



# Balt Co Planning

## Baltimore County, Maryland Report on Growth 2023

Prepared by Baltimore County, Department of Planning  
DRAFT for the Baltimore County Planning Board  
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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 2023 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, 2024. It is worthwhile noting that Baltimore County’s 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 2023, there were a total of 27 development plans approved, including 12 major development plans, 10 minor subdivisions, 4 planned unit developments (PUD), and 1 limited. The number of units in those approved plans was 2,773 and they are divided into 886 single-family attached (SFA) units, 1,382 multifamily (MF) units, 479 single-family detached (SFD) units, and 26 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, 2023**

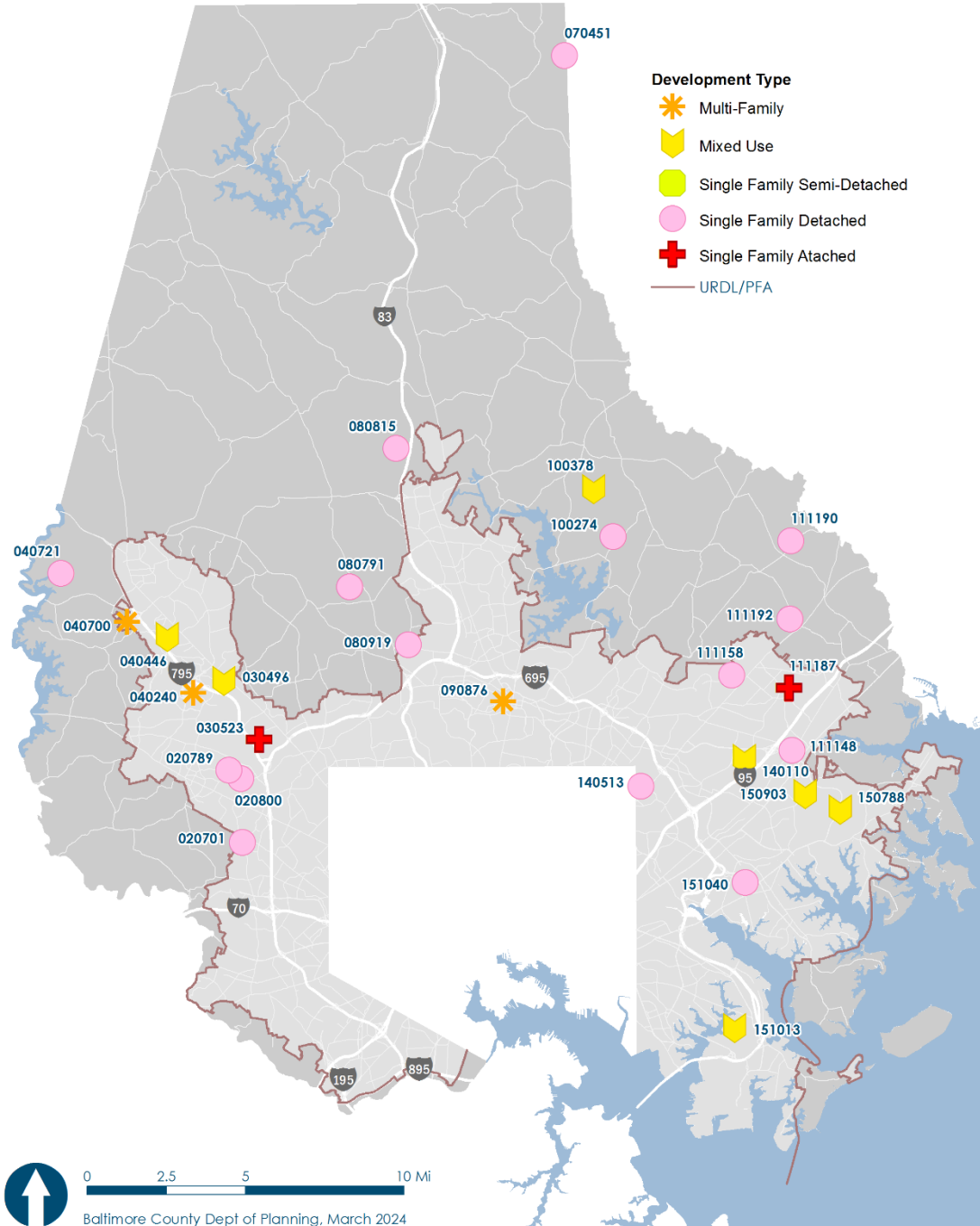
Project Track	Project Count	Unit Type				Total
		SFD	SFSD	SFA	MF	
Major Subdivision	12	161	0	147	549	857
Minor Subdivision	10	10	0	0	0	10
Planned Unit Development (PUD)	4	60	26	453	516	1,055
Limited	1	248	0	286	317	851
<b>Total</b>	<b>27</b>	<b>479</b>	<b>26</b>	<b>886</b>	<b>1,382</b>	<b>2,773</b>
% Total Units		17.3%	0.9%	32%	49.8%	100%

Source: Baltimore County Government.

% Total Units = total units by type / total units (2,773).

Map 1. Distribution and Type of New Residential Units in Approved Development Plans, 2023

### 2023 Residential Development Plans



In 2023, 29 non-residential development plans were approved for commercial, mixed-use, industrial and office uses as shown in Table 2. In comparison, in 2022, 42 non-residential development plans were approved. See Map 2 of 2023 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, 2023**

Project Track	Project Count						Total
		Commercial	Mixed Use	Industrial	Institutional	Office	
Limited	21	1,270,493	0	1,174,292	38,000	743,200	3,225,985
Major	5	260,565	423,597	0	15,558	0	699,720
PUD	2	7,300	0	209,900	0	0	217,200
Minor	1	0	27,268	0	0	0	27,268
Total Square Feet by Use Type		1,538,358	450,865	1,384,192	53,558	743,200	4,170,173
% Total Square Feet		36.9%	10.8%	33.2%	1.3%	17.8%	100%

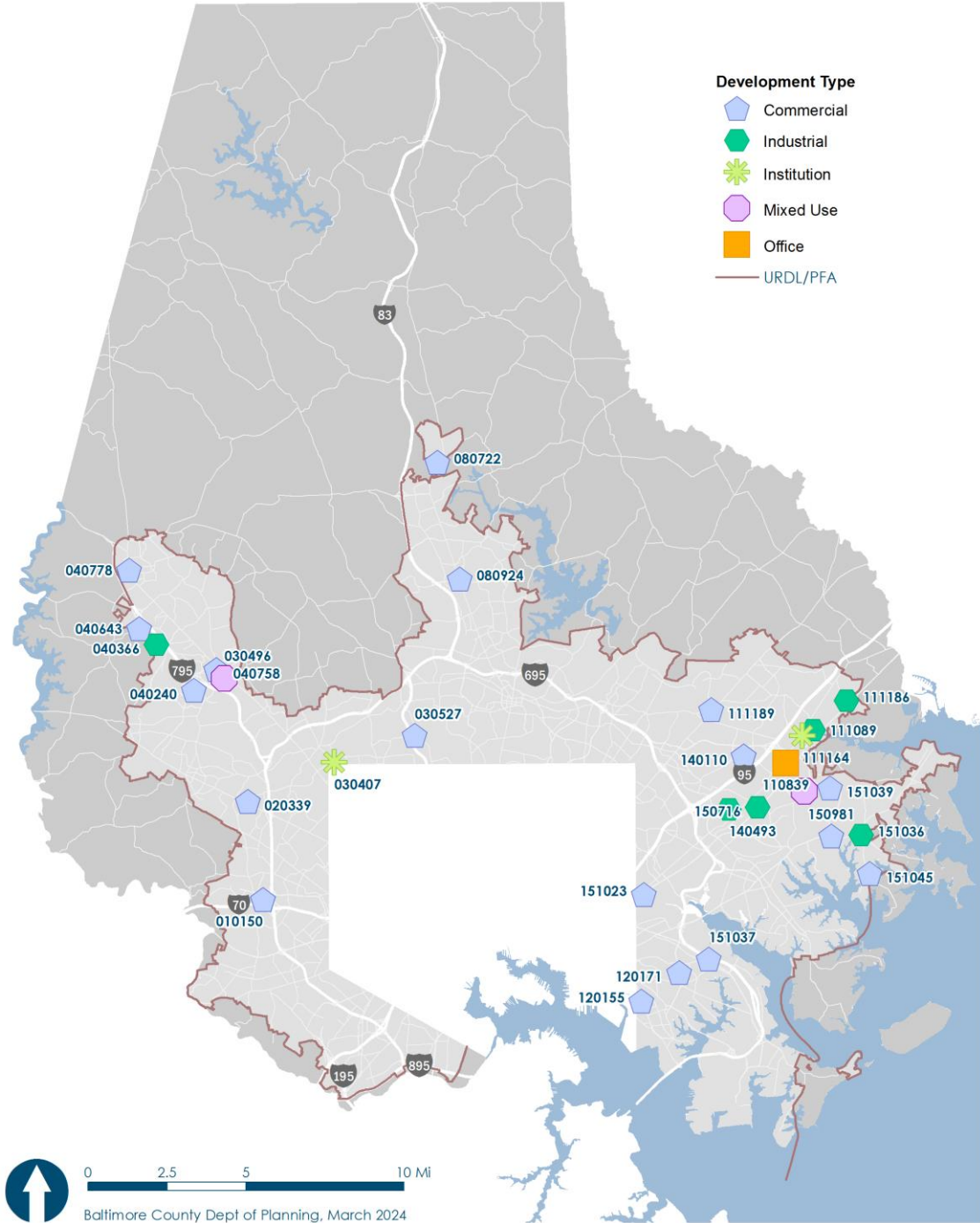
Source: Baltimore County Government.

