

BALTIMORE COUNTY, MARYLAND

# Report on Growth 2021



*Baltimore County, Department of Planning  
Approved by Baltimore County Planning Board on April 21, 2022*

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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 2021 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, 2022. 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 2021, there were a total of 28 development plans approved, including 6 major development plans, 16 minor subdivisions, 4 planned unit developments (PUD), and 2 limiteds. The number of units in those approved plans was 1907 and they are divided into 240 single family detached (SFD) units, 1097 single family attached (SFA) units and 570 multifamily (MF) units as displayed in Table 1. Map 1 shows the spatial distribution of the approved development plans.

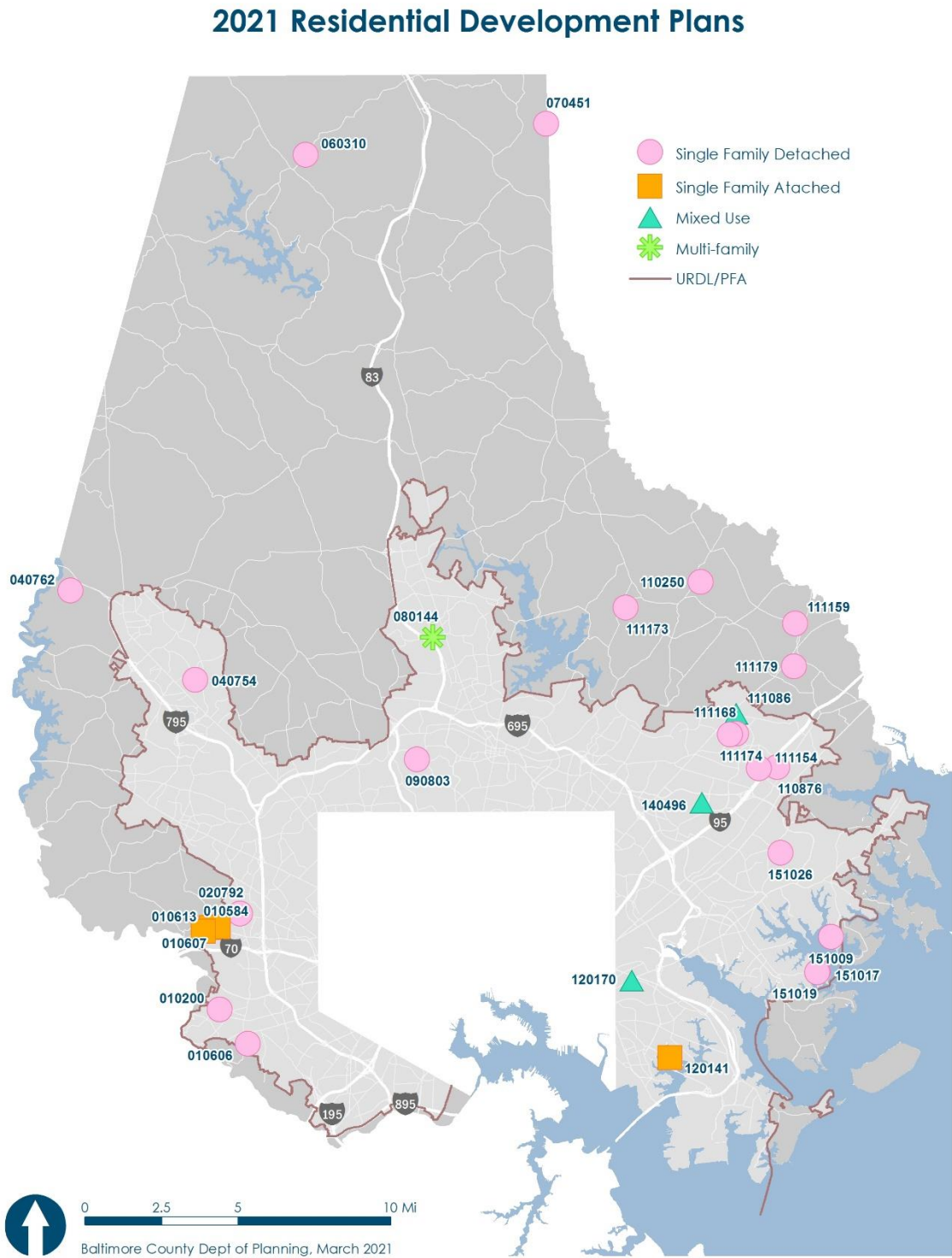
**Table 1. New Residential Units in Approved Development Plans, 2021**

Project Track	Project Count	Unit Type				Total
		SFD	SFSD	SFA	MF	
Major Subdivision	6	134	0	255	230	619
Minor Subdivision	16	36	0	0	0	36
Planned Unit Development (PUD)	4	24	0	842	340	1206
Limited	2	46	0	0	0	46
<b>Total</b>	<b>28</b>	<b>240</b>	<b>0</b>	<b>1097</b>	<b>570</b>	<b>1907</b>
% Total Units		12.59%	0.00%	57.52%	29.89%	100.00%

Source: Baltimore County Government.

% Total Units = total units by type / total units (1946).

Map 1. Distribution and Type of New Residential Units in Approved Development Plans, 2021



Source: Baltimore County Government

In 2021, 15 non-residential development plans were approved for commercial, mixed use, and office as shown in Table 2. In comparison, in 2020, 16 non-residential development plans were approved. See Map 2 of 2021 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, 2021**

Project Track	Project Count	Square Feet by Use Type			Total
		Commercial	Mixed Use	Other	
Limited	11	192,595	34,072	1,075,769	1,302,436
Major	2	136,214	0	0	136,214
PUD	2	7,300	14,990	0	22,290
Total Square Feet by Use Type		336,109	49,062	1,075,769	1,460,940
% Total Square Feet		23%	3%	74%	100%

Source: Baltimore County Government.

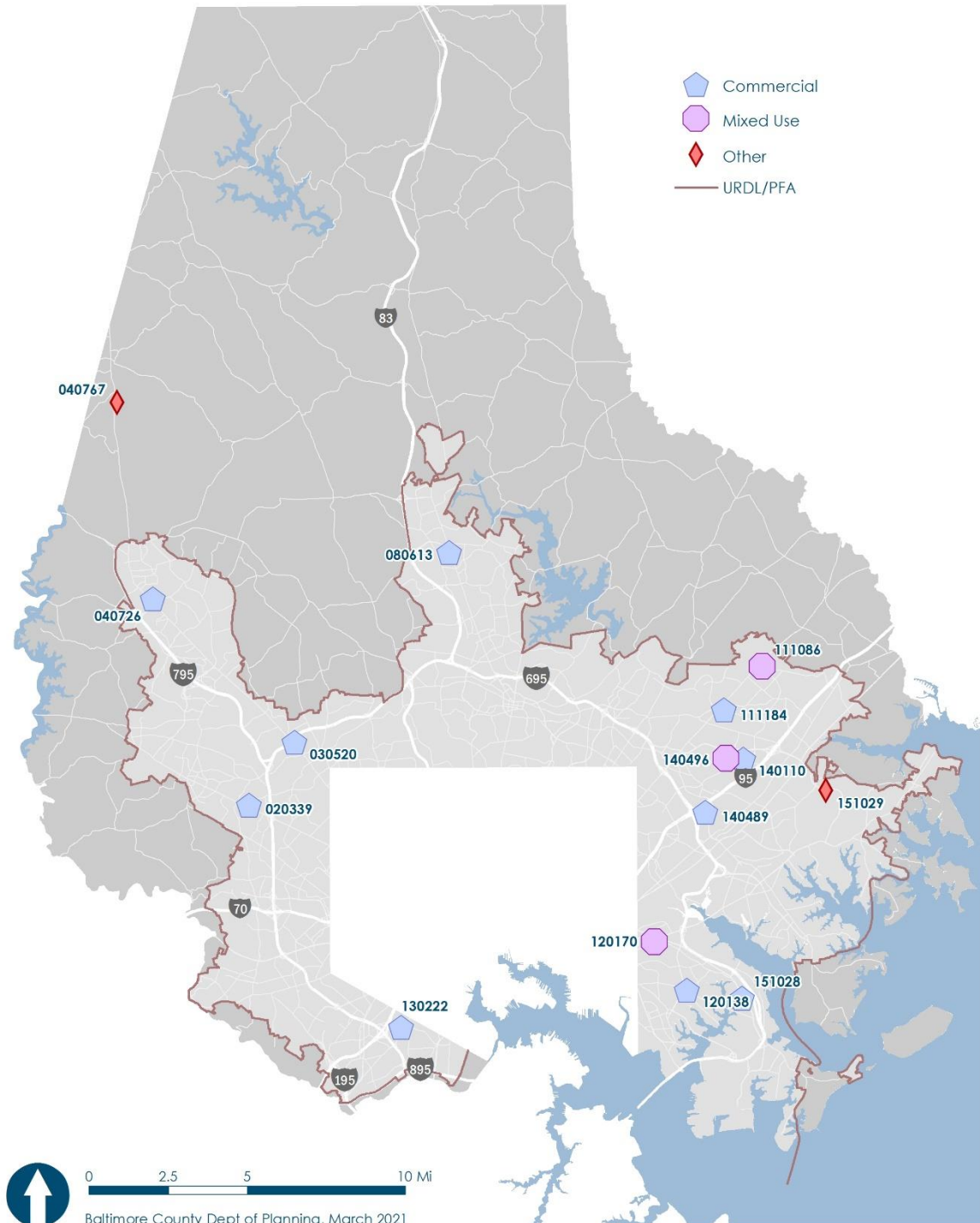
% Total Square Feet = total square feet by use type / total square feet (1,460,940).

The Limited Exemption amounted to the largest square footage among the three tracks of approved non-residential development plans, limited, major, and PUD. As for use types of non-residential development, other development was predominant.



