



Baltimore County, Maryland

# **2019 Annual Report on Growth**

As Adopted by the Baltimore County Planning Board on June 18, 2020

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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 2019 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 to the Maryland Department of Planning by July 1, 2020. 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

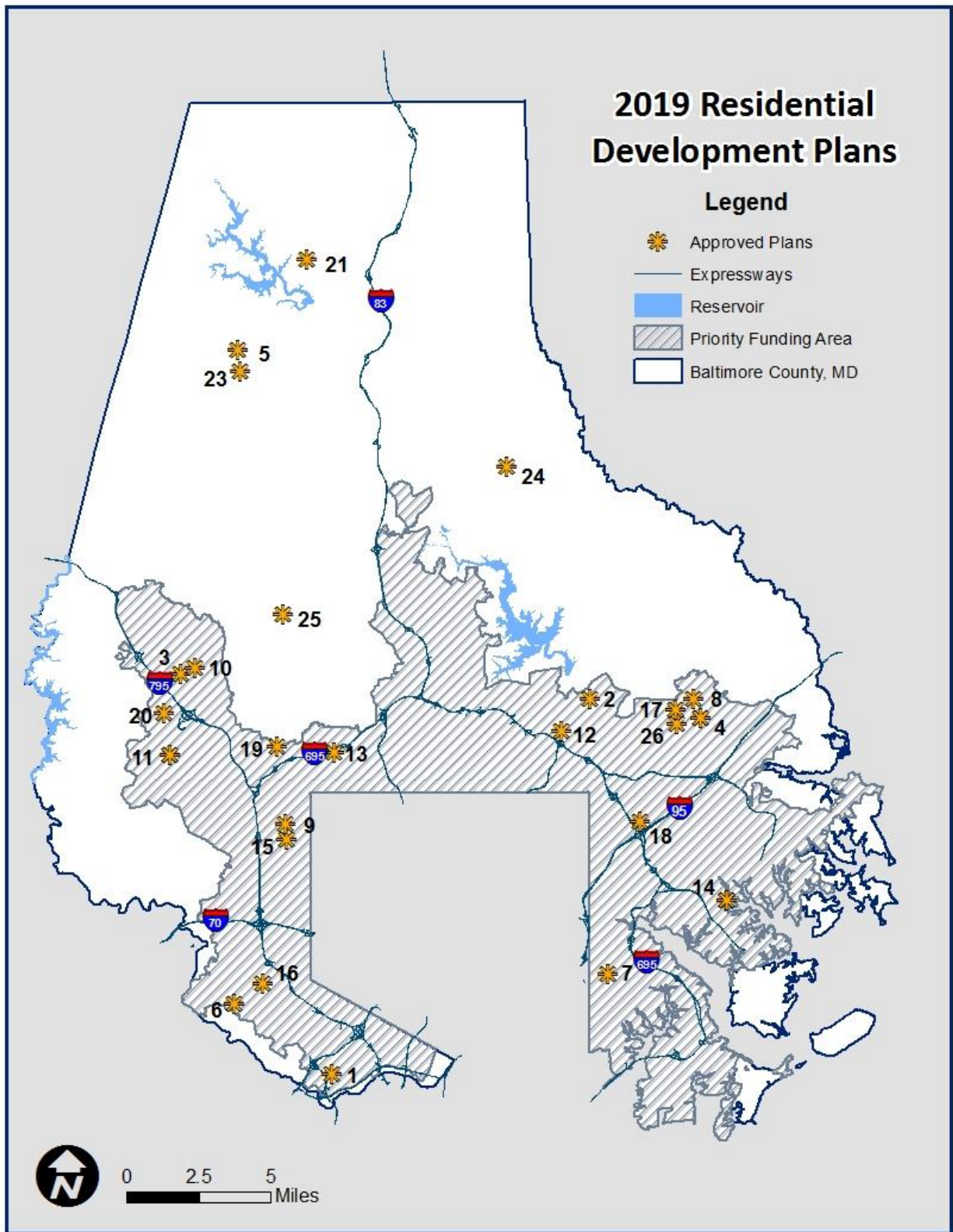
Baltimore County continued to experience residential growth in 2019. In 2019, a total of nine (9) major subdivisions, 14 minor subdivisions, one (1) limited exemption, and two (2) planned unit development (PUD) were approved for 663 residential housing units (Table 1). Among those 663 units, 283 were multifamily units (MF), accounting for 42.68% of the total units (663). In addition, there were 380 single family units that include 173 detached (SFD) units, 58 semi-detached (SFSD) units, and 149 attached (SFA) units. The map of 2019 Residential Development Plans on page 3 shows the spatial distribution of the approved development. Moreover, a limited exemption plan proposed a convalescent home with 30 beds in addition to an existing living facility with 15 beds to remain. One major development was proposed for a 66-unit (80 beds) assisted living (Building 14) and 232-unit independent living (Building 15), which are not included in unit counts and subtotals and total in Table 1.

**Table 1. New Residential Units in Approved Development Plans, 2019**

Project Track	Project Count	Unit Type				Total
		SFD	SFSD	SFA	MF	
Major Subdivision	9	132	6	17	95	250
Minor Subdivision	14	36	0	0	0	36
Limited Exemption	1	0	0	0	0	0
Planned Unit Development	2	5	52	132	188	377
<b>Total</b>	<b>26</b>	<b>173</b>	<b>58</b>	<b>149</b>	<b>283</b>	<b>663</b>
Percent total units		26.09%	8.75%	22.47%	42.68%	100%

Source: Baltimore County Government approved development plans, 2020.