% Total Square Feet = total square feet by use type / total square feet (4,170,173).

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, commercial development was predominant.

Map 2. Distribution and Type of New Non-Residential Uses in Approved Development Plans, 2023

## 2023 Non-Residential Development Plans



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

**Residential Occupancy.** Table 3 shows that in 2023, the number of constructed units issued with occupancy permits was 871 which was lower than in 2021 (1,230 units). Map 3 displays the spatial distribution of residential occupancy permits issued throughout the County in 2023. In 2023, there were significantly less new multifamily units occupancies than in 2022 (534 units). Multifamily units accounted for 22.0% (192 units) of the total number of residential occupancy permits in 2023, whereas in 2022 multifamily units accounted for 43.4% of all new residential units. Single family units accounted for 78.0% (679 units) of all new residential units in 2023; however, there was not a significant difference between new single family unit occupancy from 2022 to 2023.

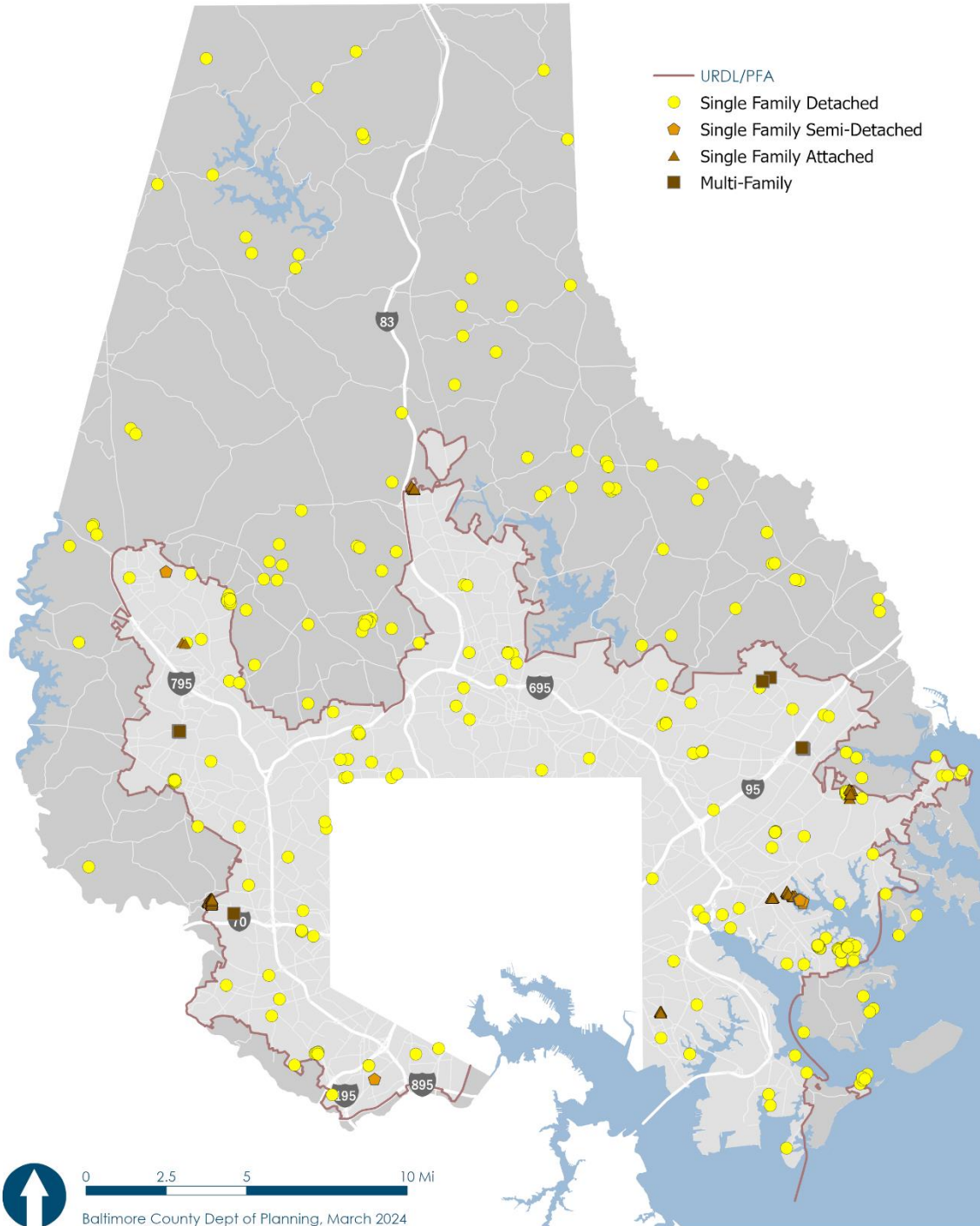
**Table 3. New Residential Units in Occupancy Permits, 2023**

Housing Unit Type	Units by Type	% Total Units
Multiple Family (MF)	192	22.0%
Single Family Attached (SFA)	368	42.3%
Single Family Detached (SFD)	290	33.3%
Single Family Semi-Detached (SFSD)	21	2.4%
<b>Total Residential Units</b>	<b>871</b>	<b>100%</b>
All Single Family Units	679	78.0%