Map 2. Distribution and Type of New Non-Residential Uses in Approved Development Plans, 2021

## 2021 Non-Residential Development Plans



Map Key: 2021 Non-Residential Development Plans

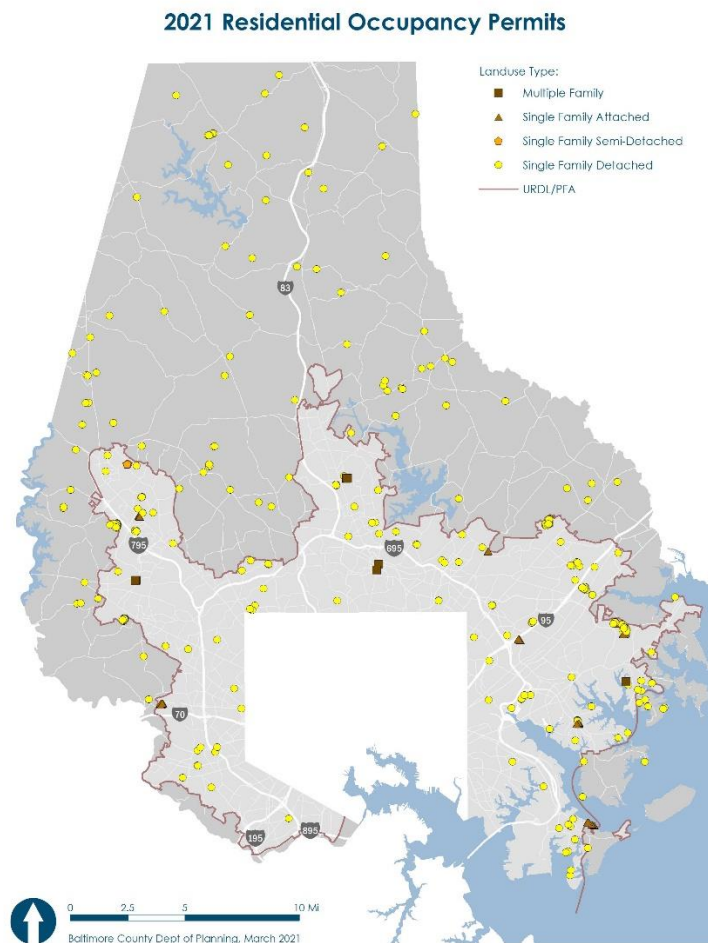
#### A-1-2. Occupancy and Razing Permits

Table 3 shows that in 2021, the number of constructed units issued with occupancy permits was 1,323 which was lower than in 2020 (1,670). Map 3 displays the spatial distribution of residential occupancy permits issued throughout the County in 2021. Multifamily units accounted for 49.21% (651 units) of the total number of units.

**Table 3. New Residential Units in Occupancy Permits, 2021**

Housing Unit Type	Units by Type	% Total Units
Multiple Family (MF)	651	49.21%
Single Family Attached (SFA)	285	21.54%
Single Family Detached (SFD)	379	28.65%
Single Family Semi-Detached (SFSD)	8	0.60%
<b>Total Residential Units</b>	<b>1,323</b>	<b>100.00%</b>
All Single Family Units	672	50.79%

**Map 3. Location of New Residential Units in Occupancy Permits, 2021**

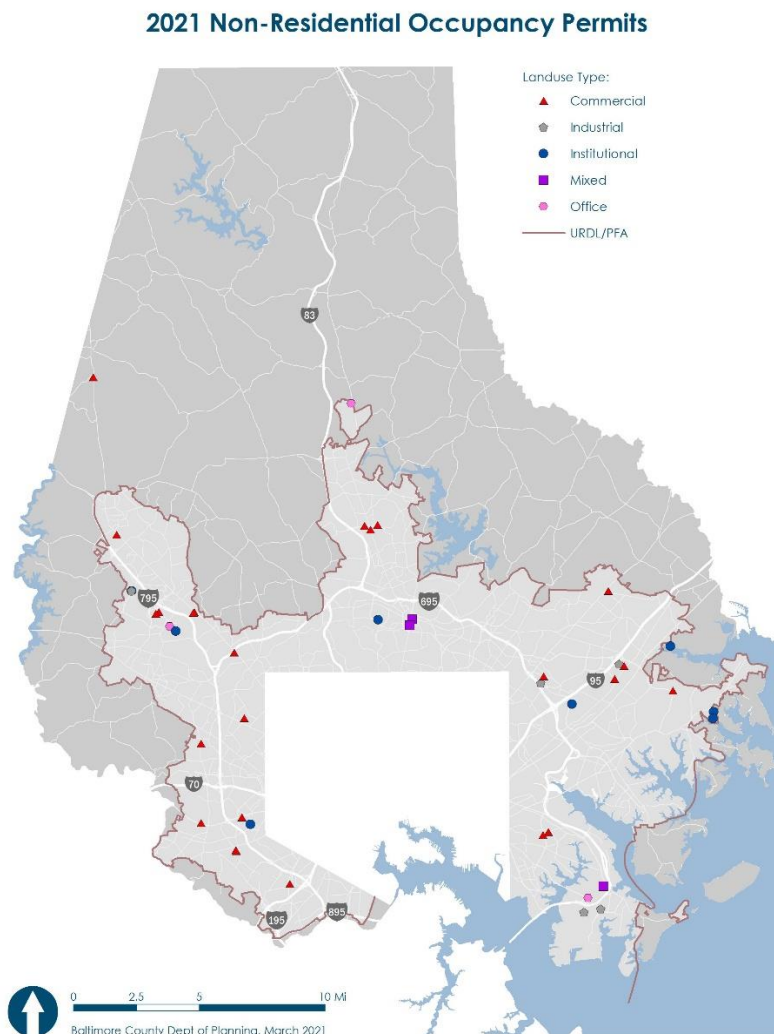


Occupancy permits for non-residential construction indicate that industrial development represented the largest use type, accounting for 45.58% (955,969 square feet) of the total floor area among new buildings in 2021 (Table 4). Map 4 illustrates the spatial distribution of non-residential occupancy permits throughout the County in 2021.

**Table 4. Square Footage of Non-Residential Uses in Occupancy Permits, 2021**

Use Type	Floor Area (ft <sup>2</sup> ) by Type	% Total Floor Area
Commercial	501,867	23.93%
Industrial	955,969	45.58%
Institutional	269,748	12.86%
Mixed-Use	349,479	16.66%
Office	20,443	0.97%
<b>Total</b>	<b>2,097,506</b>	<b>100.00%</b>

**Map 4. Location of Non-Residential Uses in Occupancy Permits, 2021**





Razing permits were issued for 81 residential units in 2021 (Table 5). In comparison, permits for 69 units were issued in 2020. All residential units issued with razing permits in 2021 were single family detached structures. Map5 portrays the spatial distribution of razing permits throughout the County for 2021.

**Table 5. Residential Units in Razing Permits, 2021**

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)	81	100.00%
Single Family Semi-Detached (SFSD)	0	0.00%
<b>Total Residential Units</b>	<b>81</b>	<b>100.00%</b>
All Single Family Units	81	100.00%

**Map 5. Residential Razing Permits, 2021**

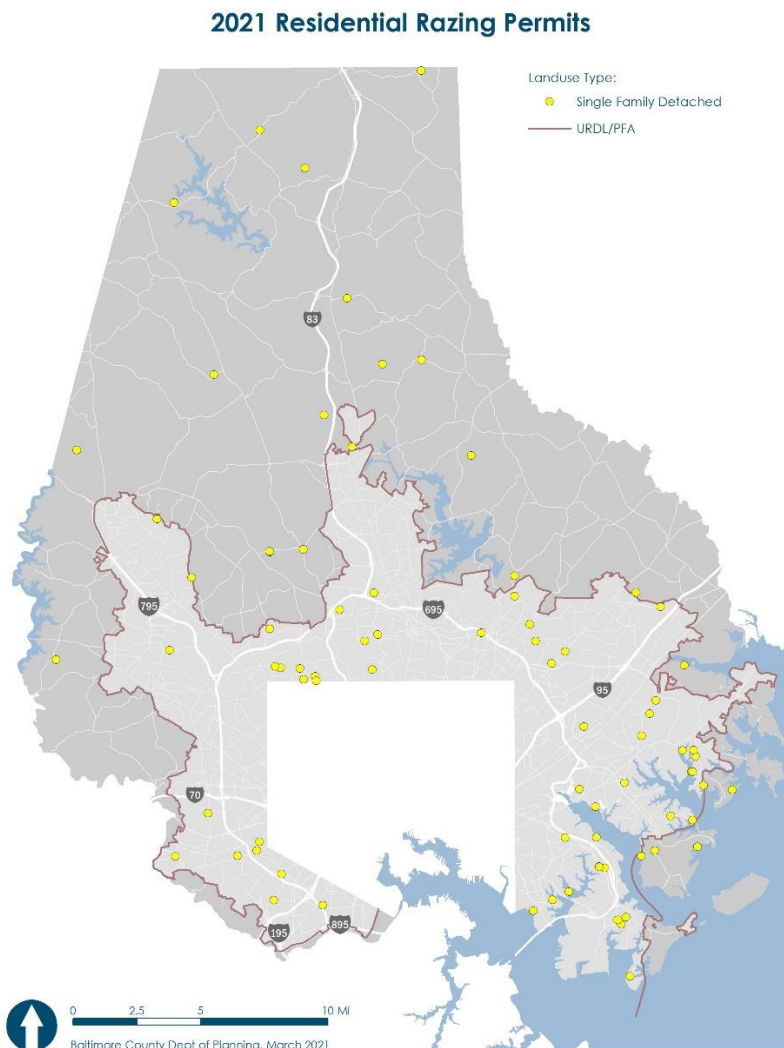
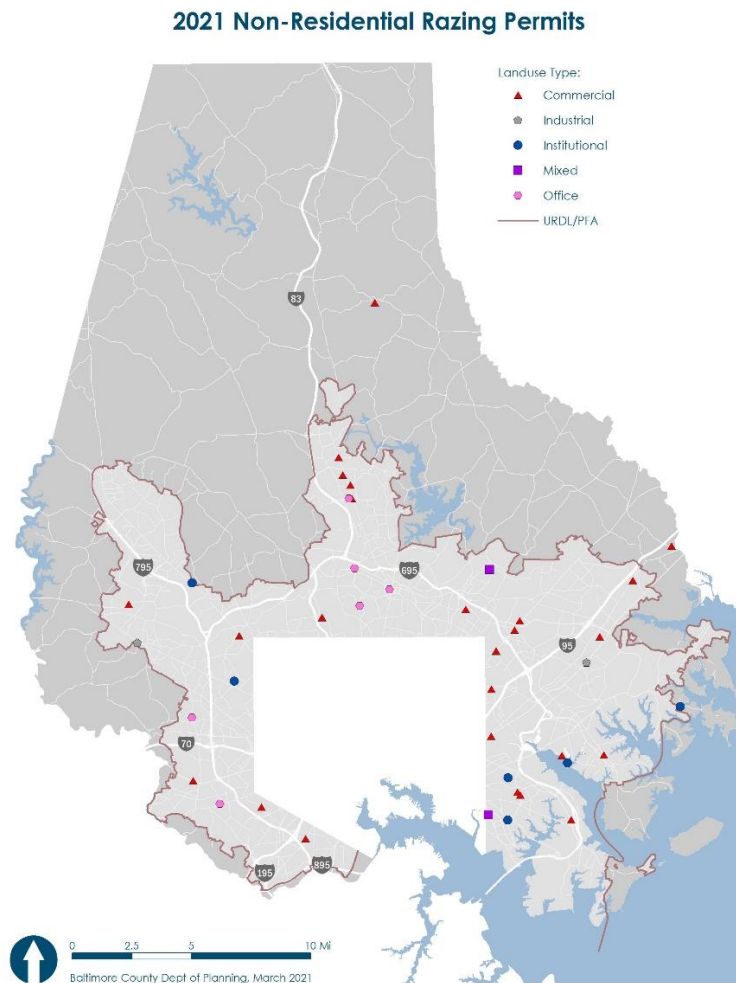