Percent total units = total units by type / total units (663).





Map Key for 2019 Residential Development Plans						
Map Key	PAI #	Project Name	SFD	SFSD	SFA	MF
1	130234	Robert Ring Property - Subdivision of Lot 1	3	0	0	0
2	090855	Hunsberger Property	19	0	0	0
3	040761	11117-11121 Reisterstown Road	3	0	0	0
4	111125	Bissell Property	7	0	0	0
5	050342	#3301 Mt. Carmel Road	2	0	0	0
6	010597	Morerick-Fox Property	3	0	0	0
7	120165	Hillshire Overlook	18	0	0	0
8	111162	Alecci Property	3	0	0	0
9	030519	Townes at Pahl's Farm	1	6	17	0
10	040753	Carol Watson property - Resubdivision of Lot 7	3	0	0	0
11	020739	Ballard Green PUD - 1st material amendment to 4th refinement	0	0	0	188
12	090863	Avery Home Builders, LLC.	2	0	0	0
13	030517	The Courts of Hidden Waters	24	0	0	0
14	150966	Water's Landing PUD	5	52	132	0
15	030227*	Augsburg Lutheran Home	0	0	0	0
16	010608	Roth Property	2	0	0	0
17	111158	Klausmeier manor	49	0	0	0
18	140504	7517 Gum Spring Avenue	3	0	0	0
19	030515	Trinity Fathers Property	14	0	0	0
20	040414	Friedler Property - 8th refinement to CRG plan	0	0	0	95
21	060329	Sunderland Property	2	0	0	0
22	100468	The Lands of Lou G. Miller	3	0	0	0
23	050343	16817 Gorsuch Mill Road	2	0	0	0
24	100471	Cook Property	2	0	0	0
25	080899	Kopper Property 3	3	0	0	0
26	111163**	MA Maison Assisted Living	0	0	0	0
Sum			173	58	149	283

\*: Proposed 66-unit (80 beds) for assisted living and 232-unit for independent living.

\*\*\*: Proposed a convalescent home with 30 beds.

SFD: single family detached. SFSD: single family semi-detached.

SFA: single family attached. MF: multifamily.

CRG: County Review Group.

In 2019, 33 non-residential development plans were approved (Table 2, page 5) for retail, industrial, institutional, mixed use, office, or other uses. The map of 2019 Non-Residential Development Plans on page 6 exhibits the spatial distribution of the approved development.

The limited exemption amounted to the largest square footage among the two tracks of approved non-residential development plans. As for use types of non-residential development, retail development was predominant, representing 75.12% of the total square footage among all use types combined.

The “Other” development category included the Mace Medical development and the Candle Light Funeral Home. The two mixed use development plans were for a development with a mixture of office, greenhouse, and storage as well as one for an office and warehouse.

**Table 2. Square Footage of Non-Residential Uses in Approved Development Plans, 2019**

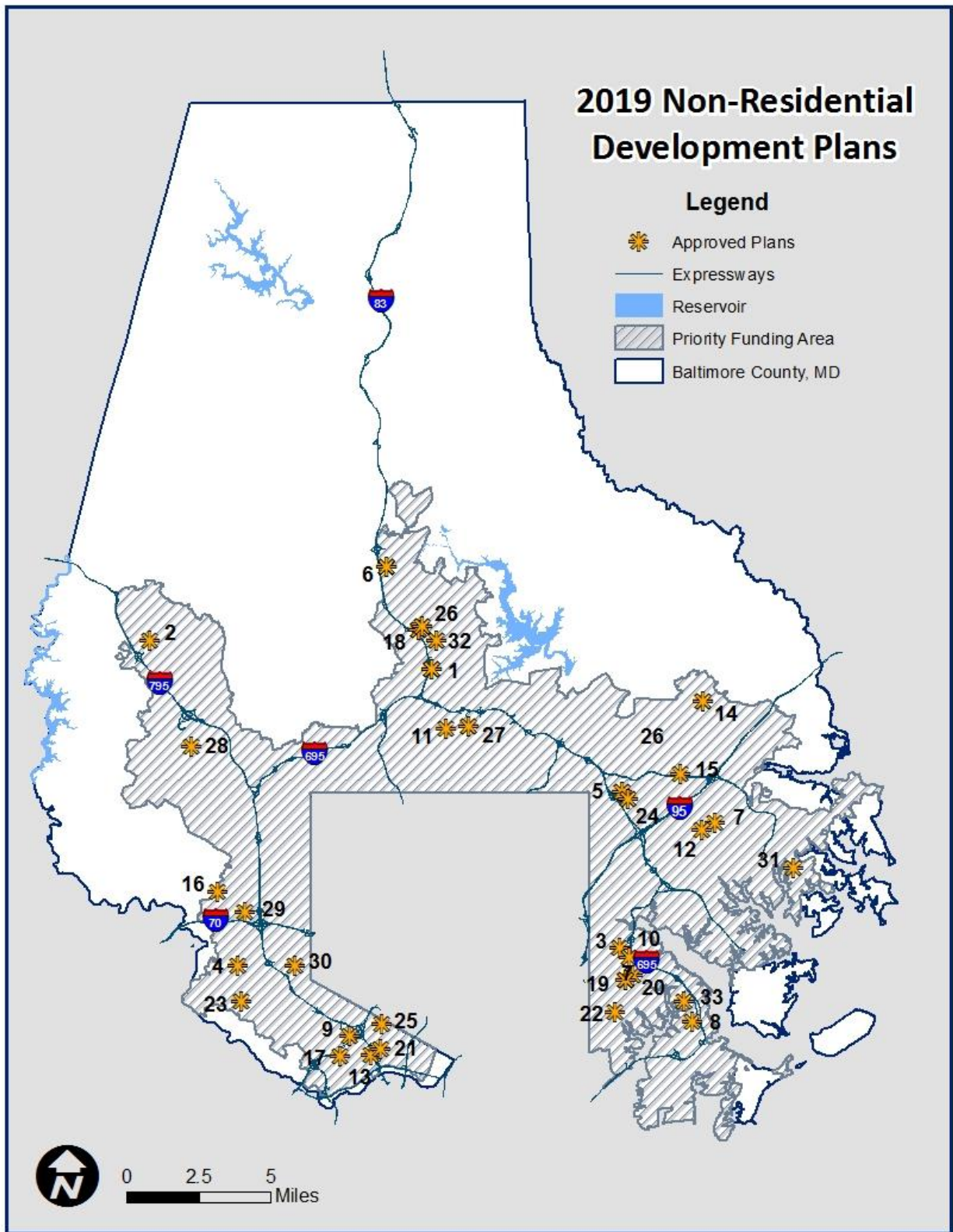
Project Track	Project Count	Square Feet by Use Type						Total
		Retail	Industrial	Institutional	Mixed Use	Office	Other	
Limited Exemption	23	532,423	60,350	44,149	9,550	0	19,275	665,747
Major Development	10	158,764	0	900	0	94,650	0	254,314
<b>Total square feet by use type</b>		<b>691,187</b>	<b>60,350</b>	<b>45,049</b>	<b>9,550</b>	<b>94,650</b>	<b>19,275</b>	<b>920,061</b>
Percent total square feet		75.12%	6.56%	4.90%	1.04%	10.29%	2.09%	100.00%