Map 3. Location of New Residential Units in Occupancy Permits, 2023

### 2023 Residential Occupancy Permits





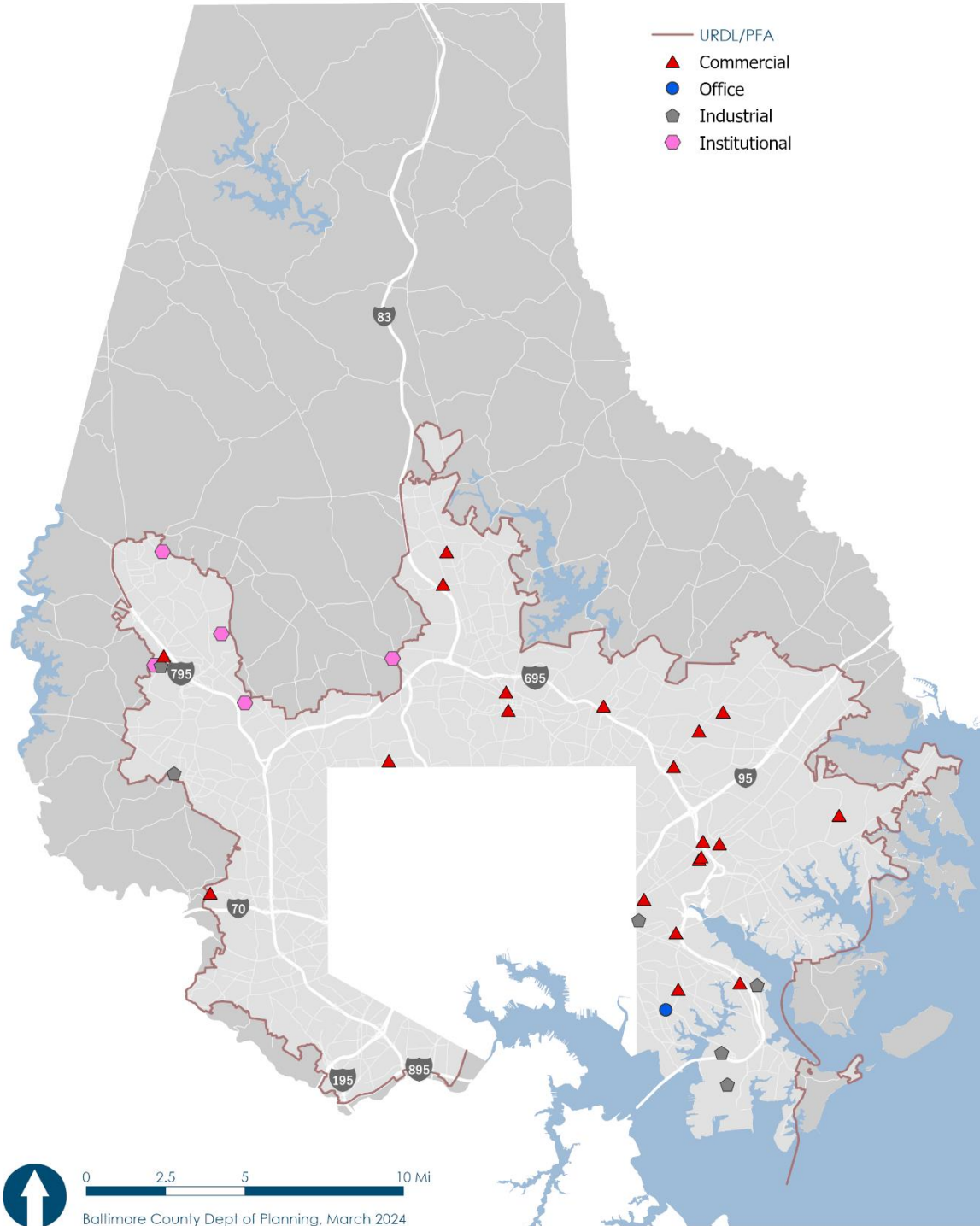
**Non-Residential Occupancy.** Occupancy permits for non-residential construction indicate that industrial development represented the largest use type, accounting for 49.0% (820,667 square feet) of the total floor area among new buildings in 2023 (Table 4). Map 4 illustrates the spatial distribution of non-residential occupancy permits throughout the County in 2023.

**Table 4. Square Footage of Non-Residential Uses in Occupancy Permits, 2023**

Use Type	Floor Area (ft <sup>2</sup> ) by Type	% Total Floor Area
Commercial	279,752	16.7%
Industrial	820,667	49.0%
Institutional	560,653	33.5%
Mixed-Use	0	0%
Office	14,400	0.9%
<b>Total</b>	<b>1,675,472</b>	<b>100.00%</b>

Map 4. Location of Non-Residential Uses in Occupancy Permits, 2023

## 2023 Non-Residential Occupancy Permits

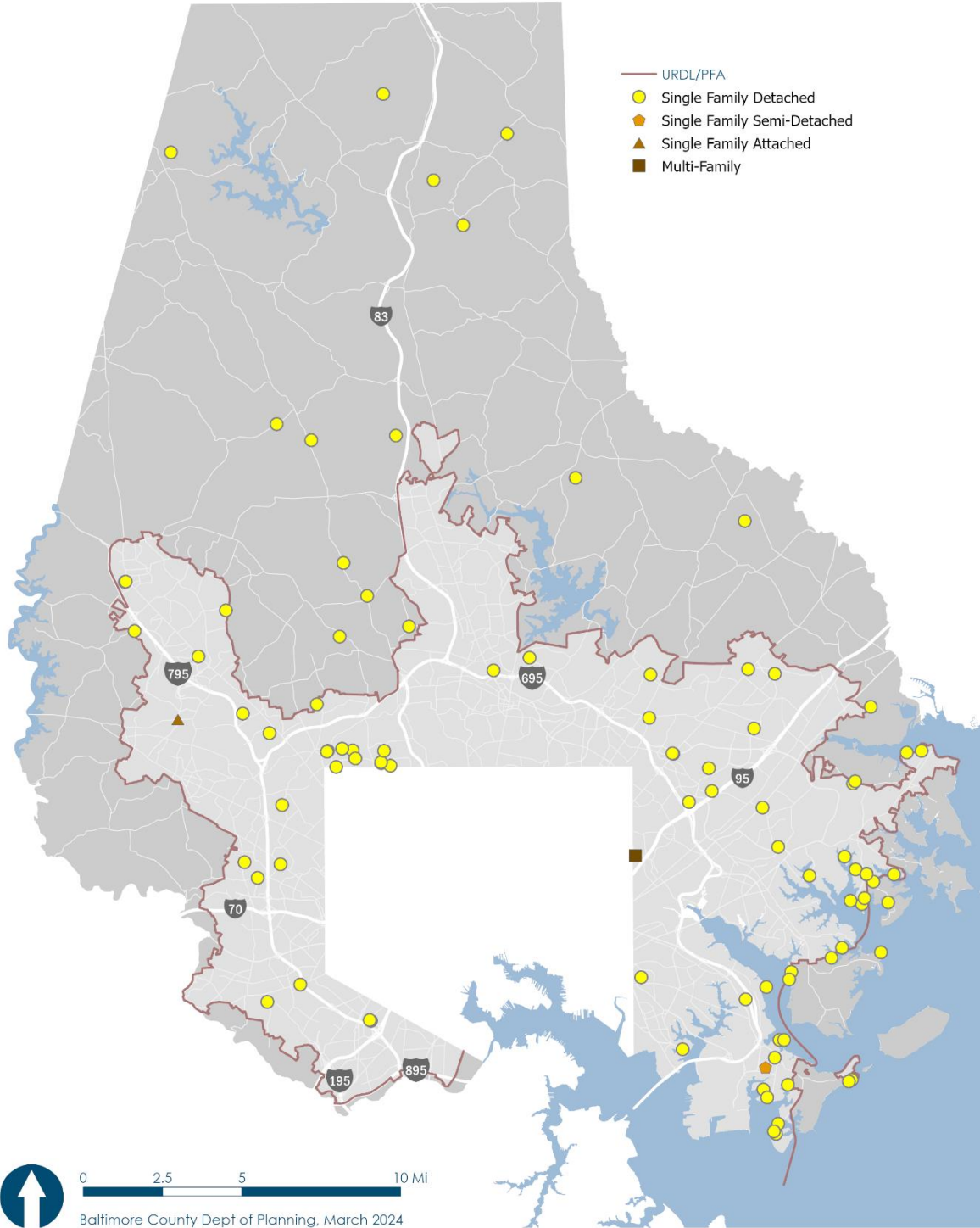


**Residential Razing.** Razing permits were issued for 97 residential units in 2023 (Table 5). In comparison, only 62 residential razing permits were issued in 2022. The majority (96%) of residential razing permits were for single family detached structures; reflecting a similar trend in 2022, when all residential razing permits were accounted for by single family detached dwellings. Map 5 portrays the spatial distribution of razing permits throughout the County for 2023.