Table 6 displays that the largest floor area share of non-residential razing permits belonged to commercial, accounting for 81.59% of the total (747,764 square feet). Map 6 depicts the spatial distribution of razing permits by type of non-residential uses throughout the County in 2021.

**Table 6. Square Footage of Non-Residential Units in Razing Permits, 2021**

Use Type	Floor Area (ft <sup>2</sup> ) by Type	% Total Floor Area
Commercial	747,764	81.59%
Industrial	27,140	2.96%
Institutional	104,484	11.40%
Mixed-Use	7,900	0.86%
Office	29,211	3.19%
<b>Total</b>	<b>916,499</b>	<b>100.00%</b>

**Map 6. Non-Residential Razing Permits, 2021**



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

There were no changes or corrections to the zoning map in 2021.

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

This Report on Growth summarizes legislative bills and resolutions adopted by the County Council in 2021 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, 2021**

Adopted Legislative Bills, 2021	
Bill No.	Bill Purpose
Bill No. 5-21	<b>CEB – Port Infrastructure Development Program (PIDP)</b>  FOR the purpose of amending the 2020-2021 Current Expense Budget, by appropriating to the Gifts and Grants Special Revenue Fund monies derived from federal funds and made available to the County through the U.S. Department of Transportation. WHEREAS, the U.S. Department of Transportation has made an award of federal funds available to the Baltimore County Department of Economic and Workforce Development, to be used to fund port upgrades as part of the Sparrows Point Bulk Expansion Rail Modernization and Berth Rehabilitation Mid-Atlantic Multi-Modal Transportation project, which the County intends to re-grant to Tradepoint Atlantic.
Bill No. 6-21	<b>Zoning Regulations – Uses Permitted in the Business, Local Zone</b>  FOR the purpose of permitting a carwash under certain circumstances in the Business, Local (B.L.) Zone; and generally relating to uses permitted in the B.L. Zone.  BY adding Section 230.1.A.9, the permitted use “Carwash” listed alphabetically Baltimore County Zoning Regulations, as amended.
Bill No. 7-21	<b>Zoning Regulations – Signage in the M.H. Zone</b>  FOR the purpose of permitting a waiver or modification of any applicable sign regulations by approval of a pattern book or modification to an existing pattern book in the Manufacturing, Heavy (M.H.) Zone under certain circumstances; and generally related to signage. BY adding Section 256.5.G Baltimore County Zoning Regulations, as amended.
Bill No. 8-21	<b>Zoning Regulations – Uses Permitted in the Community Business Zones</b>  FOR the purpose of defining the term “cleaning and restoration business” in the Zoning Regulations; permitting a cleaning and restoration business use under certain circumstances in the Community Business (C.B.) Zone; and generally relating to the uses permitted in the Community Business (C.B.) Zone. BY adding Section 101.1, the definition of “Cleaning and Restoration Business” listed alphabetically Baltimore County Zoning Regulations, as amended.
	<b>CEB – Emergency Rental Assistance Program – Emergency Measure</b>

Bill No. 9-21	FOR the purpose of amending the 2020-2021 Current Expense Budget, by appropriating to the Gifts and Grants Special Revenue Fund monies derived from federal funds and made available to the County through the U.S. Department of the Treasury, as a result of the COVID-19 public health catastrophe and public safety emergency, and providing for the effective date of this Act. WHEREAS, the U.S. Department of the Treasury has made an award of federal funds available to the Baltimore County Department of Planning, to assist households impacted by the COVID-19 pandemic to provide housing-related financial assistance and housing stability services to eligible households in accordance with the guidelines and procedures established by the Treasury Department to govern its Emergency Rental Assistance Program, authorized in the federal Consolidated Appropriations Act, 2021.
Bill No. 18-21	<b>Zoning Regulations – Live Musical Entertainment (New Opportunities for Tourism and Entertainment (NOTE) Act)</b>  FOR the purpose of amending the definitions of live musical entertainment and nightclub; permitting live musical entertainment in certain areas; specifying certain requirements and restrictions for live musical entertainment; providing authority for the adoption of regulations related to live musical entertainment use permits; providing for the immediate cessation of live musical entrainment under certain circumstances; providing for an appeals process for revocation and suspension of a live musical entertainment permit under certain circumstances; providing for a delay for when the Director may assess live musical entertainment use permit fees; and generally relating to live musical entertainment.
Bill No. 30-21	<b>CEB – CDBG – COVID-19 Fund/ESG – COVID-19 Fund</b>  FOR the purpose of amending the 2020-2021 Current Expense Budget, by appropriating to the Gifts and Grants Special Revenue Fund monies derived from federal funds and made available to the County through the U.S. Department of Housing and Urban Development. WHEREAS, the U.S. Department of Housing and Urban Development has made an award of federal funds available to the Baltimore County Office of Planning, to be used to implement projects and activities that are eligible to receive Community Development Block Grant Coronavirus (CDBG-CV) funds and Emergency Solutions Grant Coronavirus (ESGCV) funds to serve those impacted by the COVID-19 pandemic.
Bill No. 32-21	<b>2021 Basic Services Map</b>  FOR the purpose of repealing the Basic Services Sewerage Map, the Basic Services Water Supply Map and the Basic Services Transportation Map; and adopting a new Basic Services Sewerage Map, a new Basic Services Water Supply Map and a new Basic Services Transportation Map.
Bill No. 33-21	<b>Government Reorganization – Department of Public Works and Transportation</b>  FOR the purpose of reorganizing county government by changing the name of the Department of Public Works to be the Department of Public Works and Transportation; instructing the Office of Law to instruct the publisher of the Baltimore County Code, 2015 to change the County Code in accordance with this Act; instructing the Department of Permits, Approvals and Inspections to instruct the publisher of the Baltimore County Zoning Regulations, 2018 to change the Zoning Regulations in accordance with this Act; directing the Charter Review Commission to draft conforming amendments; providing for the construction and application of this Act; providing for the continuity of terms of certain officials, the status of certain transactions and employees, rights, titles, and interests, licenses, registrations, certifications, and permits; and generally relating to the reorganization of County government.
	<b>The Department of Housing and Community Development</b>

Bill No. 34-21	FOR the purpose of removing obsolete references to divisions of the Department of Planning; reorganizing County government by establishing a Department of Housing and Community Development; moving a function of the Department of Social Services to the Department of Housing and Community Development; providing for the Director of the Department; providing for the authority for the Department to convene advisory committees; providing for the duties of the Department; adding the Department as a voting member of the Commission on Disabilities; adding the Department as a nonvoting member of the Commission for Women; revising the reference to the department administering certain grant programs; providing for the construction and application of this Act; providing for the continuity of a certain offices and divisions, the status of certain transactions and employees, and rights, appropriations, credits, assets, liabilities, obligations, rights, titles, and interests, licenses, registrations, certifications, and permits; directing the Charter Review Commission to draft conforming amendments; and generally relating to the establishment of Department of Housing and Community Development.
Bill No. 35-21	<b>Addition to Baltimore County Landmarks List</b>  FOR the purpose of adding a new landmark to the Final Historical Landmarks List; and generally relating to the Baltimore County Historical Landmarks List.
Bill No. 36-21	<b>Planned Unit Developments – Extension of Time for State of Emergency</b>  FOR the purpose of extending the time period within which a Planned Unit Development Concept Plan is required to be filed after adoption of the Council resolution during a Local State of Emergency; and generally relating to Planned Unit Developments.
Bill No. 38-21	<b>Annual Budget and Appropriation Ordinance of Baltimore County</b>  THE ANNUAL BUDGET AND APPROPRIATION ORDINANCE OF BALTIMORE COUNTY, to adopt the County Budget, consisting of the Current Expense Budget for the fiscal year ending June 30, 2022, the Capital Budget for the fiscal year ending June 30, 2022, and the Capital Improvement Program for the fiscal years ending June 30, 2023, June 30, 2024, June 30, 2025, June 30, 2026 and June 30, 2027; and to appropriate funds for all program expenditures for the fiscal year beginning July 1, 2021 and ending June 30, 2022 as hereinafter indicated.
Bill No. 43-21	<b>Neglected Property Community Fund</b>  FOR the purpose of establishing a non-lapsing Neglected Property Community Fund; providing for the purposes of the Fund; providing for the source of financing to the Fund; providing for joint administration of the Fund by the Directors of Permits, Approvals and Inspections and Budget and Finance; providing for financial assistance from the Fund in order to bring a property into compliance with the County Code; providing requirements and terms for receiving financial assistance from the Fund; requiring a notice of intent to the County Council; authorizing the County Council to approve or reject certain financial assistance within a certain time frame; requiring the Director of Permits Approvals and Inspections to provide the County Council with a certain annual report; requiring fees to be paid for application and approval of certain financial assistance; and generally relating to the establishment of the Fund.
Bill No. 44-21	<b>Zoning Regulations – Multi-Family Residential Uses in the M.L. Zone</b>  FOR the purpose of permitting certain multi-family residential uses in the Manufacturing, Light (M.L.) Zone under certain circumstances; and generally relating to uses permitted in the M.L. Zone.
	<b>Zoning Regulations – Temporary Use Trailers</b>