Source: Baltimore County Government approved development plans, 2020.

Percent total square feet = total square feet by use type / total square feet (920,061).



*In 2019, five plans for Royal Farms Stores were approved. They are in White Marsh-Perry Hall, Middle River, Dundalk (two stores), and Hunt Valley. (Photo credit to Hopkins & Wayson).*



Map Key for 2019 Non-Residential Development Plans					
Map Key	PAI #	Project Name	Development	Plan Area (Acre)	Square Feet
1	080105	Timonium Business Park (Lots E1 & E2)	Office	8.2	84,650
2	040726	Reisterstown Shopping Center	Commercial	20.57	11,350
3	150534	Eastpoint Mall	Commercial	70.1	243
4	010590	Autozone Store 6747	Commercial	1.187	7,381
5	140134	Fullerton Plaza - 1st refinement	Commercial	18.37	34,000
6	080091	Hunt Valley Business Community (225 Schilling Circle)	Office	17.06	10,000
7	150756	Al Packer Ford Property - 4th refinement	Commercial	22.15	156
8	151011	Royal Farms - No. 179	Commercial	2.41	6,030
9	130228	The Redeemed Christian Church Of God House Of Glory	Institutional	4.5	7,149
10	150486	Merritt Station (2nd Amended)	Commercial	5.3	78,350
11	090540	Pickersgill Retirement Community	Institutional	16.4	900
12	151018	Royal Farms Store #266	Commercial	4.18	4,649
13	130055	Fleetpro, Inc.	Industrial	4.61	7,350
14	111086	The Shops At Perry Hall (Alternate 'A')	Commercial	14.49	65,324
15	111167	Royal Farms Store #232	Commercial	15.47	4,649
16	020788	7400 Dogwood Road	Mixed	5.479	4,800
17	130236	Dunkin Donuts	Commercial	0.382	1,174
18	080144	9690 Deerco Road & 375 W. Padonia Road	Commercial	11.8	210,000
19	120071	Safstor Self Storage Dundalk	Commercial	3.79	106,576
20	120167	Royal Farms Store 68	Commercial	1.09	4,649
21	130238	Lansdowne Inn	Commercial	0.99	1,184
22	120166	Mace Medical	Other	2.809	14,400
23	010603	Candle Light Funeral Home	Other	6.63	4,875
24	140468	Safstor Self Storage Nottingham - 4501 Fitch Avenue	Commercial	5.34	100,794
25	130237	2000 Hammonds Ferry Rd	Industrial	4.75	53,000
26	080341	Royal Farm Store 57	Commercial	4.58	4,649
27	090856	Towson Station	Commercial	5.41	26,515
28	020753	Home 2 Suites	Commercial	2.19	18,000
29	010581	Security Square Shopping Center - 3rd refinement Of CRG	Commercial	6.5	2,222
30	010459	Mount De Sales Academy	Institutional	14.15	37,000
31	151015	#402 Bowleys Quarters Road	Mixed	0.622	4,750
32	080858	Global View Center	Commercial	6.17	1,500
33	151014	Le's Motors	Commercial	19.197	1,792
Sum				326.876	920,061

CRG: County Review Group.

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

*Occupancy permits.* Table 3 shows that in 2019, the number of constructed units issued with occupancy permits was 1,397, which was lower than in 2018 (1,817). The map of 2019 Residential Occupancy Permits on page 9 displays the spatial distribution of residential occupancy permits issued throughout the County in 2019.