**Table 5. Residential Units in Razing Permits, 2023**

Housing Unit Type	Units by Type	% Total Units
Multiple Family (MF)	1	1.0%
Single Family Attached (SFA)	1	1.0%
Single Family Detached (SFD)	93	95.9%
Single Family Semi-Detached (SFSD)	2	2.1%
<b>Total Residential Units</b>	<b>97</b>	<b>100.00%</b>
All Single Family Units	96	99.0%

## 2023 Residential Razing Permits

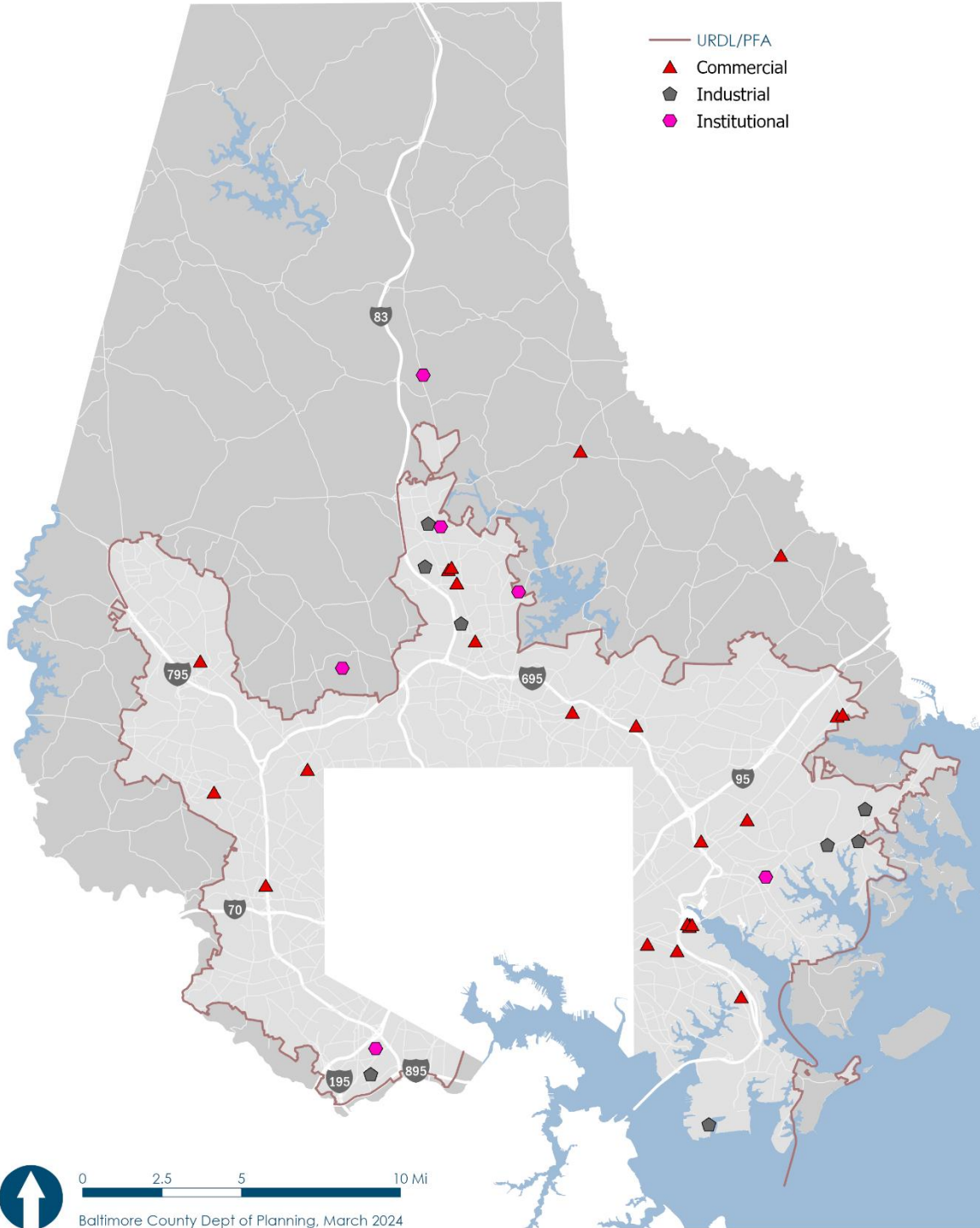


**Non-Residential Razing.** Total non-residential razing amounted to 1,323,561 square feet, an increase from 2022 (959,386 square feet). Table 6 shows non-residential razing by land use type. Industrial razing accounted for the largest floor area share of non-residential razing—57.7% of the total (358,512 square feet). Map 6 depicts the spatial distribution of razing permits by type of non-residential uses throughout the County in 2023.

**Table 6. Square Footage of Non-Residential Units in Razing Permits, 2023**

Use Type	Floor Area (ft <sup>2</sup> ) by Type	% Total Floor Area
Commercial	371,580	28.1%
Industrial	764,136	57.7%
Institutional	187,845	14.2%
Mixed-Use	0	0%
Office	0	0%
Other	0	0%
<b>Total</b>	<b>1,323,561</b>	<b>100.00%</b>

## 2023 Non-Residential Razing Permits





A-1-3. Zoning Map Changes

There were no changes or corrections to the zoning map in 2023.

A-1-4. Legislative Text Amendments

This Report on Growth summarizes legislative bills and resolutions adopted by the County Council in 2023 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, 2023**

Adopted Legislative Bills, 2023	
Bill No.	Concerning
5-23	Vacant Structures
6-23	Zoning Regulations - Minimum Width (Modernizing Townhome Construction Act)
7-23	Zoning Regulations - Accessory Apartments
9-23	Zoning Regulations - Uses Permitted in the Manufacturing, Light (M.L.) Zone - Veterinarian’s Office in a Planned Industrial Park
11-23	Zoning Regulations - Honeygo Overlay District
5-23	Zoning Regulations - Medical Clinic and Medical Office Uses in the Business Local, Restricted (B.L.R.) Zone
18-23	Rental Housing Licenses
19-23	2023 Basic Services Maps
20-23	Zoning Regs. - Uses Permitted in the R.C. 2 Zone - Catering Halls Converted from Dwellings
21-23	Zoning Regs. - Uses Permitted in the R-O-A Zone - Interior Design Studio with Retail Sales as an Accessory Use to Office Use
22-23	Zoning Regs. - Signs - Joint Identification Signs on a Wall-Mounted Canopy
23-23	Planned Unit Developments - Revocation of Resolution Approving Continued Review
26-23	Development Vesting
36-23	Cannabis Facilities
37-23	Board Compensation
40-23	West Baltimore County Redevelopment Authority
47-23	Zoning Regs. - Uses Permitted in the R.C. 6 Zone - Group Child-Care Centers
52-23	Zoning Regs. - Uses Permitted in the Manufacturing, Light (M.L.) Zone Repealing Residential Uses on Adjacent Tracts
62-23	Zoning Regulations - Signs - Roof Signs on a Lean-to Roof
64-23	Zoning Regulations - School-Related Uses in the R.C. 2 Zone
65-23	Zoning Regulations - Uses Permitted - C.B. Zone
66-23	Zoning Regulations - Changeable Copy Signs
69-23	Building Improvement Loan Fund
74-23	Zoning Regs. - Uses Permitted - Manufacturing, Light (M.L.) Zone and Manufacturing, Heavy (M.H.) Zone

79-23	Zoning Regs. - Uses Permitted - C.B. Zone - Community Building
80-23	Zoning Regs. - Community Building Use in the B.L. Zone
81-23	Demolition of Unsafe Structures
85-23	Development - Public Hearing on a Variance, Special Hearing, or Special Exemption - Posting Notice of Hearing
86-23	Restrictions on Parking - Parking on Private Property - Parking Surface
87-23	Rental Housing Licenses - Notification of Occupancy
88-23	Zoning Regs. - Uses Permitted in the R.C. 50 Zone - Plastics Recycling Facility
95-23	Development Management
96-23	Development Management
97-23	Development Management
98-23	Zoning Regs. - Uses Permitted - D.R. 5.5 Zone - Central Community Hub
99-23	Zoning Regs. - Uses Permitted - R.C. 2 Zone - Water Treatment and Plumbing Services Shop
102-23	Zoning Regulations - Off-Street Parking Requirements
103-23	Temporary Storage Units in Residential Zones