Bill No. 45-21	FOR the purpose of permitting the temporary business use of trailers in certain areas throughout the county under certain circumstances; and generally relating to trailers.
Bill No. 46-21	<b>Zoning Regulations – Uses Permitted – Residential Development Proposals – Adjacent to the Honeygo Overlay District</b>  FOR the purpose of authorizing certain development tracts in the Business, Local (B.L.) Zone adjacent to the Honeygo Overlay District to be developed with residential uses under certain conditions; and generally relating to uses in the B.L. Zone.
Bill No. 47-21	<b>Development Review and Approval Process</b>  FOR the purpose of permitting electronic or hard copy transmittal of certain development documents to certain County officials and community input meeting participants; and generally relating to the development process and modernizing development plans in electronically accessible formats and means.
Bill No. 55-21	<b>Capital Budget – Bikeways &amp; Pedestrian Access</b>  FOR the purpose of amending the 2021-2022 Capital Budget, by appropriating to the Capital Budget Monies derived from state funds and made available to the County from the Maryland Department of Transportation (MDOT)
Bill No. 58-21	<b>Planned Unit Developments</b>  FOR the purpose of amending the Baltimore County Zoning Regulations and the Baltimore County Code in order to clarify the County Council’s authority to make certain amendments or modifications to a proposed Planned Unit Development; and generally relating to Planned Unit Developments.
Bill No. 59-21	<b>Design Review Areas</b>  FOR the purpose of requiring the Design Review Panel to review development plans for proposed developments located in a certain Commercial Revitalization District; and generally relating to the review of development plans by the Design Review Panel.
Bill No. 61-21	<b>Zoning Regulations – Dormitory and Purpose Built Student Housing</b>  FOR the purpose of providing the definitions of “Dormitory” and “Purpose Built Student Housing” in the Baltimore County Zoning Regulations; providing supplemental regulations for Purpose Built Student Housing; and generally relating to Dormitories and Purpose Built Student Housing.
Bill No. 62-21	<b>Zoning Regs. – Used Permitted – Residential Development Proposals-Existing Golf and Country Clubs in the R.C. 4 Zone</b>  FOR the purpose of authorizing residential development on certain development tracts improved with a golf course and country club in the R.C.4 zone; and generally related to the R.C.4 zone
Bill No. 66-21	<b>CEB – Tradepoint Atlantic Grant PIDP</b>  FOR the purpose of amending the 2021-2022 Current Expense Budget, by appropriating to the Gifts and Grants Special Revenue Fund monies derived from private funds and made available to the County through Tradepoint Atlantic, LLC. WHEREAS, Tradepoint Atlantic, LLC has made an award of funds available to the Baltimore County Department of Economic and Workforce Development, to be used for the management

	and administration of the Port Infrastructure Development Program (PIDP) and for workforce development activities
Bill No. 68-21	<p><b>CEB – Emergency Rental Assistance Program 2</b></p> <p>FOR the purpose of amending the 2021-2022 Current Expense Budget, by appropriating to the Gifts and Grants Special Revenue Fund monies derived from federal funds and made available to the County through the U.S. Department of the Treasury (Treasury Department), and providing for the effective date of this Act. WHEREAS, the Treasury Department has made an emergency award of federal funds available to the Baltimore County Department of Housing and Community Development in response to the COVID-19 health crisis, to provide eligible households impacted by the COVID19 pandemic with housing-related financial assistance and housing stability services in accordance with the guidelines and procedures established by the Treasury Department governing its second round Emergency Rental Assistance Program funding, as authorized in the American Rescue Plan Act of 2021.</p>
Bill No. 69-21	<p><b>CEB – Emergency Housing Program</b></p> <p>FOR the purpose of amending the 2021-2022 Current Expense Budget, by appropriating to the Gifts and Grants Special Revenue Fund monies derived from state funds and made available to the County through the Maryland Department of Housing and Community Development (DHCD), and providing for the effective date of this Act. WHEREAS, Maryland DHCD has made an award of state funds to the Baltimore County Department of Housing and Community Development in response to the COVID-19 health crisis, to provide very low-income and/or homeless residents impacted by the COVID-19 pandemic with short-term housing-related financial assistance through the Emergency Housing Program as authorized by the Recovery for the Economy, Livelihoods, Industries, Entrepreneurs, and Families (RELIEF) Act</p>
Bill No. 71-21	<p><b>Zoning Regulations – Renewable Natural Gas Fueling Facility</b></p> <p>FOR the purpose of defining a Renewable Compressed Natural Gas Fueling Facility; permitting a Renewable Compressed Natural Gas Fueling Facility in certain areas of the M.H. Zone subject to certain requirements; and generally relating to uses permitted in the M.H. Zone.</p>
Bill No. 73-21	<p><b>Zoning Regulations – Uses Permitted in the Business, Local Zone</b></p> <p>FOR the purpose of permitting certain development tracts to be developed with single-family attached “two-over-two” condominium dwelling units under certain conditions in the Business, Local (B.L.) Zone; and generally relating to uses in the B.L. Zone.</p>
Bill No. 74-21	<p><b>Zoning Regulations – Building Length Requirements in D.R. Zones</b></p> <p>FOR the purpose of exempting certain buildings associated with a school located in a D.R. Zone from compliance with the maximum building length described in the Comprehensive Manual of Development Policies; and generally related to the D.R. Zones.</p>
Bill No. 75-21	<p><b>Zoning Regulations – Uses Permitted in the Business, Major (B.M.) Zone</b></p> <p>FOR the purpose of permitting certain commercial uses related to the care and training of animals in the Business, Major (B.M.) Zone under certain circumstances; and generally relating to uses in the B.M. Zone.</p>
	<b>Zoning Regulations - Cemeteries and Burial Grounds</b>

Bill No. 76-21	FOR the purpose of permitting Natural Burial Grounds, including Conservation Burial Grounds, as an Alternative Burial Ground in certain areas of the County; providing for a certain type of Natural Burial Ground known as a Conservation Burial Ground; defining and redefining certain terms; providing certain conditions applicable to Natural Burial Grounds and a Conservation Burial Ground; and generally relating to Alternative Burial Grounds.
Bill No. 78-21	<b>CEB - Baltimore County COVID-19 Emergency Response Fund</b>  FOR the purpose of amending the 2021-2022 Current Expense Budget, by appropriating to the Gifts and Grants Special Revenue Fund monies derived from state funds and made available to the County through the Maryland Department of Housing and Community Development, and providing for the effective date of this Act. WHEREAS, the Maryland Department of Housing and Community Development has made an award of state funds available to the Baltimore County Department of Planning, to provide financial assistance grants to eligible subgrantees through the County's local nonprofit grant program, as authorized by the Recovery for the Economy, Livelihoods, Industries, Entrepreneurs, and Families (RELIEF) Act.
Bill No. 79-21	<b>CEB – State DHCD ERAP1</b>  FOR the purpose of amending the 2021-2022 Current Expense Budget, by appropriating to the Gifts and Grants Special Revenue Fund monies derived from federal funds and made available to the County through the Maryland Department of Housing and Community Development, as a result of the COVID-19 public health catastrophe and public safety emergency; and providing for the effective date of this Act. WHEREAS, the Maryland Department of Housing and Community Development has made an award of state funds, derived from federal funds, available to Baltimore County in response to the COVID-19 health crisis, to assist households impacted by the COVID-19 pandemic to provide housing-related financial assistance and housing stability services
Bill No. 80-21	<b>Zoning Regulations - Temporary Use Trailers</b>  FOR the purpose of permitting the temporary business use of trailers in certain areas throughout the county under certain circumstances; and generally relating to trailers.
Bill No. 81-21	<b>Planned Unit Developments – Community Benefit – Capital Improvements</b>  FOR the purpose of amending the capital improvement community benefit provision for an application for a Planned Unit Development; and generally relating to Planned Unit Developments.
Bill No. 82-21	<b>Design Review Areas</b>  FOR the purpose of requiring the Design Review Panel to review development plans for proposed nonresidential developments located in certain areas of Liberty Road and Dundalk; and generally relating to the review of certain nonresidential development plans by the Design Review Panel.
Bill No. 84-21	<b>Capital Budget – 210-204-P007 - Public Solar Grant</b>  FOR the purpose of amending the 2021-2022 Capital Budget, by appropriating to the Capital Budget monies derived from state funds and made available to the County from the Maryland Energy Administration. WHEREAS, the Maryland Energy Administration has awarded state funds to the Baltimore County Office of Budget and Finance – Property Management, to be used to provide funding assistance to support construction of solar photovoltaic installations on existing public buildings in order to provide stability on energy supply cost for a 25 year period and make a fairly substantial contribution to the County's goal to

