

*Data Source - Baltimore County Public Schools, March 2022*

School	State Rate Capacity (SRC)	Full Time Enrollment (FTE)	Percent FTE/SRC
Catonsville HS	1,750	1,813	103.60%
Chesapeake HS	1,127	970	86.07%
Dulaney HS	1,984	1,867	94.10%
<b>Dundalk HS</b>	<b>1,446</b>	<b>2,005</b>	<b>138.66%</b>
Eastern Tech HS	1,339	1,215	90.74%
Franklin HS	1,584	1,452	91.67%
George Washington Carver HS	1,029	1,003	97.47%
Hereford HS	1,548	1,282	82.82%
Kenwood HS	1,842	1,821	98.86%
Lansdowne HS	1,420	1,336	94.08%
Loch Raven HS	1,049	861	82.08%
Milford Mill Academy	1,517	1,293	85.23%
New Town HS	1,265	1,344	106.25%
Overlea HS	1,148	1,286	112.02%
Owings Mills HS	1,131	1,121	99.12%
Parkville HS	1,912	2,152	112.55%
Patapsco HS	1,334	1,365	102.32%
Perry Hall HS	1,971	2,006	101.78%
Pikesville HS	1,107	885	79.95%
Randallstown HS	1,398	1,143	81.76%
<b>Sparrows Point HS</b>	<b>871</b>	<b>1,129</b>	<b>129.62%</b>
<b>Towson HS</b>	<b>1,260</b>	<b>1,678</b>	<b>133.17%</b>
Western School of Technology	989	937	94.74%
Woodlawn HS	2,153	1,769	82.16%
	29,772	29,349	

### B-2. Water, Sewerage, and Transportation Capacity

In accordance with Subsection 4A02.1E of the Baltimore County Zoning Regulations, annual updates to maps of areas where are deficient with respect to Public Water Service, Public Sewer Service, and Transportation are required. Building permits may be withheld or deferred in areas designated as deficient on those maps.

On May 16, 2022, [Bill 25-22](#) (PDF) was enacted by the Baltimore County Council, adopting the revised maps that are displayed on the County's Basic Services Maps website:

<https://www.baltimorecountymd.gov/departments/publicworks/basicservices.html>

#### B-2-1. Water and Sewerage

**Water Services.** The Department of Public Works and Transportation indicated that there were no deficiencies in public water status known to exist in 2022.

**Sewerage Services.** The Department of Public Works and Transportation has continued the metering of 10 remaining sewer relief point locations. Public Works have completed several rehabilitation projects and are now performing post-construction monitoring to determine the effectiveness of the projects. In addition, projects are in design and under construction which will eventually allow the elimination of the areas of special concern.

Baltimore County residents should be aware that revisions to the Basic Services Maps to remove an area of special concern do not mean that an area has unlimited development potential. Computer modeling and simulations to assess the impacts on the County's sewer system resulting from development are completed on a case-by-case basis. Determinations are made to assess if the impacts from development will require downstream improvements to ensure adequate capacity in the sewer system.

#### B-2-2. Transportation

In September of 2021, the schools in Baltimore County resumed full-time in-class instruction. With schools back in full session, the D, E, and F intersections on the transportation basic service map were studied for the 2022 Basic Service Map.

The following three intersections were not studied due to construction in the area. As of now the proposal is to retain their level of service from 2021:

- Harford Rd (MD 147) & Joppa Rd LOS = D
- Honeygo Blvd & White Marsh Blvd (MD 43) LOS = D
- Perring Pkwy (MD 41) I Putty Hill Ave LOS = F

Based on these studies over the past year, the Department of Public Works and Transportation recommends the following change to the Transportation Map for 2022:

- Beaver Darn Rd / Deercro Rd / Padonia Rd F to C

Along with the change above, there are twelve "F" level intersections and one "E" level intersection that are being proposed on the 2022 Basic Service Transportation Map that would control development. These intersections are:

- Baltimore National Pike (US 40) / Rolling Rd N LOS=F
- Bellona Ave / Charles St (MD 139) / Kenilworth Dr LOS=F
- Bloomsbury Ave / Frederick Rd (MD 144) / Ingleside Ave LOS=F
- Burke Ave/ Burke Ave W / York Rd (MD 45) LOS=F