**Table 8. Adopted Resolutions, 2023**

Adopted Resolutions, 2023	
Resolution No.	Concerning
Res 1-23	BCPS - Review of Proposed Land Dedication
Res 2-23	Development of Greater Middle River Design Guidelines
Res 4-23	Adoption of the Ruxton-Riderwood-Lake Roland Area Plan
Res 6-23	Approval of Maryland Rural Legacy Plan Applications (3)
Res 7-23	Adoption - 2022 Land Preservation, Parks and Recreation Plan (LPPRP)
Res 8-23	Support - Application for Redesignation of the Southwest Enterprise Zone
Res 9-23	Support - Application for Designation of Woodlawn Enterprise Zone
Res 10-23	Establish the Owings Mills Commercial Revitalization District
Res 13-23	Planning Board - Short Term Rentals
Res 14-23	Planning Board - EV Charging Stations
Res 15-23	Revocation of approval of resolution and PUD application - BC Middle River Park
Res 17-23	Updates to the Patapsco/Granite Area Community Plan
Res 20-23	Modify designated community of Arbutus as a Sustainable Community
Res 23-23	Amending the boundary of the Baltimore National Pike Commercial Revitalization District
Res 24-23	Amending the boundary of the Catonsville Commercial Revitalization District
Res 25-23	Crematories - Encourage General Assembly to Amend Setback Regulations
Res 28-23	Maryland Agricultural Land Preservation Foundation FY23 Easement Cycle - (4) - Agricultural easements
Res 29-23	Approval of applications - Sale of development rights easements - Agricultural Land Preservation Foundation
Res 31-23	Establish the Middle River Commercial Revitalization District

Res 33-23	MDE - Historic East Towson - Environmental Impact of Herring Run Headwaters
Res 34-23	Baltimore County Water Supply and Sewerage Plan - Amendment Cycle 41
Res 35-23	Updates to the Jacksonville Community Plan
Res 36-23	Adoption of Development and Zoning Manuals
Res 39-23	Amending the boundary of the Towson Commercial Revitalization District

#### 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) are currently reviewing the Cycle 41 (2023) amendments to the 2020 Triennial Water and Sewer Plan. The amendments, pending final approval from MDE and MDP, will include the following water and sewer category changes:

#### Cycle 41:

- CP Crane Generating Station, 1021 Carroll Island Road, Bowleys Quarters - Reclassify this property outside the URDL and within the MDB from W-7/S-7 to W-1/S-1 and W-3/S-3

The 2020 Triennial Review was approved 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. At the time of this report, the County Council is reviewing the 2023 Triennial Review.

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

As outlined in [FY2024 Adopted Operating and Capital Budget](#) adopted by the County Council on May 25, 2023, Baltimore County carries on the *Schools for Our Future* initiative and continues to fund the [Multi-Year Improvement Plan for All Schools](#) (MYIPAS) projects.

The *Schools for Our Future* Initiative will invest over \$1.3 billion in school construction funds of the ten-year period of 2011–2024. The Adopted FY 2024 Capital Budget includes an allocation of \$211.9 million to school projects and a six-year plan totaling over \$611.9 million.

MYIPAS was a 2-year planning effort led by an independent 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 FY 2024 allocation is \$211,941,775. An additional \$76 million has been included towards the replacement of Towson High School. \$5 million more has been include for design work on the replacement for Dulaney High School. \$4.6 million has been included for continued work for a solution in the southeast area of the County. As well, additional funding totaling \$3 million has been included to continue the development of a northwest area CTE school. Funding for major maintenance work in FY 2024 includes: \$10.3 million for the roof replacement at Parkville High School; \$6.4 million for the roof replacement at Randallstown High School; \$5.9 million for the roof replacement at Milford Mill Academy and more than \$4 million each for mechanical and system upgrades at Timber Grove, Westchester, and White Oak Elementary Schools.

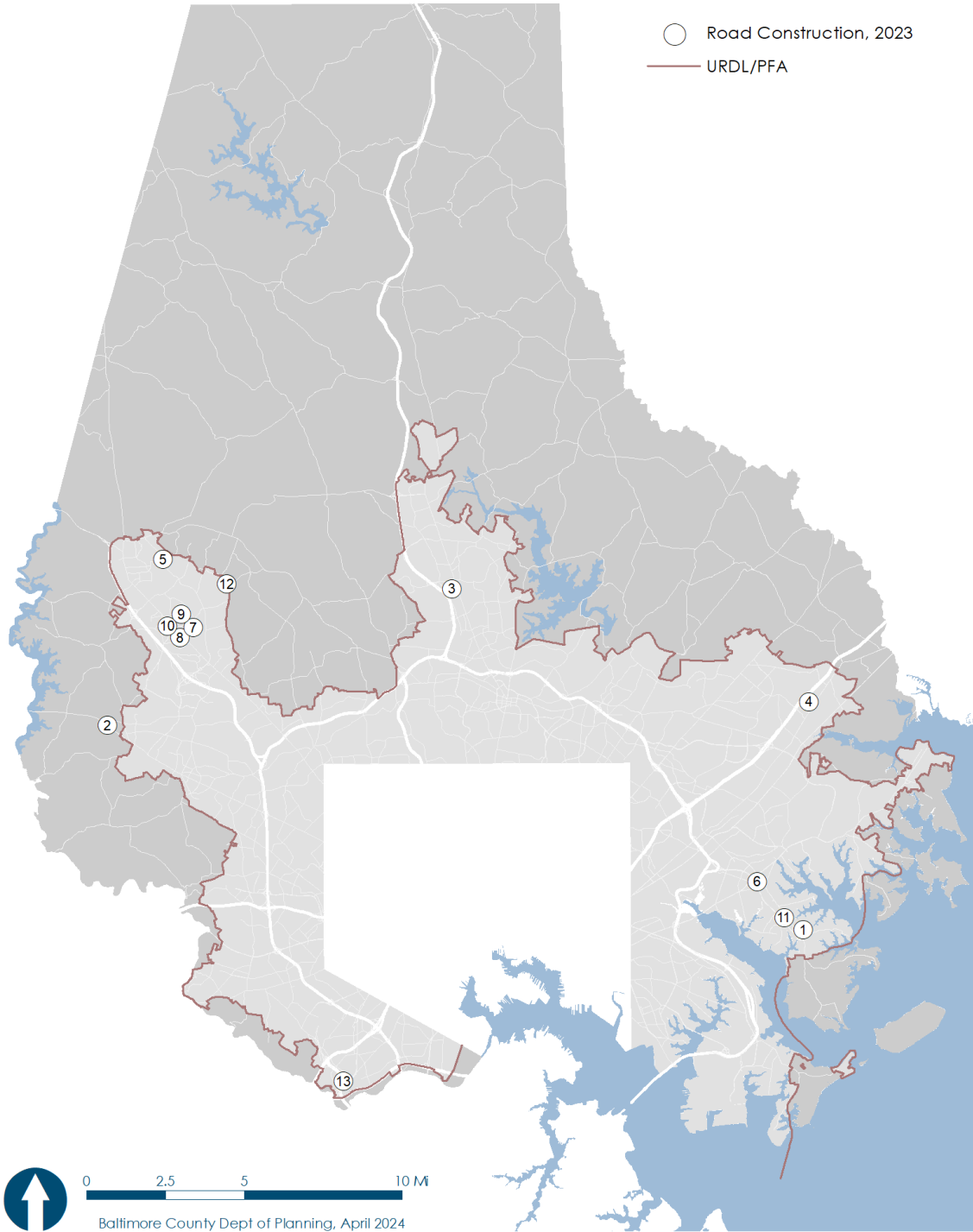
#### A-1-7. Transportation Facilities

In 2023, 13 road projects were constructed, extended, or relocated, totaling 1.15 miles in length (Table 9). 88% of the total mileage was within the PFA. 12 of the projects were located within the PFA, and 1 was outside. Map 7 below shows the general location of the road construction projects.

**Table 9. Road Construction, 2023**

OBJECTID	ROAD NAME	FROM	TO	REMARKS	LENGTH (Miles)		
					TOTAL	IN PFA	OUT PFA
1	OSPREY LANDING CT	TURKEY POINT RD	TURKEY POINT RD	NEW	0.107	0.107	0.000
2	HUNSINGER CT	LIBERTY RD	LIBERTY RD	NEW	0.138	0.000	0.138
3	W MAIN BLVD	BROAD AVE	BROAD AVE	RD EXTENSION	0.078	0.078	0.000
4	HOLTER RD	HOLTER RD	HOLTER RD	RD EXTENSION	0.143	0.143	0.000
5	GREENSBOROUGH RD	BOND RD	OWINGS MILLS BLVD	NEW	0.119	0.119	0.000
6	CARDINAL CT	CARDINAL RD	CARDINAL RD	NEW	0.049	0.049	0.000
7	WILDER WAY	GWYNNBROOK AVE (RELOCATED)	TAUBE CT	NEW	0.117	0.117	0.000
8	TAUBE CT	WILDER WAY	WILDER WAY	NEW	0.059	0.059	0.000
9	GWYNNBROOK AVE	WALK AVE	REISTERSTOWN RD	RELOCATION	0.144	0.144	0.000
10	GWYNNBROOK AVE	GWYNNBROOK AVE	GWYNNBROOK AVE	FORMER CO567	0.116	0.116	0.000
11	DELANO WAY	HYDE PARK RD	HYDE PARK RD	NEW	0.081	0.081	0.000
12	GARRISON FOREST RD	ASSOCIATED WAY	WALNUT AVE	ROUNDAABOUT	0.000	0.000	0.000
13	GATES PARK CT	ARBORGATE CIR	ARBORGATE CIR	RD NAME CORRECTION	0.000	0.000	0.000
				<b>Sum:</b>	<b>1.151</b>	<b>1.013</b>	<b>0.138</b>

### 2023 Road Construction





## A-2. Consistency with Adopted Plans

The *Annual Report on Growth* is required to discuss whether development in 2023 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 2023 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 2023, 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 2023, 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, 2022 and the same school year’s State Rated Capacity (SRC) for all elementary, middle, and high schools are presented below.