	complete renewable energy projects to generate the equivalent of 100 percent of Baltimore County's baseline electricity demand by 2026.
Bill No. 85-21	<b>Zoning Regulations – Uses Permitted in the Manufacturing, Light (M.L.) Zone</b>  FOR the purpose of permitting certain hospital use by right in the Manufacturing, Light (M.L.) Zone, subject to certain conditions; and generally relating to uses in the M.L. Zone.
Bill No. 88-21	<b>Metropolitan District – Interest Charges</b>  FOR the purpose of providing certain discretion regarding interest charges for certain extensions of the water or sewer system; and generally relating to the Metropolitan District
Bill No. 95-21	<b>Zoning Regulations – Winery Use in the B.L. Zone</b>  FOR the purpose of permitting a winery use in certain areas of the B.L. Zone with certain conditions; and generally relating to uses permitted in the B.L. Zone.
Bill No. 99-21	<b>The 2021-22 Capital Budget – 242-212-P301 Recreation Facility Renovations/242-212-P307 Community Neighborhood Park Development</b>  FOR the purpose of amending the 2021-2022 Capital Budget, by appropriating to the Capital Budget Monies derived from federal and state funds and made available to the County from the State of Maryland. WHEREAS, the State of Maryland has awarded federal and state funds to the Baltimore County Department of Recreation and Parks, to be used for the Merritt Point boat ramp replacement project, for parking expansion at Quarry Place (a.k.a. Kiwanis Fields) and for an exercise pavilion at Northwest Regional Park.
Bill No. 103-21	<b>Revision of Councilmanic Districts</b>  FOR the purpose of revising and reconstituting the councilmanic districts of Baltimore County in accordance with the latest census figures published as a result of the U.S. Census of 2020, as required by Section 207 of the Baltimore County Charter.
Bill No. 105-21	<b>The Clean Energy Loan Program</b>  FOR the purpose of making amendments to the Clean Energy Loan Program; adding additional types of financeable projects; revising the amount and duration of the loans; and generally related to amending the Clean Energy Loan Program.
Bill No. 110-21	<b>Zoning Regulations - Signs</b>  FOR the purpose of permitting a certain joint identification sign in the D.R.5.5 Zone for certain uses under certain circumstances; and generally relating to signs.
Bill No. 111-21	<b>Planned Unit Developments – Extension of Time for State of Emergency</b>  FOR the purpose of extending the time period within which a Planned Unit Development Concept Plan is required to be filed after adoption of the Council resolution during a Local State of Emergency; and generally relating to Planned Unit Developments.

<p>Bill No. 112-21</p>	<p><b>Backyard Chickens</b></p> <p>FOR the purpose of permitting backyard chickens and other fowl under certain circumstances; defining certain terms; providing for a licensing scheme; providing for requirements for shelter and other structures; providing certain care requirements; setting certain limitations on the number of backyard chickens permitted on certain acreage; and generally related to backyard chickens.</p>
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**Table 8. Adopted Resolutions, 2021**

Adopted Resolutions, 2021	
Resolution No.	Resolution Purpose
1-21	A RESOLUTION to amend the Baltimore County Water Supply and Sewerage Plan.
2-21	A RESOLUTION concerning the extension of the Metropolitan District Boundaries to include 85.708 67.907 acres of land on the west side of Pot Spring Road south of Padonia Road for the purpose of providing public water and sewer services.
3-21	A RESOLUTION to authorize Baltimore County, Maryland to accept a donation of a parcel of land containing a total area of 1.07 acres (46,608 sq. ft.), more or less, from the White Marsh Volunteer Fire Company, Inc. The County intends to utilize the donated parcel for floodplain purposes.
8-21	A RESOLUTION to approve certain applications for the sale of agricultural easements on agricultural properties that meet the County criteria for application in accordance with Land Preservation Article, Section 24-3 of the Baltimore County Code of Ordinances.
9-21	A RESOLUTION to authorize the County to accept a donation of five hundred thousand dollars (\$500,000) from the Baltimore Ravens. WHEREAS, the Baltimore County Department of Recreation and Parks has been offered a donation of five hundred thousand dollars (\$500,000); the donated funds will be utilized towards the construction of a fitness-themed and focused destination playground at Northwest Regional Park (Council District 4)
17-21	A RESOLUTION of the Baltimore County Council for the purpose of creating the Rolling Road-Windsor Mill Road Commercial Revitalization District.
33-21	A RESOLUTION of the Baltimore County Council establishing the Baltimore County Councilmanic Redistricting Commission for the 2020 redistricting cycle
34-21	A RESOLUTION to rank five Rural Legacy Area Plan applications submitted to the Maryland Department of Natural Resources for consideration and approval by the Maryland Rural Legacy Board for funding in fiscal year 2022. These plans include the Baltimore County Coastal, Gunpowder Valley, Long Green Land Trust, Manor, and Piney Run Watershed.
46-21	A RESOLUTION of the Baltimore County Council requesting the Baltimore County Planning Board to review the laws, regulations, and policies associated with the minimum width requirement of town houses or group houses, study the feasibility and efficacy of amending the minimum width requirement as proposed by the Baltimore County Chapter of the Maryland Building Industry



	Association (MBIA), and report its findings and recommendations on the results of its studies to the County Council on or before August 1, 2021.
47-21	A RESOLUTION of the Baltimore County Council to approve the review of a proposed planned unit development in accordance with County law. WHEREAS, County law requires that an application for approval of a site for a planned unit development be submitted to the County Council member in whose district the development is proposed to be located.
56-21	A RESOLUTION to authorize the Baltimore County Chief Administrative Officer to file an application with the Maryland Transit Administration of the Maryland Department of Transportation for a Section 5303, 5304, 5307, 5309, 5310, 5311, 5316 and/or 5317 grant(s) under the Federal Transit Act.
64-21	A RESOLUTION to authorize the County Executive or other authorized administrative official to enter into a written agreement on behalf of the County with Solar Star Hernwood, LLC (the "Solar Company") for the negotiated payment of real and personal property taxes on a facility for the generation of electricity that is located in Baltimore County, pursuant to Section 7-514 of the Tax Property Article of the Annotated Code of Maryland, as amended.
65-21	A RESOLUTION to authorize the County Executive or other authorized administrative official to enter into a written agreement on behalf of the County with Solar Star Parkton, LLC (the "Solar Company") for the negotiated payment of real and personal property taxes on a facility for the generation of electricity that is located in Baltimore County, pursuant to Section 7-514 of the Tax Property Article of the Annotated Code of Maryland, as amended
66-21	A RESOLUTION of the Baltimore County Council to support the designation of the community of Arbutus as a Sustainable Community, pursuant to the Sustainable Community map and Sustainable Community Plan (the "Plan") as further described in the Sustainable Community Application (the "Application"), for approval either directly by the Department of Housing and Community Development (the "Department") of the State of Maryland or through the Smart Growth Subcabinet of the State of Maryland.
67-21	A RESOLUTION of the Baltimore County Council for the purpose of establishing the Honeygo Gateway Commercial Revitalization District.
71-21	A RESOLUTION of the Baltimore County Council to amend the Perry Hall Community Plan. WHEREAS, on February 22, 2011, the County Council adopted the Perry Hall Community Plan as part of the Baltimore County Master Plan 2020
86-21	A RESOLUTION to amend certain Local Open Space Waiver fees. WHEREAS, the Department of Permits, Approvals and Inspections may allow an applicant for development plan approval to pay a fee-in-lieu to the Local Open Space Revenue Account instead of dedicating a certain portion of land when it is not feasible to meet the local open space requirement on-site or off-site.
99-21	A RESOLUTION adopting the report of the 2020 Triennial Review of Baltimore County Water Supply and Sewerage Plan. WHEREAS, pursuant to Title 9, Subtitle 5 of the Environment Article of the Annotated Code of Maryland, Baltimore County has adopted a comprehensive 10-year Water Supply and Sewerage Plan.

100-21	A RESOLUTION to amend the Baltimore County Water Supply and Sewerage Plan. WHEREAS, the Planning Board has considered requests for amendments to the Baltimore County Water and Sewerage Plan, and has received recommendations from the Department of Public Works and Transportation, the Department of Environmental Protection and Sustainability, and the Department of Planning and has reviewed the requested amendments in accordance with the Executive Order concerning the Water and Sewerage Plan Amendment Process dated April 11, 1990.
125-21	A RESOLUTION to approve certain applications for the sale of development rights easements on property located on farms that meet the State criteria for application in accordance with Agriculture Article, Section 2-509 of the Annotated Code of Maryland.
126-21	A RESOLUTION of the Baltimore County Council for the purpose of amending the boundary of the Dundalk Commercial Revitalization District, and designating the Dundalk Commercial Revitalization District as a Design Review Area subject to review by the Design Review Panel.
127-21	A RESOLUTION of the Baltimore County Council for the purpose of amending the boundaries of the Essex Commercial Revitalization District and Essex Design Review Area. WHEREAS, the County has 20 Commercial Revitalization Districts that have been officially designated, either by resolution of the County Council or by adoption of the Master Plan or a Master Plan Amendment.
128-21	A RESOLUTION of the Baltimore County Council designating the Liberty Road Area as a Design Review Area, subject to review by the Design Review Panel.
129-21	A RESOLUTION of the Baltimore County Council for the purpose of amending the boundary of the Perry Hall Commercial Revitalization District.
133-21	A RESOLUTION for the purpose of approving the extension of the sanitary sewer system of Baltimore County in the Edgemere Area, Fifteenth Election District and Seventh Council District of Baltimore County
135-21	A RESOLUTION of the Baltimore County Council requesting that the Baltimore County Advisory Commission on Environmental Quality (the "CEQ") provide findings and guidance regarding the adequacy of maintenance periods for afforestation and reforestation projects established pursuant to Article 33, Title 6 ("Forest Conservation") of the Baltimore County Code.
137-21	A RESOLUTION of the Baltimore County Council to determine whether to overrule the Baltimore County Planning Board in regard to the Planning Board's decision in the Tri-Star Development – Davis Farms development case ("Davis Farms"), in which the Planning Board found that the proposed Development Plan was not in conflict with the Baltimore County Master Plan.
138-21	A RESOLUTION of the Baltimore County Council to adopt the Pikesville Revitalization Action Plan as part of the Baltimore County Master Plan 2020.

#### 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.

Maryland Department of the Environment (MDE) completed the review of the Cycle 38 (year 2020) Amendments to the 2020 Baltimore County Triennial Water and Sewer Plan. MDE, with the Maryland Department of Planning (MDP)'s advice, approved three amendments:

1. 9871 Belair Rd and 4410 Forge Rd – Change from W-1, S-1 and W-5, S-5 to W-3, S-3
2. 10116 Liberty Rd – Change from W-7, S-7 designation to W-3, S-3 designation on parcel 292, taxmap 66, for the DR3.5 and BR portions of the property inside the URDL.
3. 1400 West Seminary Ave - Change from W-7, S-7 designation to W-3, S-3 designation for the portion of parcels 89 and 16, taxmap 60, which are zoned DR1 and inside the URDL, excluding 2.47 acres in local land trust and the segment of Mays Chapel Road adjacent to it.