- Ebenezer Rd/ Pulaski Hwy (US 40) LOS=F
- Falls Rd (MD 25) / Seminary Ave W (MD 131) LOS=F
- Falls Rd (MD 25) / Joppa Rd W LOS=F
- Falls Rd (MD 25) / Greenspring Valley Rd (MD 130) LOS=F
- Falls Rd (MD 25) & Shawan Rd & Tufton Ave\* LOS=F
- Frederick Rd (MD 144) / Rolling Rd S (MD 166) LOS=F
- Joppa Rd E & Loch Raven Blvd (MD 542) LOS=F
- Perring Pkwy (MD 41) / Putty Hill Ave LOS=F
- Joppa Rd E / Perring Pkwy (MD 41) LOS=E

\* Since the intersection of Falls Rd (MD25)/Shawan Rd and Tufton Rd is outside the URDL there will be no commuter shed associated with this intersection.

Beaver Dam Rd / Deercro Rd / Padonia Rd was level of service F on the Basic Services Map for 2021 per Bill 32-21.

## Section C. Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions

### C-1. Measures and Indicators

This section performs an in-depth analysis on detailed data on residential and non-residential development in 2022 with reference to the Maryland’s Priority Funding Areas (PFAs). The analysis results show that Baltimore County continued to direct its development within the PFA and make progress achieving its preservation goals for areas outside the PFA.

#### C-1-1. Growth Inside and Outside the PFA

The County’s long-term effort in growth management has been made for sustaining livable communities, preserving resources, and achieving balanced development toward goals and objectives highlighted in *Master Plan 2020*. Table 13 shows that 98.7% of residential units in approved development plans were within the PFA.

**Table 13. New Residential Units by Housing Type by PFA in Approved Development Plans, 2022**

Project Track	Location of PFA	Project Count	Unit Type				Total
			SFD	SFSD	SFA	MF	
Major	Total	12	72	40	898	120	1,130
	Inside PFA	10	51	40	898	120	1,109
	Outside PFA	2	21	0	0	0	21
Minor	Total	9	27	0	0	0	27
	Inside PFA	5	18	0	0	0	18
	Outside PFA	4	9	0	0	0	9
PUD	Total	3	0	0	398	0	398
	Inside PFA	3	0	0	398	0	398

	Outside PFA	0	0	0	0	0	0
Limited	Total	4	2	0	68	685	755
	Inside PFA	4	2	0	68	685	755
	Outside PFA	0	0	0	0	0	0
Total		28	101	40	1,364	805	2,310
Units by type inside PFA			71	40	1,364	805	2,280
% Units in PFA Total			70.2%	100%	100%	100%	98.7%

Source: Baltimore County Government.

% Units in PFA of Total = units by type inside PFA / total units by type.

Approximately 93.6% of approved development for non-residential uses were located within the PFA (Table 14). There was one non-residential plan outside the URDL, a Limited Exemption for the SGC Hanover solar array property, totaling 390,646 Sq. Ft.

**Table 14. Square Footage of Non-Residential Uses by PFA in Approved Development Plans, 2022**

Project Track	Location of PFA	Project Count	Square Footage by Use Type					Total	
			Commercial	Industrial	Institutional	Mixed Use	Office		Other
Limited Exemption	Total	30	730,372	2,577,947	14,000	399,767	19,861	390,646	4,132,593
	Inside PFA	29	730,372	2,577,947	14,000	399,767	19,861	-	3,741,947
	Outside PFA	1	-	-	-	-	-	390,646	390,646
Major Development	Total	7	491,936	442,200	425,558	260,000	-	-	1,619,694
	Inside PFA	7	491,936	442,200	425,558	260,000	-	-	1,619,694
	Outside PFA	0	-	-	-	-	-	-	-
PUD	Total	3	3,200	-	-	98,972	-	-	102,172
	Inside PFA	3	3,200	-	-	98,972	-	-	102,172
	Outside PFA	0	-	-	-	-	-	-	-
Minor Subdivision	Total	2	-	279,600	-	-	7,500	-	287,100
	Inside PFA	2	-	279,600	-	-	7,500	-	287,100

Outside PFA	0	-	-	-	-	-	-	279,600
<b>Total Square Feet</b>	<b>1,225,508</b>	<b>3,299,747</b>	<b>439,558</b>	<b>758,739</b>	<b>27,361</b>	<b>390,646</b>	<b>6,141,559</b>	
Square Feet Inside PFA	1,225,508	3,299,747	439,558	758,739	27,361	0	5,750,913	
% Total Feet Inside PFA of Total	100%	100%	100%	100%	100%	0%	93.6%	

Source: Baltimore County Government.