In the 2022-2023 school year, the FTE’s of four (4) elementary schools, zero (0) middle schools and five (5) 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>

**Table 10. Elementary School Capacity, 2022-2023 School Year, Data Source – Baltimore County Public Schools, February 2023.**

System-wide, there are 4,909 full-time Elementary School students **fewer than** SRC.

School	Type	Full Time Equivalent	State Rated Capacity	Over Capacity
Arbutus Elementary	ES	370	408	91%
Baltimore Highlands Elementary	ES	496	551	90%
Battle Grove Elementary	ES	294	376	78%
Bear Creek Elementary	ES	452	516	88%
Bedford Elementary	ES	296	299	99%
Berkshire Elementary	ES	471	631	75%
Carney Elementary	ES	508	574	89%
Carroll Manor Elementary	ES	358	365	98%
Catonsville Elementary	ES	629	664	95%
Cedarmere Elementary	ES	529	483	110%
Chadwick Elementary	ES	586	721	81%
Chapel Hill Elementary	ES	564	617	91%
Charlesmont Elementary	ES	361	418	86%
Chase Elementary	ES	342	395	87%
Chatsworth Elementary	ES	283	442	64%
Chesapeake Terrace Elementary	ES	320	294	109%
Church Lane Elementary	ES	296	478	62%
Colgate Elementary	ES	482	520	93%
Cromwell Valley Regional Magnet	ES	390	434	90%
Deep Creek Elementary	ES	417	364	115%
Deer Park Elementary	ES	397	431	92%
Dogwood Elementary	ES	470	612	77%
Dundalk Elementary	ES	714	745	96%
Edgemere Elementary	ES	368	486	76%
Edmondson Heights Elementary	ES	522	519	101%
Elmwood Elementary	ES	443	425	104%
Essex Elementary	ES	432	520	83%
Featherbed Lane Elementary	ES	523	667	78%
Fifth District Elementary	ES	280	296	95%
Fort Garrison Elementary	ES	268	382	70%
Franklin Elementary	ES	396	461	86%

Fullerton Elementary	ES	395	463	85%
Glenmar Elementary	ES	268	334	80%
Glyndon Elementary	ES	511	532	96%
Grange Elementary	ES	466	385	121%
Gunpowder Elementary	ES	510	479	106%
Halethorpe Elementary	ES	253	392	65%
Halstead Academy	ES	499	516	97%
Hampton Elementary	ES	749	670	112%
Harford Hills Elementary	ES	383	339	113%
Hawthorne Elementary	ES	482	584	83%
Hebbsville Elementary	ES	421	471	89%
Hernwood Elementary	ES	307	415	74%
Hillcrest Elementary	ES	642	708	91%
Honeygo Elementary	ES	671	725	93%
Jacksonville Elementary	ES	502	640	78%
Johnnycake Elementary	ES	526	565	93%
Joppa View Elementary	ES	518	635	82%
Kingsville Elementary	ES	301	365	82%
Lansdowne Elementary	ES	591	709	83%
Logan Elementary	ES	510	471	108%
Lutherville Laboratory	ES	377	395	95%
Lyons Mill Elementary	ES	622	681	91%
Mars Estates Elementary	ES	298	379	79%
Martin Boulevard Elementary	ES	238	301	79%
Mays Chapel Elementary	ES	550	702	78%
McCormick Elementary	ES	324	373	87%
Middleborough Elementary	ES	286	326	88%
Middlesex Elementary	ES	352	494	71%
Milbrook Elementary	ES	348	322	108%
New Town Elementary	ES	788	708	111%
Norwood Elementary	ES	505	521	97%
Oakleigh Elementary	ES	476	493	97%
Oliver Beach Elementary	ES	142	294	48%
Orems Elementary	ES	347	303	115%
Owings Mills Elementary	ES	711	702	101%
Padonia International Elementary	ES	524	513	102%
Perry Hall Elementary	ES	425	528	80%
Pine Grove Elementary	ES	487	483	101%
Pinewood Elementary	ES	541	568	95%
Pleasant Plains Elementary	ES	507	545	93%
Pot Spring Elementary	ES	421	475	89%
Powhatan Elementary	ES	232	301	77%
Prettyboy Elementary	ES	400	387	103%
Randallstown Elementary	ES	330	411	80%
Red House Run Elementary	ES	595	460	129%
Reisterstown Elementary	ES	485	462	105%
Relay Elementary	ES	591	691	86%
Riderwood Elementary	ES	395	440	90%

Riverview Elementary	ES	525	588	89%
Rodgers Forge Elementary	ES	396	411	96%
<b>Rossville Elementary (NEW School)</b>	<b>ES</b>	<b>608</b>	<b>709</b>	<b>86%</b>
Sandalwood Elementary	ES	434	546	79%
Sandy Plains Elementary	ES	538	664	81%
Scotts Branch Elementary	ES	469	456	103%
Seneca Elementary	ES	355	385	92%
Seven Oaks Elementary	ES	442	428	103%
Seventh District Elementary	ES	338	441	77%
Shady Spring Elementary	ES	357	476	75%
Sparks Elementary	ES	472	545	87%
Stoneleigh Elementary	ES	664	700	95%
Summit Park Elementary	ES	328	336	98%
Sussex Elementary	ES	413	416	99%
Timber Grove Elementary	ES	522	615	85%
Timonium Elementary	ES	452	395	114%
Victory Villa Elementary	ES	638	735	87%
Villa Cresta Elementary	ES	613	584	105%
Vincent Farm Elementary	ES	715	689	104%
Warren Elementary	ES	363	385	94%
Wellwood International School	ES	462	433	107%
West Towson Elementary	ES	382	480	80%
Westchester Elementary	ES	637	689	92%
Westowne Elementary	ES	626	630	99%
Winand Elementary	ES	408	491	83%
Winfield Elementary	ES	404	483	84%
Woodbridge Elementary	ES	430	430	100%
Woodholme Elementary	ES	696	684	102%
Woodmoor Elementary	ES	527	608	87%

**Table 11. Middle School Capacity, 2022-2023 School Year, Data Source – Baltimore County Public Schools, February 2023.**

System-wide, there are 3,292 full-time Middle School students **fewer than SRC**.

School	Type	Full Time Equivalent	State Rated Capacity	Over Capacity
Golden Ring Middle	MS	903	844	107%
Perry Hall Middle	MS	1754	1643	107%
Dundalk Middle	MS	860	814	106%
Catonsville Middle	MS	805	774	104%
Deer Park Middle Magnet	MS	1322	1282	103%
Ridgely Middle	MS	1061	1070	99%
Sparrows Point Middle	MS	561	573	98%
Middle River Middle	MS	978	1007	97%
Lansdowne Middle	MS	869	900	97%
Dumbarton Middle	MS	1073	1115	96%
Arbutus Middle	MS	970	1011	96%

Pikesville Middle	MS	967	1029	94%
Parkville Middle	MS	999	1089	92%
Holabird Middle	MS	912	1025	89%
Windsor Mill Middle	MS	626	710	88%
Sudbrook Magnet Middle	MS	929	1060	88%
Loch Raven Technical Academy	MS	781	943	83%
Franklin Middle	MS	1153	1422	81%
Hereford Middle	MS	903	1137	79%
Cockeysville Middle	MS	840	1059	79%
General John Stricker Middle	MS	745	973	77%
Pine Grove Middle	MS	916	1197	77%
Deep Creek Middle	MS	752	987	76%
Stemmers Run Middle	MS	838	1154	73%
Northwest Academy of Health Sciences	MS	759	1068	71%
Southwest Academy Magnet Middle	MS	739	1101	67%
Woodlawn Middle	MS	633	953	66%

**Table 12. High School Capacity, 2022-2023 School Year, Data Source – Baltimore County Public Schools, February 2023.**

System-wide, there are 163 full-time High School students **more than** SRC.