Multifamily units accounted for 31.57% (or 441 in number) of the total number of units (1,397). The proportion of single family structures combined represented 68.43% (or 956 in number) of total units (1,397). Among single family structures, single family detached (SFD) was the predominant type of new housing with 507 units in occupancy permits, followed by single family attached (SFA) with 413 units.



Percent total units = units by type / total residential units (1,397).



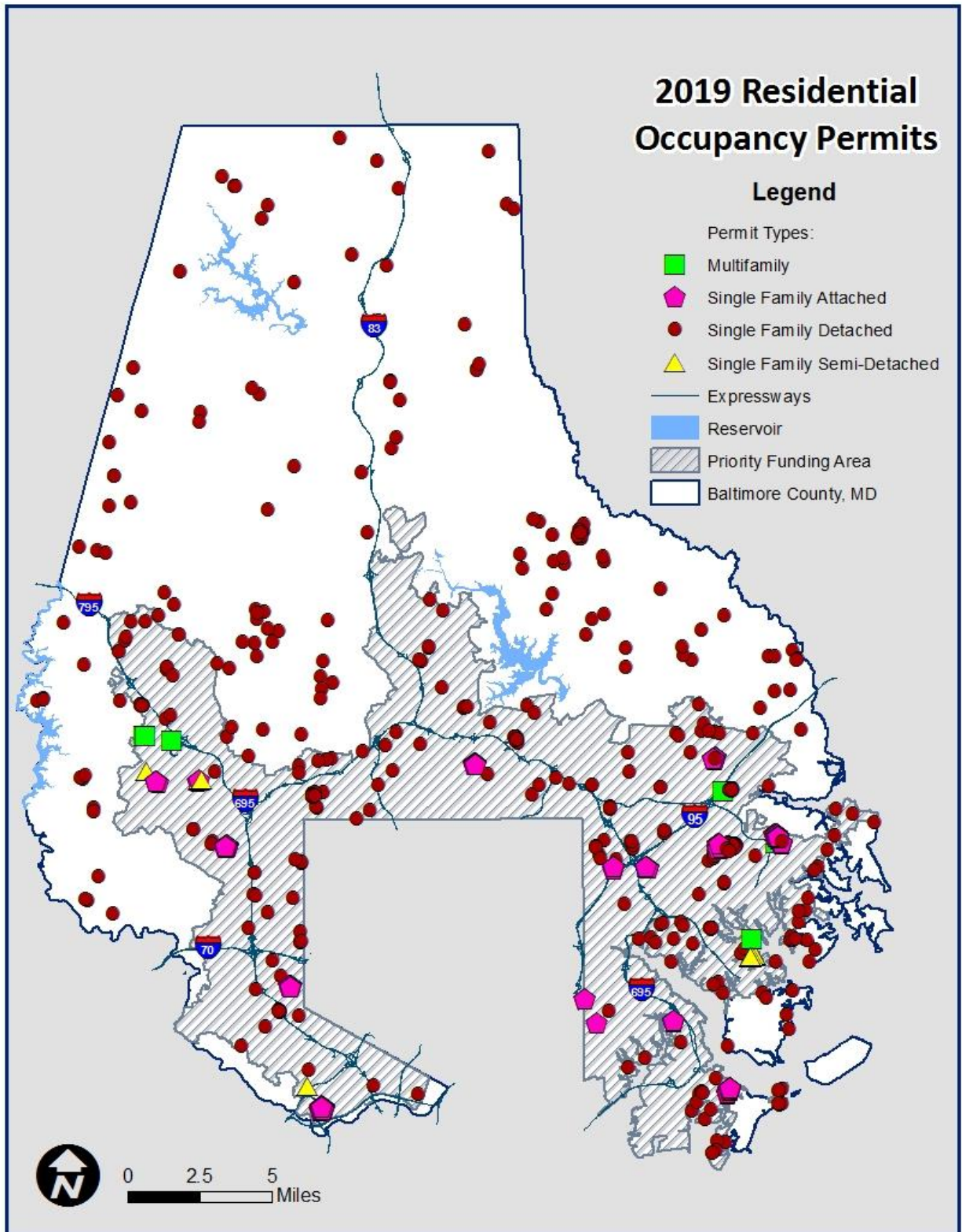
*Greenleigh at Crossroads is part of a master-planned, 1,000-acre mixed-use community in Baltimore County, located on Maryland Rt. 43 between U.S. Route 40 and Eastern Boulevard. In total Greenleigh at Crossroads will include about 1,900 residential units, 740,000 sq. ft. of class 'A' office, 828,000 sq. ft. of flex/hq, and 330,000 sq. ft. of retail space (Source: St. John Properties).*

**Table 3. New Residential Units in Occupancy Permits, 2019**

Housing Unit Type	Units by Type	Percent Total Units
Multi-Family (MF)	441	31.57%
Single Family Attached (SFA)	413	29.56%
Single Family Detached (SFD)	507	36.29%
Single Family Semi-Detached (SFSD)	36	2.58%
<b>Total Residential Units</b>	<b>1,397</b>	<b>100.00%</b>
All single family units	956	68.43%

Source: Baltimore County Government occupancy permits, 2020.





Occupancy permits for non-residential construction indicate that industrial development represented the largest use type among all new buildings in 2019 (Table 4). This was mainly due to the continued redevelopment of Tradepoint Atlantic, one of the most prominent signature projects in the County.