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

### C-1-2. Occupancy and Razing Permits

Table 15 displays that among all 1,230 new residential units that were permitted for occupancy in 20221, 1,122 units (91.2 % of the total units) were within the PFA.

**Table 15. New Residential Units in Occupancy Permits by PFA, 2022**

Housing Unit Type	Units by Type	Inside URDL/PFA		Outside URDL/PFA
		Units	% Units by Type	Units
Multiple Family (MF)	534	534	100%	0
Single Family Attached (SFA)	391	391	100%	0
Single Family Detached (SFD)	286	178	62.2%	108
Single Family Semi-Detached (SFSD)	19	19	100%	0
<b>Total Residential Units</b>	<b>1,230</b>	<b>1,122</b>	<b>91.2%</b>	<b>108</b>

Table 16 illustrates that in 2022, 1,074,483 square feet (98.5%) of all non-residential construction for all uses permitted for occupancy was situated within the PFA.

**Table 16. Square Footage of Non-Residential Uses in Occupancy Permits by PFA, 2022**

Use Type	Floor Area (ft <sup>2</sup> ) by Type	Inside URDL/PFA		Outside URDL/PFA
		Floor Area (ft <sup>2</sup> )	% Floor Area by Type	Floor Area (ft <sup>2</sup> )
Commercial	350,367	350,367	100%	-
Industrial	453,914	453,914	100%	-
Institutional	51,395	35,039	68.2%	16,356
Mixed-Use	191,836	191,836	100%	-
Office	43,327	43,327	100%	-
<b>Total Floor Area</b>	<b>1,090,839</b>	<b>1,074,483</b>	<b>98.5%</b>	<b>16,356</b>

Table 17 shows that in 2022, 62 dwelling units, all single family detached, were issued with razing permits. There were 41 units inside the PFA, accounting for 66.12% of the total. The remaining 21 units were outside the PFA.

**Table 17. New Residential Units in Razing Permits by PFA, 2022**

Housing Unit Type	Units by Type	Inside URDL/PFA		Outside URDL/PFA
		Units	% Units by Type	Units
Multiple Family (MF)	0	0	0.00%	0
Single Family Attached (SFA)	0	0	0.00%	0
Single Family Detached (SFD)	62	41	66.12%	21
Single Family Semi-Detached (SFSD)	0	0	0.00%	0
<b>Total Residential Units</b>	<b>62</b>	<b>41</b>	<b>66.12%</b>	<b>21</b>

Table 18 shows that 78.7% (754,700 square feet) of non-residential uses issued razing permits were within the PFA. 204,686 square feet of commercial and industrial razing permits were issued outside the PFA.

**Table 18. Square Footage of Non-Residential Uses in Razing Permits by PFA, 2022**

Use Type	Floor Area (ft <sup>2</sup> )	Inside URDL/PFA		Outside URDL/PFA
		Floor Area (ft <sup>2</sup> )	% Floor Area by Type	Floor Area (ft <sup>2</sup> )
Commercial	358,512	329,242	91.8%	29,270
Industrial	187,416	12,000	6.4%	175,416
Institutional	72,874	72,874	100%	-
Mixed-Use	30,866	30,866	100%	-
Office	305,718	305,718	100%	-
Other	4,000	4,000	100%	-
<b>Total Floor Area</b>	<b>959,386</b>	<b>754,700</b>	<b>78.7%</b>	<b>204,686</b>

### C-1-3. Net Density in Development

Table 19 displays that for all approved residential plans in 2022, the overall net density for residential units per acre within the PFA was notably higher than that outside the PFA (4.04 units per acre vs. 0.13 units per acre). Information in Table 19 is evident that Baltimore County has achieved much denser development within the PFA in compliance with the Maryland Smart Growth Principles and goals in *Master Plan 2020*.

**Table 19. Total Acreage & Density of Residential Development in Approved Plans, 2022**

Project Track	Location of PFA	Project Count	Total Units	Total Acreage	Net Density
Major Subdivision	Inside PFA	10	1,109	373	2.97
	Outside PFA	2	21	185	0.11
Minor Subdivision	Inside PFA	5	18	24	0.75
	Outside PFA	4	9	48	0.19

PUD	Inside PFA	3	398	79	5.03
	Outside PFA	0	0	0	-
Limited	Inside PFA	4	755	88	8.58
	Outside PFA	0	0	0	-
Total Units Inside PFA		22	2,280	564	4.04
Total Units Outside PFA		6	30	233	0.13
Total		28	2,310	797	2.89

Table 20 presents that in 2022, the net density (square feet per acre) for non-residential uses was considerably higher outside the PFA than compared to inside the PFA. This was likely due to the SGC Hanover solar panel array development where 390,646 sq. ft. of solar panels is proposed on the 9.9-acre plot.