School	Type	Full Time Equivalent	State Rated Capacity	Over Capacity
Catonsville High	HS	1729	1750	99%
Chesapeake High	HS	1047	1127	93%
Dulaney High	HS	1821	1984	92%
Dundalk High	HS	2178	1446	151%
Eastern Technical High	HS	1262	1339	94%
Franklin High	HS	1504	1584	95%
G.W. Carver Center	HS	984	1029	96%
Hereford High	HS	1225	1548	79%
Kenwood High	HS	1908	1842	104%
Lansdowne High	HS	1410	1420	99%
Loch Raven High	HS	891	1049	85%
Milford Mill Academy	HS	1324	1517	87%
New Town High	HS	1316	1265	104%
Overlea High	HS	1365	1148	119%
Owings Mills High	HS	1199	1131	106%
Parkville High	HS	2200	1912	115%
Patapsco High School Center for the Arts	HS	1312	1334	98%
Perry Hall High	HS	2029	1971	103%
Pikesville High	HS	895	1107	81%
Randallstown High	HS	1159	1398	83%
Sparrows Point High	HS	1146	871	132%
Towson High	HS	1676	1260	133%
Western School of Technology	HS	942	989	95%
Woodlawn High	HS	1815	2153	84%

## 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 June 1, 2023, [Bill 19-23](#) (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 2023.

**Sewerage Services.** All of the 10 remaining sewer relief point locations are being metered. We have completed several rehabilitation projects and are now performing post-construction monitoring to determine the effectiveness of the projects. In addition, we have projects in design and also construction which will eventually allow the elimination of the areas of special concern.

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.

Council [Bill 19-23](#) amended the proposed Sewerage Basic Services map to designate an additional area of deficiency between Falls Rd and the Jones Falls Expressway in the Brooklandville area. This amendment is detailed in the bill text and included Exhibit A.

### B-2-2. Transportation

The Department of Public Works and Transportation has restudied all of the intersections currently on the Basic Services Map for 2022 as well as continued the update of all other signalized intersections, with the exception of the following intersection due to construction:

- Honeygo Blvd / White Marsh Blvd (MD 43) LOS=D

As of now the proposal is to retain its level of service from 2022.

Based on these studies over the past year, the Department of Public Works and Transportation recommends the following change to the Transportation Map for 2023:



- Ebenezer Rd / Pulaski Hwy (US 40) F to D

With the change above, there are eleven "F" level intersections and one "E" level intersection that are being proposed to control development on the 2023 Basic Service Transportation Map. 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
- 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

\*The intersection of Falls Rd (MD25), Shawan Rd & Tufton Rd is outside the URDL, therefore no commuter shed will be associated with this intersection.

At the intersection of Ebenezer & US-40, the northbound leg was widened to accommodate a fully assigned right turn lane. As a result, the level of service improved from F to D.

Council [Bill 19-23](#) amended the Transportation Basic Services map to redraw the commuter traffic sheds in three areas. These amendments are detailed in the bill text and included Exhibits B, C, and D.

## 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 2023 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 99.4% 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, 2023**

Project Track	Location of PFA	Project Count	Unit Type				Total
			SFD	SFSD	SFA	MF	
Major	Total	12	161	0	147	549	857
	Inside PFA	8	148	0	147	549	844
	Outside PFA	4	13	0	0	0	13
Minor	Total	10	10	0	0	0	10
	Inside PFA	6	5	0	0	0	5
	Outside PFA	4	5	0	0	0	5
PUD	Total	4	60	26	453	516	1,055
	Inside PFA	4	60	26	453	516	1,055
	Outside PFA	-	-	-	-	-	-
Limited	Total	1	248	0	286	317	851
	Inside PFA	1	248	0	286	317	851
	Outside PFA	-	-	-	-	-	-
Total		27	479	26	886	1,382	2,773
Units by type inside PFA			461	26	886	1,382	2,755
% Units in PFA Total			96.2%	100%	100%	100%	99.4%

Source: Baltimore County Government.

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

100% of the approved development for non-residential uses were located within the PFA (Table 14).

**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	
Limited Exemption	Total	21	1,270,493	1,174,292	38,000	0	743,200	3,225,985
	Inside PFA	21	1,270,493	1,174,292	38,000	0	743,200	3,225,985
	Outside PFA	-	-	-	-	-	-	-
Major Development	Total	5	260,565	0	15,558	423,597	0	699,720
	Inside PFA	5	260,565	0	15,558	423,597	0	699,720
	Outside PFA	-	-	-	-	-	-	-
PUD	Total	2	7,300	209,900	0	0	0	217,200
	Inside PFA	2	7,300	209,900	0	0	0	217,200
	Outside PFA	-	-	-	-	-	-	-
Minor Subdivision	Total	1	0	0	0	27,268	0	27,268
	Inside PFA	1	0	0	0	27,268	0	27,268
	Outside PFA	-	-	-	-	-	-	-
Total Square Feet			1,538,358	1,384,192	53,558	450,865	743,200	4,170,173
Square Feet Inside PFA			1,538,358	1,384,192	53,558	450,865	743,200	4,170,173
% Total Feet Inside PFA of Total			100%	100%	100%	100%	100%	100%

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

Among all 871 new residential units that were permitted for occupancy in 2023, 774 units (88.9 % of the total units) were within the PFA. Table 15 shows that all multiple family, single family, and single family semi-detached were permitted with the PFA meanwhile 66.6% of all new single family detached homes were permitted within the PFA.

**Table 15. New Residential Units in Occupancy Permits by PFA, 2023**

Housing Unit Type	Units by Type	Inside URDL/PFA		Outside URDL/PFA
		Units	% Units by Type	Units
Multiple Family (MF)	192	192	100%	0
Single Family Attached (SFA)	368	368	100%	0
Single Family Detached (SFD)	290	193	66.6%	108
Single Family Semi-Detached (SFSD)	21	21	100%	0
<b>Total Residential Units</b>	<b>871</b>	<b>774</b>	<b>88.9%</b>	<b>108</b>

In 2023, 1,660,816 square feet (98.5%) of all non-residential construction for all uses permitted for occupancy was situated within the PFA. Table 16 shows how non-residential construction within the PFA was distributed by land use type.

**Table 16. Square Footage of Non-Residential Uses in Occupancy Permits by PFA, 2023**

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	279,752	270,736	96.8%	9,016
Industrial	820,667	820,667	100%	-
Institutional	560,653	555,013	99.0%	5,640
Mixed-Use	0	0	-	-
Office	14,400	14,400	100%	-
<b>Total Floor Area</b>	<b>1,675,472</b>	<b>1,660,816</b>	<b>98.5%</b>	<b>14,656</b>

In 2023, there were 75 units inside the PFA that were issued razing permits, the majority of which were single family detached units. Outside the PFA, 22 single family detached units were permitted to be razed. Table 17 highlights the number of razing permits within the PFA issued for each housing unit type.

**Table 17. New Residential Units in Razing Permits by PFA, 2023**

Housing Unit Type	Units by Type	Inside URDL/PFA		Outside URDL/PFA
		Units	% Units by Type	Units
Multiple Family (MF)	1	1	100.0%	0
Single Family Attached (SFA)	1	1	100.0%	0
Single Family Detached (SFD)	93	71	76.3.2%	22
Single Family Semi-Detached (SFSD)	2	2	100.0%	0
<b>Total Residential Units</b>	<b>97</b>	<b>75</b>	<b>77.3%</b>	<b>22</b>

Almost all, 99.3%, of non-residential razing permits were issued within the PFA for 2023. Table 18 shows that only commercial and institutional razing permits were issued outside the PFA.