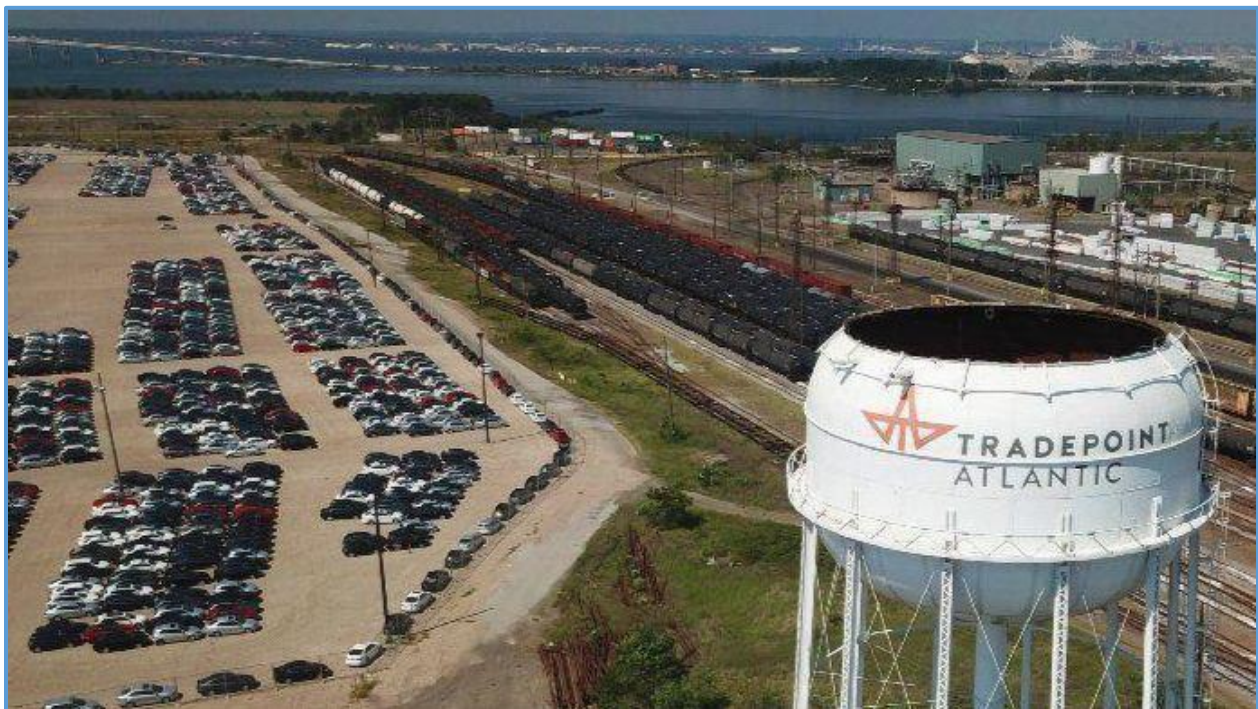
The square footage or percent share of retail uses ranked second but was much lower than that of the industrial uses. The square footage and proportion of office uses were the third followed by institutional uses. The map of 2019 Non-Residential Occupancy Permits on page 11 illustrates the spatial distribution of non-residential occupancy permits throughout the County.

**Table 4. Square Footage of Non-Residential Uses in Occupancy Permits, 2019**

Data Type	Use Type				Total Square Feet
	Retail	Industrial	Office	Institutional	
Square Feet by Use Type	400,212	1,582,626	120,471	78,214	2,181,523
Percent total square feet	18.35%	72.55%	5.52%	3.59%	100.00%

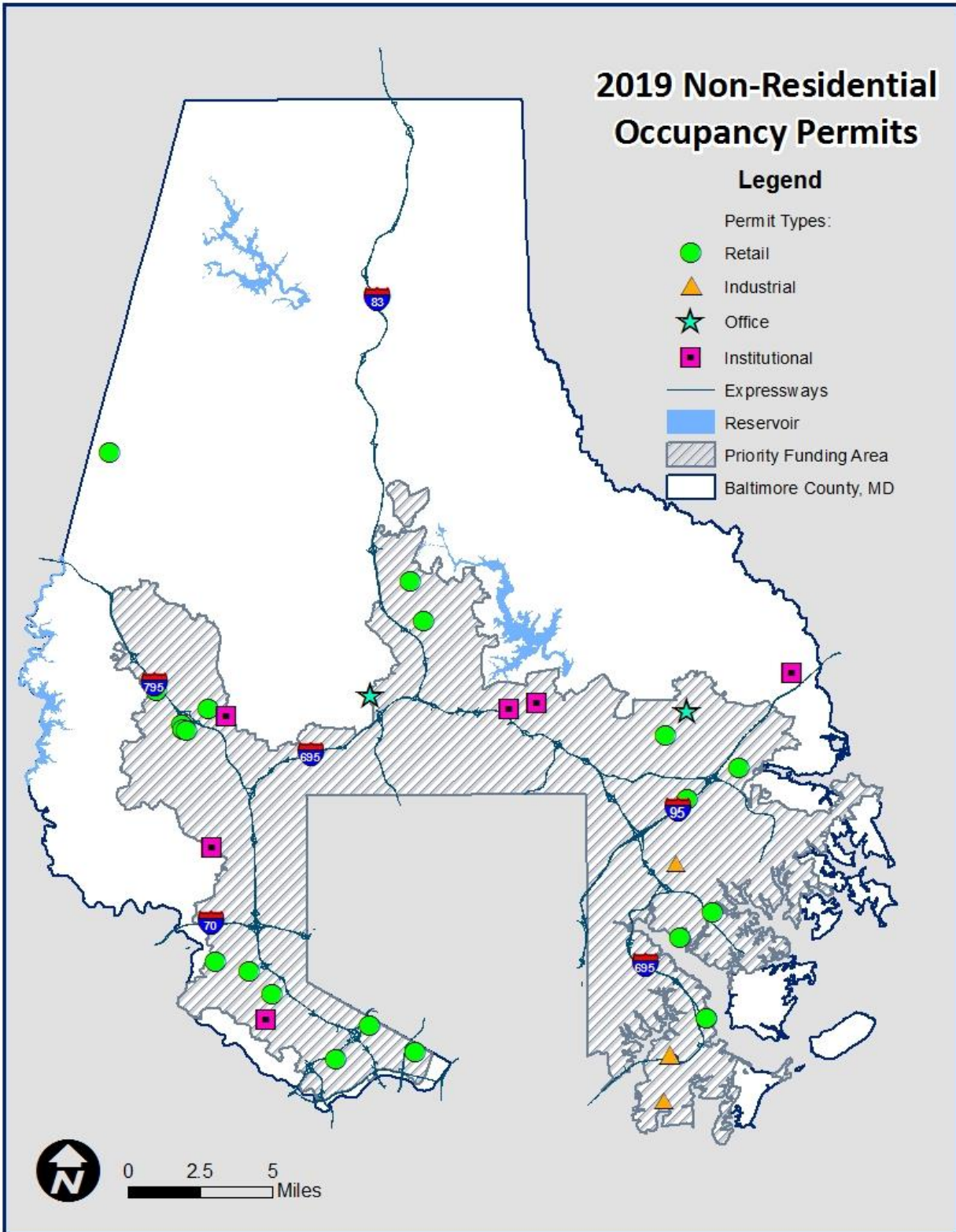
Source: Baltimore County Government occupancy permits, 2020.