In addition, the County agencies finished the triennial review of the water and sewerage master plan and submitted the updates to the Maryland Department of the Environment (MDE). 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.

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

As outlined in [FY2022 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 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 2022 Capital Budget shows an allocation of \$203.9 million to school projects in FY22 and a six-year plan totaling over \$603 million to implement projects recommended by the MYIPAS report.

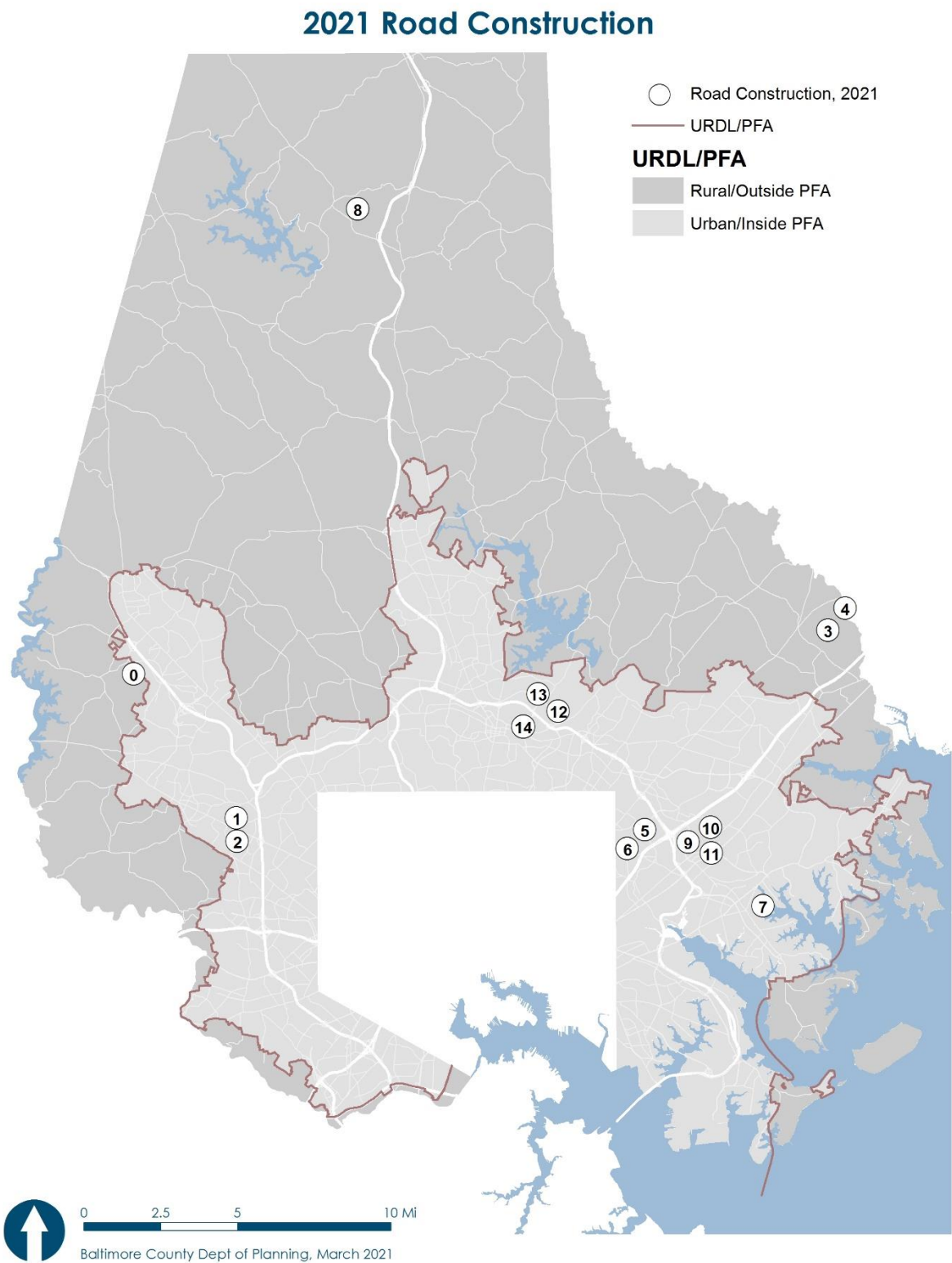
#### A-1-7. Transportation Facilities

In 2021, 14 road projects were constructed or extended, totaling 1.32 miles in length (Table 9). Among them, 0.66 miles (or 50% of the total mileage) were within the PFA. 10 of the projects were new construction of extensions within the PFA, 3 were outside the PFA and 1 project was a section of road that was closed. Map 7 below shows the general location of the road construction projects.

**Table 9. Road Construction, 2021**

FID NUMBER	REMARKS	ROAD NAME	FROM	TO	Mile		
					TOTAL DISTANCE	In PFA	Out PFA
0	NEW	WINGED FOOT DR	RED RUN BLVD	RED RUN BLVD	0.15	0.15	0.00
1	NEW	KIRK LN	CHURCH LN	KIRK FARM CIR	0.12	0.12	0.00
2	NEW	KIRK FARM CIR	KIRK LN	KIRK LN	0.15	0.15	0.00
3	EXTENSION	BLUESTONE RD	BLUESTONE CT	FISCHER CT	0.38	0.00	0.38
4	NEW	FISCHER CT	BLUESTONE RD	BLUESTONE RD	0.07	0.00	0.07
5	NEW	NICKEN CT	KENWOOD AVE	KENWOOD AVE	0.10	0.10	0.00
6	NEW	NICKEN CT	NICKEN CT	NICKEN CT	0.10	0.10	0.00
7	SECTION CLOSED	WEBER AVE	HOPKINS LANDING DR	HOPKINS LANDING DR	-0.56	-0.56	0.00
8	NEW	TWIN OAKS CT	DAIRY RD	DAIRY RD	0.21	0.00	0.21
9	NEW	MARTIN FARM CIR	RIDGE RD	MARTIN FARM CIR	0.23	0.23	0.00
10	NEW	MARTIN FARM CIR	MARTIN FARM CIR	MARTIN FARM CIR	0.09	0.09	0.00
11	NEW	MARTIN FARM CIR	MARTIN FARM CIR	MARTIN FARM CIR	0.04	0.04	0.00
12	NEW	LIMEKILN CT	COWPENS AVE	COWPENS AVE	0.23	0.23	0.00
13	EXTENSION	DUNBLANE RD	GREEN ACRE	GREEN ACRE	0.01	0.01	0.00
14	ROUNDAABOUT	PROVIDENCE RD	BREEZEWICK RD	SOUTHWICK DR	0.00	0.00	0.00
				<b>Sum:</b>	<b>1.32</b>	<b>0.66</b>	<b>0.66</b>

Map 7. Road Construction, 2021





## A-2. Consistency with Adopted Plans

The *Annual Report on Growth* is required to discuss whether development in 2021 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 2021 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 2021, 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 2021, 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 32-6-102(c) of the Baltimore County Code requires that the Department of Planning furnish the School Adequate Public Facilities Ordinance Report and Maps using September 30, 2020 school enrollment and state rated capacity data, indicating overcrowded school districts in accordance with parameters in the referenced County Code.

The Full Time Equivalent (FTE) enrollments of September 30, 2020 and the same school year's State Rated Capacity (SRC) for all elementary, middle, and high schools are presented below.

In the 2020-2021 school year, the FTE's of three (3) elementary schools and three (3) high schools are at or over 115% of their SRC's. The FTE of all middle schools is below 115% of SRC. 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>