**Table 20. Total Acreage & Density of Non-Residential Development in Approved Plans, 2022**

Project Track	Location of PFA	Total Square Feet	Total Acreage	Net Density
Limited Exemption	Inside PFA	3,741,947	405.9	9,128.9
	Outside PFA	390,646	9.9	39,459.2
Major Development	Inside PFA	1,619,694	132.2	12,251.8
	Outside PFA	-	-	-
Minor Development	Inside PFA	287,100	39.9	7,195.5
	Outside PFA	-	-	-
PUD	Inside PFA	102,172	70	1,459.6
	Outside PFA	-	-	-
Total		6,141,559	657.9	9,335.1
Total Inside PFA		5,750,913	648	8,874.9
Total Outside PFA		390,646	9.9	39,459.2

#### C-1-4. Development Capacity Analysis

Baltimore County updates the development capacity analysis as needed after a major land use update or after a major rezoning process (CZMP) which occurs every 4 years. The analysis is based on a GIS model that identifies residential vacant or under-developed parcels and calculates the potential for new residential units based on zoning, land use, growth tiers, and environmental constraints in the model year for land within PFA of the County.

In August of 2021 a major update to the land use layer was completed so new capacity numbers were calculated. In March of 2023 new construction permits were review for 2021 and 2022 to update the capacity model with numbers that reflect development until the end of 2022. The most recent model (see Table 21) result shows that the number of potential units could range from 10,782 units with the

moderate scenario to 26,783 units assuming the full zone build out. Most lots do not build out to full density. These figures do not include redevelopment potential.

**Table 21. Development Capacity within the PFA, Updated with 2022 Data**

Lot Type	Moderate Capacity	Full Potential Capacity
Underdeveloped	6,573	18,455
Vacant Standard	4,209	8,328
<b>Total</b>	<b>10,782</b>	<b>26,783</b>

C-1-5. Land Preservation

Baltimore County has initiated policies and launched programs to protect the County’s agricultural and natural resources. The County boasts a nationally recognized land preservation strategy via advanced planning and zoning practices, innovative environmental programs, efforts to foster agricultural viability, and proactive land and resource protection strategies through a network of land trusts.

As shown in Table 22, 1,624.93 acres of preserved land were added in 2022, yielding 70,013 acres total of preserved land in Baltimore County. In comparison, 570.71 acres and 693.15 acres were added to the easement in 2021 and 2020, respectively. The largest amount in preservation in 2022 was achieved via the Maryland Agricultural Land Preservation Foundation (MALPF) program. The total preserved land accounted for 87.52% of the Master Plan 2020 goal towards 80,000 preserved acres. Map 8 of 2022 Preserved Land shows spatial locations of those programs in the County.