Percent Total Square Feet = square feet by use type / total square feet (2,181,523).



*Multiple companies have opened or signed leases for new facilities at Tradepoint Atlantic in Sparrows Point (Source: Baltimore County News).*





**Razing permits.** There were 129 units in residential razing permits issued in 2019 (Table 5). In comparison, 133 units were issued with razing permits in 2018. All but one residential units issued with razing permits in 2019 were single family detached structures. The map of 2019 Residential Razing Permits (page 13) portrays the spatial distribution of razing permits throughout the County.

**Table 5. Residential Units in Razing Permits, 2019**

Housing Unit Type	Units by Type	Percent Total Units
Multi-Family (MF)	0	0.00%
Single Family Attached (SFA)	0	0.00%
Single Family Detached (SFD)	-128	99.22%
Single Family Semi- Detached (SFSD)	-1	0.78%
<b>Total Residential Units</b>	<b>-129</b>	<b>100.00%</b>

Source: Baltimore County Government razing permits, 2020.

Percent total units = units by type / total residential units (-129).

Table 6 displays that the largest square feet of non-residential uses in razing permits was industrial, accounting for 58.92% of the total. Razing permits for a warehouse building on the Foundry Row development site amounted to 241,600 square feet, paving the way for a future multifamily residential building and the further development of the Foundry Row site with a mixed use program (The Baltimore Sun, April 5, 2019).

The razing permits for institutional uses ranked second, accounting for 22.21%. Square feet in razing permits for institutional uses included 31.7% for a nursing home in Towson, 42.4% of school buildings (Saint Paul School and McDonogh School), and remaining 25.9% of a church in Towson and another institutional use in Catonsville.

The number of razing permits for retail uses followed, including 20,400 square feet for demolishing a commercial building in Catonsville, 15,005 square feet for a bingo hall in Nottingham, and 12,864 square feet for a service station and garage in Dundalk.