September 30, 2020 System-Wide Capacities

Elementary Schools	2020 FTE	2020 SRC	FTE/SRC	Elementary Schools	2020 FTE	2020 SRC	FTE/SRC	Elementary Schools	2020 FTE	2020 SRC	FTE/SRC
Arbutus ES	374	408	91.67%	Halethorpe ES	302	392	77.04%	Powhatan ES	211	301	70.10%
Baltimore Highlands ES	454	551	82.40%	Halstead Academy	470	516	91.09%	Prettyboy ES	385	387	99.48%
Battle Grove ES	315	376	83.78%	Hampton ES	628	670	93.73%	Randallstown ES	384	411	93.43%
Bear Creek ES	446	484	92.15%	Harford Hills ES	358	339	105.60%	Red House Run ES	558	460	121.30%
Bedford ES	319	299	106.69%	Hawthorne ES	438	584	75.00%	Reisterstown ES	482	462	104.33%
Berkshire ES	414	631	65.61%	Hebville ES	459	471	97.45%	Relay ES	599	691	86.69%
Carney ES	611	574	106.45%	Hemwood ES	324	415	78.07%	Riderwood ES	405	440	92.05%
Carroll Manor ES	351	365	96.16%	Hillcrest ES	682	708	96.33%	Riverview ES	504	612	82.35%
Catonsville ES	621	664	93.52%	Honeygo ES	628	725	86.62%	Rodgers Forge ES	392	396	98.99%
Cedarmere ES	513	483	106.21%	Jacksonville ES	480	640	75.00%	Sandalwood ES	465	546	85.16%
Chadwick ES	627	721	86.96%	Johnnycake ES	520	565	92.04%	Sandy Plains ES	534	664	80.42%
Chapel Hill ES	593	617	96.11%	Joppa View ES	678	635	106.77%	Scotts Branch ES	520	456	114.04%
Charlesmont ES	335	418	80.14%	Kingsville ES	272	365	74.52%	Seneca ES	377	385	97.92%
Chase ES	345	395	87.34%	Lansdowne ES	523	709	73.77%	Seven Oaks ES	452	428	105.61%
Chatsworth ES	328	442	74.21%	Logan ES	493	517	95.36%	Seventh District ES	331	441	75.06%
Chesapeake Terrace ES	266	294	90.48%	Lutherville Laboratory	338	395	85.57%	Shady Spring ES	522	476	109.66%
Church Lane ES	319	478	66.74%	Lyons Mill ES	685	681	100.59%	Sparks ES	485	604	80.30%
Colgate ES	445	520	85.58%	Mars Estates ES	330	425	77.65%	Stoneleigh ES	651	700	93.00%
Cromwell Elementary Magnet	362	434	83.41%	Martin Blvd ES	271	301	90.03%	Summit Park ES	379	336	112.80%
Deep Creek ES	426	364	117.03%	Mays Chapel ES	655	702	93.30%	Sussex ES	412	416	99.04%
Deer Park ES	386	431	89.56%	McCormick ES	298	373	79.89%	Timber Grove ES	526	615	85.53%
Dogwood ES	565	612	92.32%	Middleborough ES	297	326	91.10%	Timonium ES	444	395	112.41%
Dundalk ES	717	745	96.24%	Middlesex ES	353	494	71.46%	Victory Villa ES	624	735	84.90%
Edgemere ES	389	486	80.04%	Milbrook ES	344	322	106.83%	Villa Cresta ES	633	584	108.39%
Edmondson Heights ES	478	589	81.15%	New Town ES	805	708	113.70%	Vincent Farm	722	699	103.29%
Elmwood ES	502	474	105.91%	Norwood ES (Pre K - 3)	450	521	86.37%	Warren ES	357	385	92.73%
Essex ES	412	520	79.23%	Oakleigh ES	475	493	96.35%	Wellwood ES	496	433	114.55%
Featherbed Lane ES	458	667	68.67%	Oliver Beach ES	162	294	55.10%	West Towson ES	435	480	90.63%
Fifth District ES	281	296	94.93%	Orems ES	346	303	114.19%	Westchester ES	635	702	90.32%
Fort Garrison ES	278	382	72.77%	Owings Mills ES	722	702	102.85%	Westowne ES	615	650	94.62%
Franklin ES	392	461	85.03%	Padonia ES	479	513	93.37%	Winand ES	426	491	86.76%
Fullerton ES	556	463	120.09%	Perry Hall ES	572	528	108.33%	Winfield ES	438	529	82.80%
Glenmar ES	274	363	75.48%	Pine Grove ES	550	483	113.87%	Woodbridge ES	415	430	96.51%
Glyndon ES	495	532	93.05%	Pinewood ES	565	568	99.47%	Woodholme ES	679	684	99.27%
Grange ES	434	385	112.73%	Pleasant Plains ES	518	545	95.05%	Woodmoor ES	540	608	88.82%
Gunpowder ES	494	479	103.13%	Pot Spring ES	433	475	91.16%	<b>Total for Elementary Schools</b>	<b>49,529</b>	<b>53,838</b>	<b>92.00%</b>

FTE: Full Time Equivalent Enrollment

SRC: State Rated Capacity

System-wide, there are 4,309 full time students fewer than SRC

System-wide, there are 4,309 full-time Elementary School students fewer than SRC

### September 30, 2020 System-Wide Capacities

Middle Schools	2020 FTE	2020 SRC	FTE/SRC
Arbutus MS	1,004	1,011	99.31%
Catonsville MS	821	774	106.07%
Cockeysville MS	878	1,059	82.91%
Deep Creek MS	907	987	91.89%
Deer Park Magnet MS	1,495	1,368	109.28%
Dumbarton MS	1,512	1,115	103.32%
Dundalk MS	827	814	101.60%
Franklin MS	1,258	1,433	87.79%
General John Strickler MS	846	973	86.95%
Golden Ring MS	851	844	100.83%
Hereford MS	920	1,137	80.91%
Holabird MS (4-8)	945	1,025	92.20%
Lansdowne MS	910	923	98.59%
Loch Raven Academy	817	901	90.68%
NW Academy of Health Sciences	784	983	79.76%
Parkville MS	1,076	1,089	98.81%
Perry Hall MS	1,878	1,643	114.30%
Pikesville MS	967	1,029	93.97%
Pine Grove MS	926	1,197	77.36%
Ridgely MS	1,100	1,070	102.80%
Southwest Academy	794	1,101	72.12%
Sparrows Point MS	630	573	109.95%
Stemmers Run MS	806	1,154	69.84%
Sudbrook Magnet MS	972	1,060	91.70%
Windsor Mill MS	691	720	95.97%
Woodlawn MS	657	953	68.94%
<b>Total for Middle Schools</b>	<b>26,044</b>	<b>27,954</b>	<b>93.17%</b>

High Schools	2020 FTE	2020 SRC	FTE/SRC
Catonsville HS	1,809	1,750	103.37%
Chesapeake HS	988	1,127	87.67%
Dulaney HS	1,930	1,984	97.28%
Dundalk HS	1,842	1,446	127.39%
Eastern Tech HS	1,207	1,339	90.14%
Franklin HS	1,457	1,584	91.98%
George Washington Carver Center	997	1,029	96.89%
Hereford HS	1,285	1,548	83.01%
Kenwood HS	1,679	1,842	91.15%
Lansdowne HS	1,296	1,420	91.27%
Loch Raven HS	836	1,049	79.69%
Milford Mill Academy	1,312	1,517	86.49%
New Town HS	1,214	1,303	93.17%
Overlea HS	1,148	1,148	100.00%
Owings Mills HS	1,120	1,131	99.03%
Parkville HS	2,075	1,912	108.53%
Patapsco HS	1,402	1,334	105.10%
Perry Hall HS	2,018	1,971	102.38%
Pikesville HS	905	1,107	81.75%
Randallstown HS	1,097	1,398	78.47%
Sparrows Point HS	1,097	871	125.95%
Towson HS	1,677	1,260	133.10%
Western School of Technology	920	989	93.02%
Woodlawn HS	1,680	2,153	78.03%
<b>Total for High Schools</b>	<b>32,991</b>	<b>34,212</b>	<b>96.43%</b>

System-wide, there are 1,910 full-time Middle School students fewer than SRC, and 1,221 full-time High School students fewer than SRC

## 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 7, 2021, [Bill 32-21](#) (PDF) was signed and 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 2021.

**Sewerage Services.** The Department of Public Works and Transportation has continued the metering of all remaining sewer relief point locations. The Department of Public Works has completed several rehabilitation projects and has been performing post-monitoring to determine the projects' effectiveness. In addition, Public Works has projects still in design that will eventually eliminate the areas of concern.

Baltimore County residents should be aware that the removal of an area of special concern does not mean that an area has unlimited developmental potential. All developments are evaluated hydraulically on a case-by-case basis, and determinations are made to see if the development will need downstream supplementation.

#### B-2-2. Transportation

Due to COVID-19, The Department of Public Works and Transportation has restudied 30 out of 35 intersections currently on the Basic Services Map for 2020. These studies were completed prior to the Covid-19 effects on traffic volumes. Studies were suspended in mid-March. The following five intersections were not studied due to COVID-19 during 2020 and the rating below is based upon the 2020 Basic Service Maps.

- Joppa Rd E & Loch Raven Blvd (MD 542) LOS = F
- Pulaski Hwy (US 40) & Rossville Blvd LOS=D
- Rolling Rd & Windsor Mill Rd LOS = D
- Seminary Ave (MD 131) & York Rd (MD 45) LOS = D
- Timonium Rd & York Rd (MD 45) LOS = D

Based on the studies that were completed over the past year and prior years in some cases, The Department of Public Works and Transportation is recommending the following change to the Transportation Map for 2021:

- Beaver Dam Rd / Deerco Rd / Padonia Rd F to C

There are twelve "F" level intersections and one "E" level intersection that are being proposed on the 2021 Basic Service Transportation Map that would control development. These intersections are:

- Baltimore Nat' 1 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) - (COVID 19) LOS=F
- Perring Pkwy (MD 41) / Putty Hill Ave LOS=F
- Joppa Rd E / Perring Pkwy (MD 41) LOS=E

\*Note: 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.

## 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 2021 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 10 shows that 99% of residential units in approved development plans were within the PFA.

**Table 10. New Residential Units by Housing Type by PFA in Approved Development Plans, 2021**

Project Track	Location of PFA	Project Count	Unit Type				Total
			SFD	SFSD	SFA	MF	
Major Subdivision	Total	6	134	0	255	230	619
	Inside PFA	6	134	0	255	230	619
	Outside PFA	0	0	0	0	0	0
Minor Subdivision	Total	16	36	0	0	0	36
	Inside PFA	9	21	0	0	0	21
	Outside PFA	7	15	0	0	0	15
PUD	Total	4	24	0	842	340	1206
	Inside PFA	4	24	0	842	340	1206
	Outside PFA	0	0	0	0	0	0
Limited	Total	2	46	0	0	0	46
	Inside PFA	2	46	0	0	0	46
	Outside PFA	0	0	0	0	0	0
	Total	28	240	0	1097	570	1907
Units by type inside PFA			225	0	1097	570	1892
% Units in PFA of Total			94%	-	100%	100%	99%

Source: Baltimore County Government.

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

Approximately 70% of approved development for non-residential uses were located within the PFA (Table 11). All commercial and mixed uses in approved non-residential plans were inside the PFA.

There was one limited exemption plan outside the URDL, Upperco Solar, a proposed solar facility on 439,619 sq. ft. of existing forest/meadow zoned R.C. 4.

**Table 11. Square Footage of Non-Residential Uses by PFA in Approved Development Plans, 2021**

Project Track	Location of PFA	Project Count	Square Footage by Use Type						Total
			Commercial	Industrial	Institutional	Mixed Use	Office	Other	
Limited Exemption	Total	11	192,595	0	0	34,072	0	1,075,769	1,302,436
	Inside PFA	10	192,595	0	0	34,072	0	636,150	862,817
	Outside PFA	1	0	0	0	0	0	439,619	439,619
Major Development	Total	2	136,214	0	0	0	0	0	136,214
	Inside PFA	2	136,214	0	0	0	0	0	136,214
	Outside PFA	0	0	0	0	0	0	0	0
PUD	Total	2	7,300	0	0	14,990	0	0	22,290
	Inside PFA	2	7,300	0	0	14,990	0	0	22,290
	Outside PFA	0	0	0	0	0	0	0	0
Total Square Feet			336,109	0	0	49,062	0	1,075,769	1,460,940
Square Feet Inside PFA			336,109	0	0	49,062	0	636,150	1,021,321
% Total Feet Inside PFA of Total			100%	-	-	100%	-	59%	70%

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 12 displays that among all 1,323 new residential units that were permitted for occupancy in 2021, 1,234 units (93.27 % of the total units) were within the PFA.