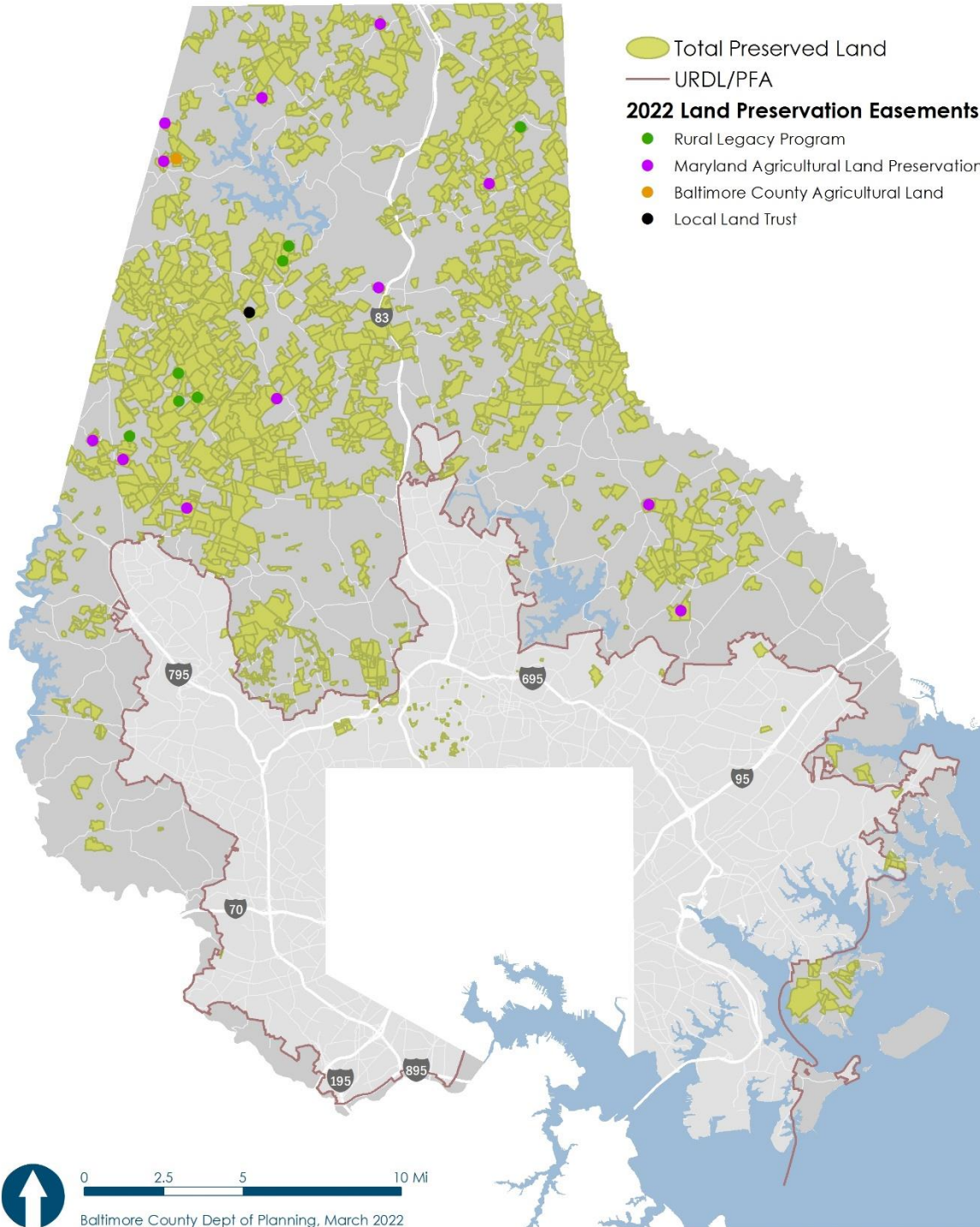
Table 22 does not include the acreage of the land immediately adjacent to three reservoirs - Liberty, Prettyboy, and Loch Raven. Baltimore City owns them and is responsible for the stewardship of 24,580 acres of watershed, albeit the reservoirs are in the County.

**Table 22. Summary of Preservation Easements, 2022**

Easement Type	Acres	Percent of Total
Donated Easement	11.83	0.73%
Rural Legacy	487.89	30.03%
Maryland Agricultural Land Preservation Foundation	1,056.28	65.00%
Baltimore County Agricultural Easements	68.93	4.24%
Regulatory Easements	0.00	0.00%
Maryland Program Open Space	0.00	0.00%
<b>Total Acres</b>	<b>1,624.93</b>	<b>100.00%</b>

Source: Baltimore County Government

## 2022 Land Preservation Easements





## C-2. Compliance with the County Land Use Goal

Baltimore County began establishing its land use goals in 1967 with the creation of the Urban-Rural Demarcation Line (URDL) and launching land preservation programs to protect the rural area. The state Priority Funding Area (PFA) corresponds to the URDL. The PFA, in large part, has remained consistent, with one-third of the County designated as urban, and two-thirds as rural.

For decades, Baltimore County has continued to enact regulations and zoning changes as effective mechanisms to implement the Master Plan for strengthening its growth management policies. The success of Master Plan implementation is evident in the consecutive decennial censuses, showing that 85% of the County's population resides within the PFA.

Baltimore County remains a sought-after place to live in the Baltimore-Washington, DC metropolitan region that continues to pursue innovative ways of maintaining and enhancing quality of life for its residents and businesses at varying scales. At the onset of Master Plan 2030, the County enters a new phase in the life cycle of a suburban jurisdiction – *redevelopment* – to efficiently reuse land while continuing to grow and thrive. Through its land development policies and regulations, the County ensures that redevelopment occurs in areas where infrastructure exists, and not placing a stress upon its natural resources and open space. The County's land preservation endeavors encompass several different programs, through funding by the state government, County government, private entities, or via donations.