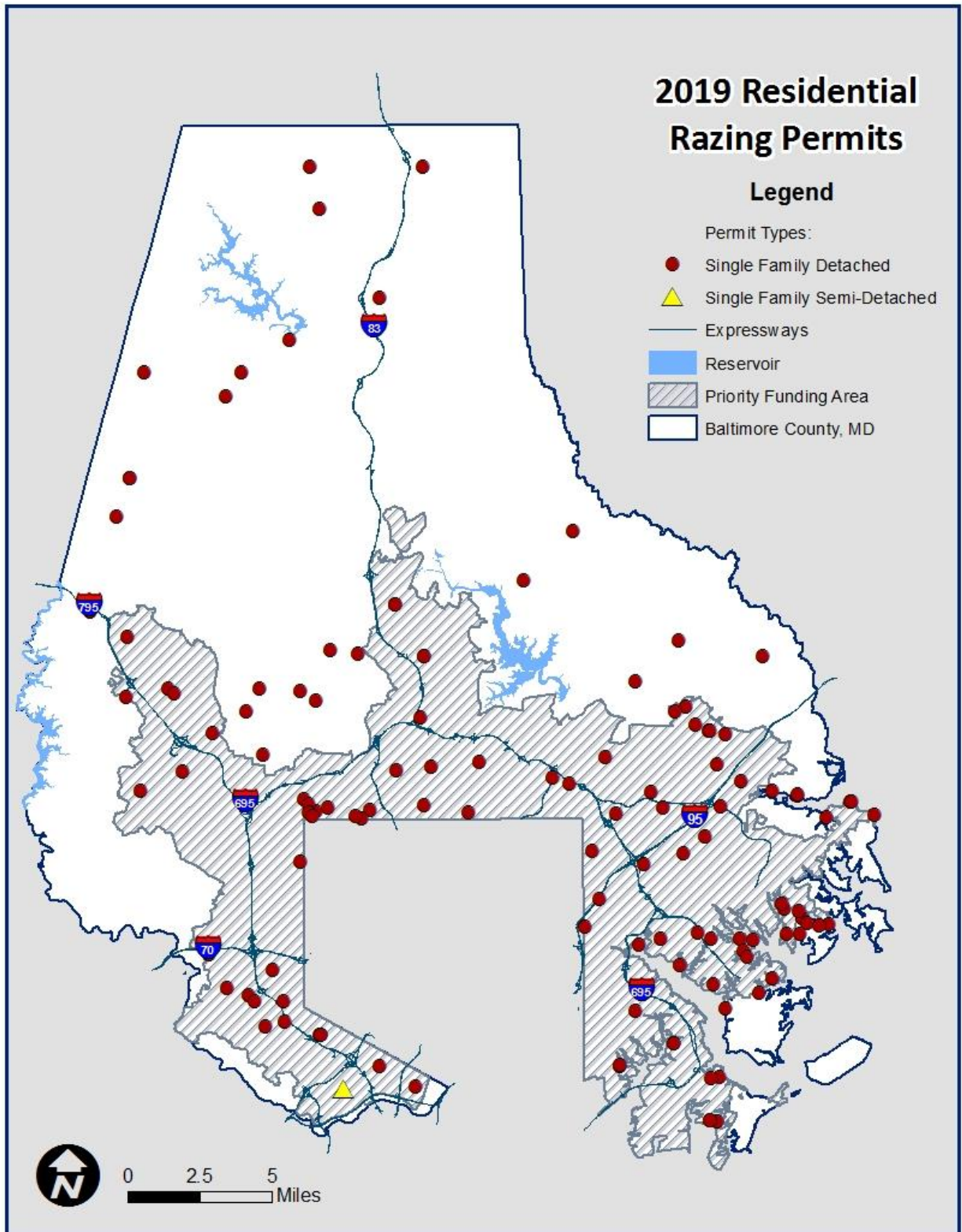
**Table 6. Square Footage of Non-Residential Uses in Razing Permits, 2019**

Data Type	Use Type				Total
	Retail	Industrial	Office	Institutional	
Square Feet by Use Type	138,228	435,021	1,100	163,975	738,324
Percent total square feet	18.72%	58.92%	0.15%	22.21%	100.00%

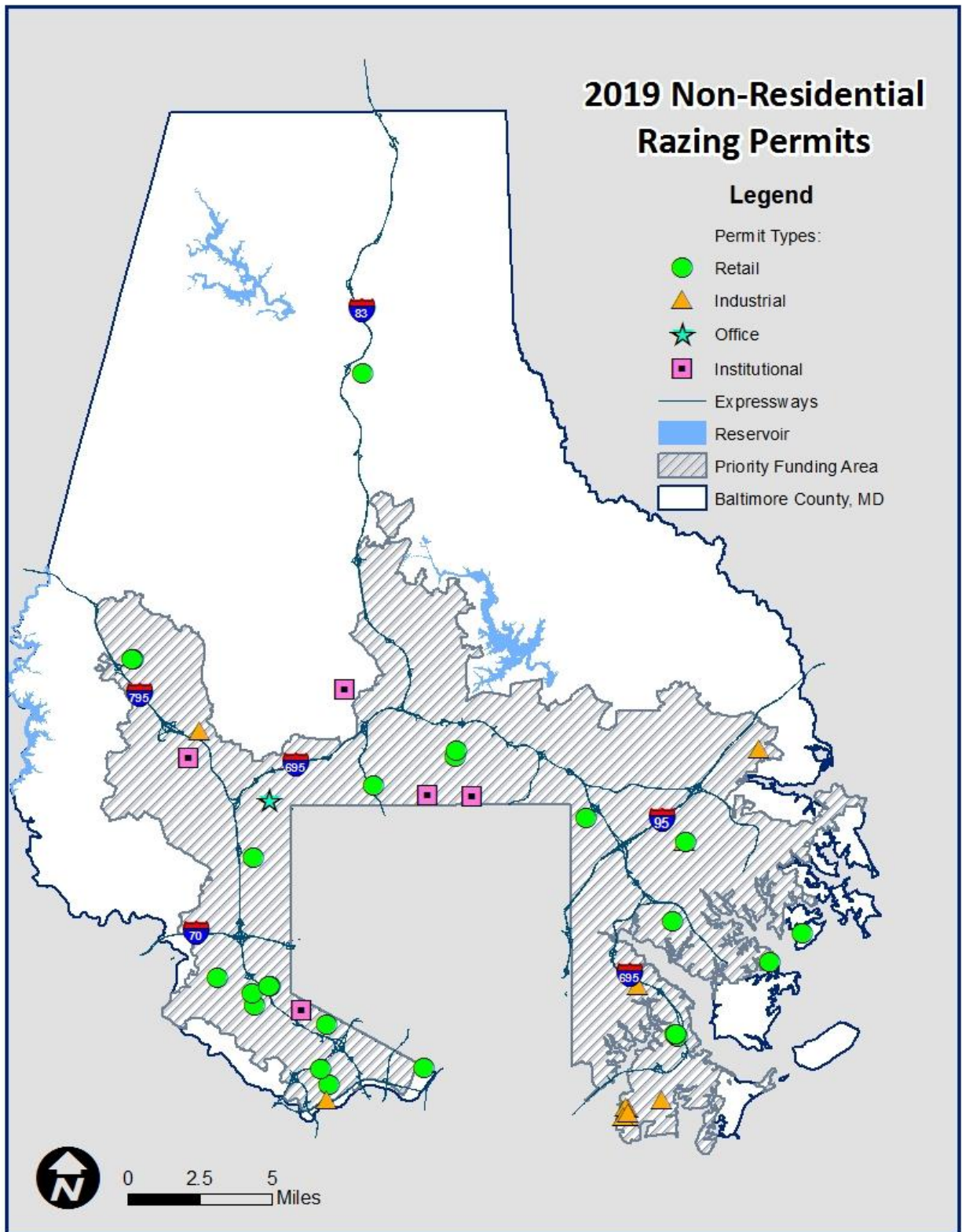
Source: Baltimore County Government razing permits, 2020.