**Table 12. New Residential Units in Occupancy Permits by PFA, 2021**

Housing Unit Type	Units by Type	Inside URDL/PFA		Outside URDL/PFA
		Units	% Units by Type	Units
Multiple Family (MF)	651	651	100.00%	0
Single Family Attached (SFA)	285	285	100.00%	0
Single Family Detached (SFD)	379	290	76.52%	89
Single Family Semi-Detached (SFSD)	8	8	100.00%	0
<b>Total Residential Units</b>	<b>1,323</b>	<b>1,234</b>	<b>93.27%</b>	<b>89</b>

Table 13 illustrates that in 2021, 2,090,916 square feet (99.69%) of all non-residential construction for all uses permitted for occupancy was situated within the PFA.

**Table13. Square Footage of Non-Residential Uses in Occupancy Permits by PFA, 2021**

Use Type	Floor Area (ft²) by Type	Inside URDL/PFA		Outside URDL/PFA
		Floor Area (ft²)	% Floor Area by Type	Floor Area (ft²)
Commercial	501,867	500,233	99.67%	1,634
Industrial	955,969	955,969	100.00%	0
Institutional	269,748	264,792	98.16%	4,956
Mixed-Use	349,479	349,479	100.00%	0
Office	20,443	20,443	100.00%	0
<b>Total Floor Area</b>	<b>2,097,506</b>	<b>2,090,916</b>	<b>99.69%</b>	<b>6,590</b>

Table 14 shows that in 2021, 81 dwelling units, all single family detached, were issued with razing permits. There were 57 units inside the PFA, accounting for 70.37 % of the total. The remaining 24 units were outside the PFA.

**Table 14. New Residential Units in Razing Permits by PFA, 2021**

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)	81	57	70.37%	24
Single Family Semi-Detached (SFSD)	0	0	0.00%	0
<b>Total Residential Units</b>	<b>81</b>	<b>57</b>	<b>70.37%</b>	<b>24</b>

Table 15 shows that 97.73% (895,734 square feet) of non-residential uses issued razing permits were within the PFA. Only 20,765 square feet of commercial and institutional razing permits were issued outside the PFA.



**Table 15. Square Footage of Non-Residential Uses in Razing Permits by PFA, 2021**

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	747,764	746,314	99.81%	1,450
Industrial	27,140	27,140	100.00%	0
Institutional	104,484	85,169	81.51%	19,315
Mixed-Use	7,900	7,900	100.00%	0
Office	29,211	29,211	100.00%	0
<b>Total Floor Area</b>	<b>916,499</b>	<b>895,734</b>	<b>97.73%</b>	<b>20,765</b>

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

Table 16 displays that for all approved residential plans in 2021, the overall net density for residential units per acre within the PFA was remarkably higher than that outside the PFA (4.48 units per acre vs. 0.16 units per acre). Information in Table 12 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 16. Total Acreage & Density of Residential Development in Approved Plans, 2021**

Project Track	Location of PFA	Project Count	Total Units	Total Acreage	Net Density
Major Subdivision	Inside PFA	6	619	173.67	3.56
	Outside PFA	0	0	0	0
Minor Subdivision	Inside PFA	9	21	18.68	1.12
	Outside PFA	7	15	93.21	0.16
PUD	Inside PFA	4	1206	214.51	5.62
	Outside PFA	0	0	0	0
Limited	Inside PFA	2	46	15.69	2.93
	Outside PFA	0	0	0	0
Total Units Inside PFA		21	1892	422.55	4.48
Total Units Outside PFA		7	15	93.21	0.16
Total		28	1907	515.76	4.64

Table 17 presents that in 2021, 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 Upperco Solar Farm development where 439,619 sq. ft. of solar panels is proposed on the 38-acre plot.

**Table 17. Total Acreage & Density of Non-Residential Development in Approved Plans, 2021**

Project Track	Location of PFA	Total Square Feet	Total Acreage	Net Density
Limited Exemption	Inside PFA	862,817	79.04	10915.60
	Outside PFA	439,619	38.17	11517.40
Major Development	Inside PFA	136,214	41.47	3284.32
	Outside PFA	0	0.00	0
PUD	Inside PFA	22,290	131.67	169.28
	Outside PFA	0	0.00	0
Total		1,460,940	290.35	5031.65
Total Inside PFA		1,021,321	252.18	4049.97
Total Outside PFA		439,619	38.17	11517.40

#### 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. The most recent model (see Table 18) result shows that the number of potential units could range from 10,895 units with the moderate scenario to 26,956 units assuming the full zone build out. Most lots do not build out to full density. These figures do not include redevelopment potential.

**Table 18. Development Capacity within the PFA, Updated in 2021**

Lot Type	Moderate Capacity	Full Potential Capacity
Underdeveloped	6,554	18,384
Vacant	4,341	8,572
<b>Total</b>	<b>10,895</b>	<b>26,956</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 19, 570.71 acres of preserved land were added in 2021, yielding 68,314.86 acres total of preserved land in Baltimore County. In comparison, 693.15 acres and 1,076.74 acres were added to

the easement in 2020 and 2019, respectively. The largest amount in preservation in 2021 was achieved via the Rural Legacy Program. The total preserved land accounted for 85.39% of the Master Plan 2020 goal towards 80,000 preserved acres. Map 8 of 2021 Preserved Land shows spatial locations of those programs in the County.

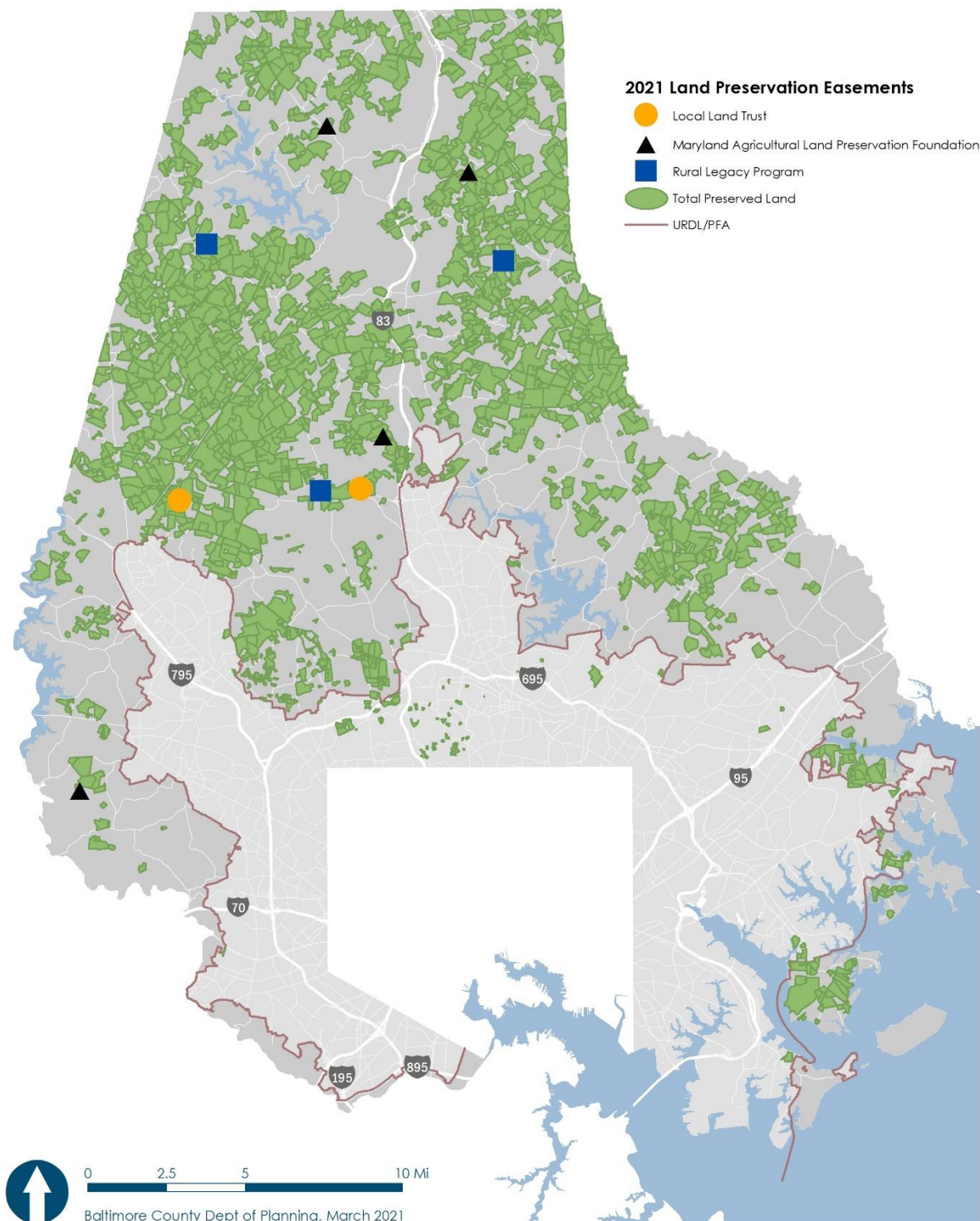
Table 19 does not include the acreage of the land immediately adjacent to three reservoirs - Liberty, Prettyboy, and Loch Raven. Baltimore City owns them and is responsible for the stewardship of 24,580 acres of watershed, albeit the reservoirs are in the County.

**Table 19: Summary of Preservation Easements, 2021**

Easement Type	Acres	Percent of Total
Donated Easement	58.62	10.27%
Rural Legacy	311.40	54.56%
Maryland Agricultural Land Preservation Foundation	200.69	35.16%
Baltimore County Agricultural Easements	0.00	0.00%
Regulatory Easements	0.00	0.00%
Maryland Program Open Space	0.00	0.00%
<b>Total Acres</b>	<b>570.71</b>	<b>100.00%</b>

Source: Baltimore County Government

## 2021 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.