**Table 18. Square Footage of Non-Residential Uses in Razing Permits by PFA, 2023**

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	371,580	370,060	99.6%	1,520
Industrial	764,136	764,136	100%	-
Institutional	187,845	179,570	95.6%	8,275
Mixed-Use	0	-	-	-
Office	0	-	-	-
Other	0	-	-	-
<b>Total Floor Area</b>	<b>1,323,561</b>	<b>1,313,766</b>	<b>99.3%</b>	<b>9,795</b>

C-1-3. Net Density in Development

Table 19 displays that for all approved residential plans in 2023, the overall net density for residential units per acre within the PFA was notably higher than that outside the PFA (3.44 units per acre vs. 0.02 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, 2023**

Project Track	Location of PFA	Project Count	Total Units	Total Acreage	Net Density
Major Subdivision	Inside PFA	8	844	201.6	4.19
	Outside PFA	4	13	613.3	0.02
Minor Subdivision	Inside PFA	6	5	11.16	0.45
	Outside PFA	4	5	169.15	0.03
PUD	Inside PFA	4	1,055	348.47	3.03
	Outside PFA	-	-	-	-
Limited	Inside PFA	1	851	239.13	3.56
	Outside PFA	-	-	-	-
Total Units Inside PFA		19	2,755	800.36	3.44
Total Units Outside PFA		8	18	782.45	0.02
Total		27	2,773	1,582.81	1.75

Table 20 presents that in 2023, the net density (square feet per acre) for non-residential uses was exclusively inside the PFA.

**Table 20. Total Acreage & Density of Non-Residential Development in Approved Plans, 2023**

Project Track	Location of PFA	Total Square Feet	Total Acreage	Net Density
Limited Exemption	Inside PFA	3,225,985	202.79	15,908
	Outside PFA	-	-	-
Major Development	Inside PFA	699,720	317.98	2,200.52
	Outside PFA	-	-	-
Minor Development	Inside PFA	27,268	7.5	3,635.73
	Outside PFA	-	-	-
PUD	Inside PFA	217,200	64.84	3,349.78
	Outside PFA	-	-	-
Total		4,170,173	593.11	7,031.03
Total Inside PFA		4,170,173	593.11	7,031.03
Total Outside PFA		-	-	-

#### 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 2023 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.

In 2023, 967 acres of preserved land were added in 2023—as shown in Table 22—yielding 70,233 acres total of preserved land in Baltimore County. In comparison, 1,625 acres and 571 acres were added to the easement in 2022 and 2021, respectively. The largest amount in preservation in 2023 was achieved via the Rural Legacy program (51.3%). Map 8, 2023 Land Preservation Easements, 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.

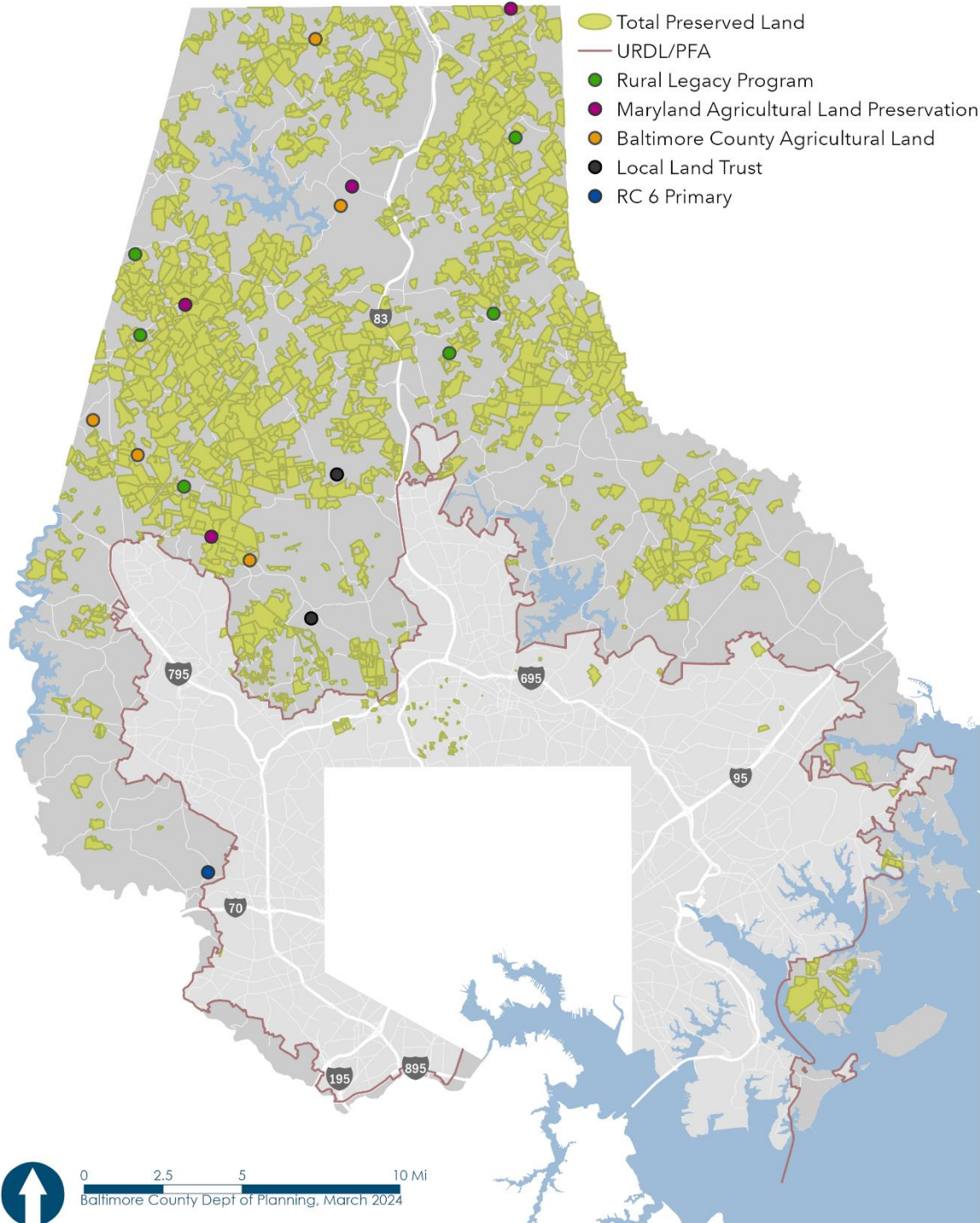
**Table 22. Summary of Preservation Easements, 2023**

<b>Easement Type</b>	<b>Acres</b>	<b>Percent of Total</b>
Rural Legacy Program	496.3	51.3%
Maryland Agricultural Land Preservation	155.6	16.1%
Baltimore County Agricultural Land	213.6	22.1%
Local Land Trust	26.1	2.7%
RC 6 Primary	75.4	7.8%
<b>Total Acres</b>	<b>967.00</b>	<b>100.00%</b>

Source: Baltimore County Government



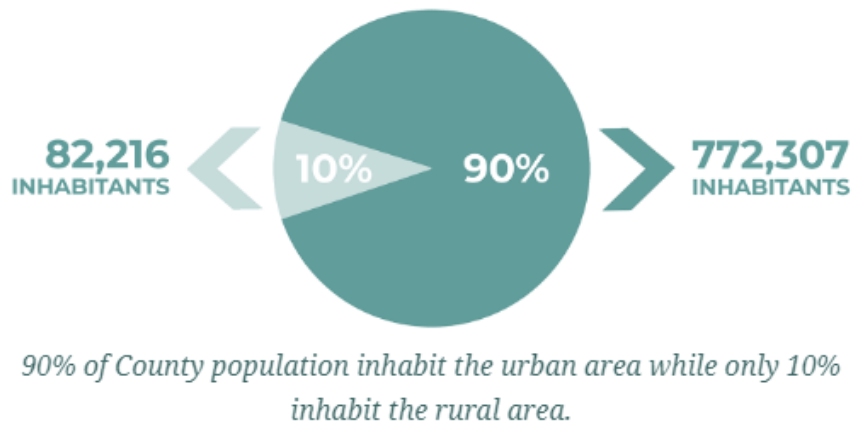
## 2023 Land Preservation Easements



### 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 90% 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.