Percent total square feet = square feet by use type / total square feet (738,324).

The map of 2019 Non-Residential Razing Permits on page 14 depicts the spatial distribution of razing permits by type of non-residential uses throughout the County.



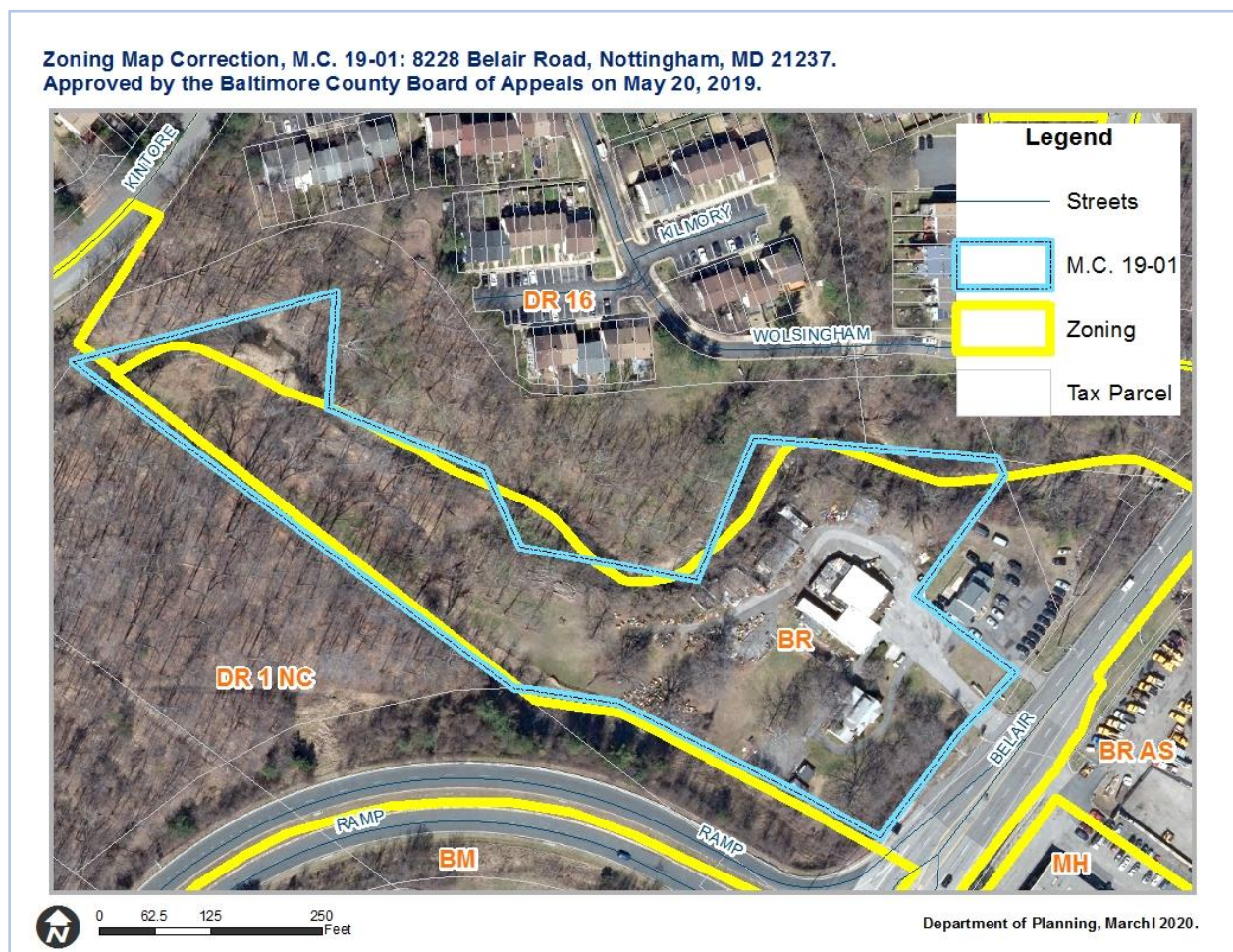




### A-1-3. Zoning Map Changes

**Map Correction.** Technical drafting errors on an official zoning map may be corrected upon a certification by the Director of Planning, indicating that the map does not accurately reflect the final zoning classification imposed by the County Council during a comprehensive zoning map process (CZMP). The Department files a petition to change the zoning map with the County Board of Appeals, pursuant to Section 32-3-233 of the *Baltimore County Code*.

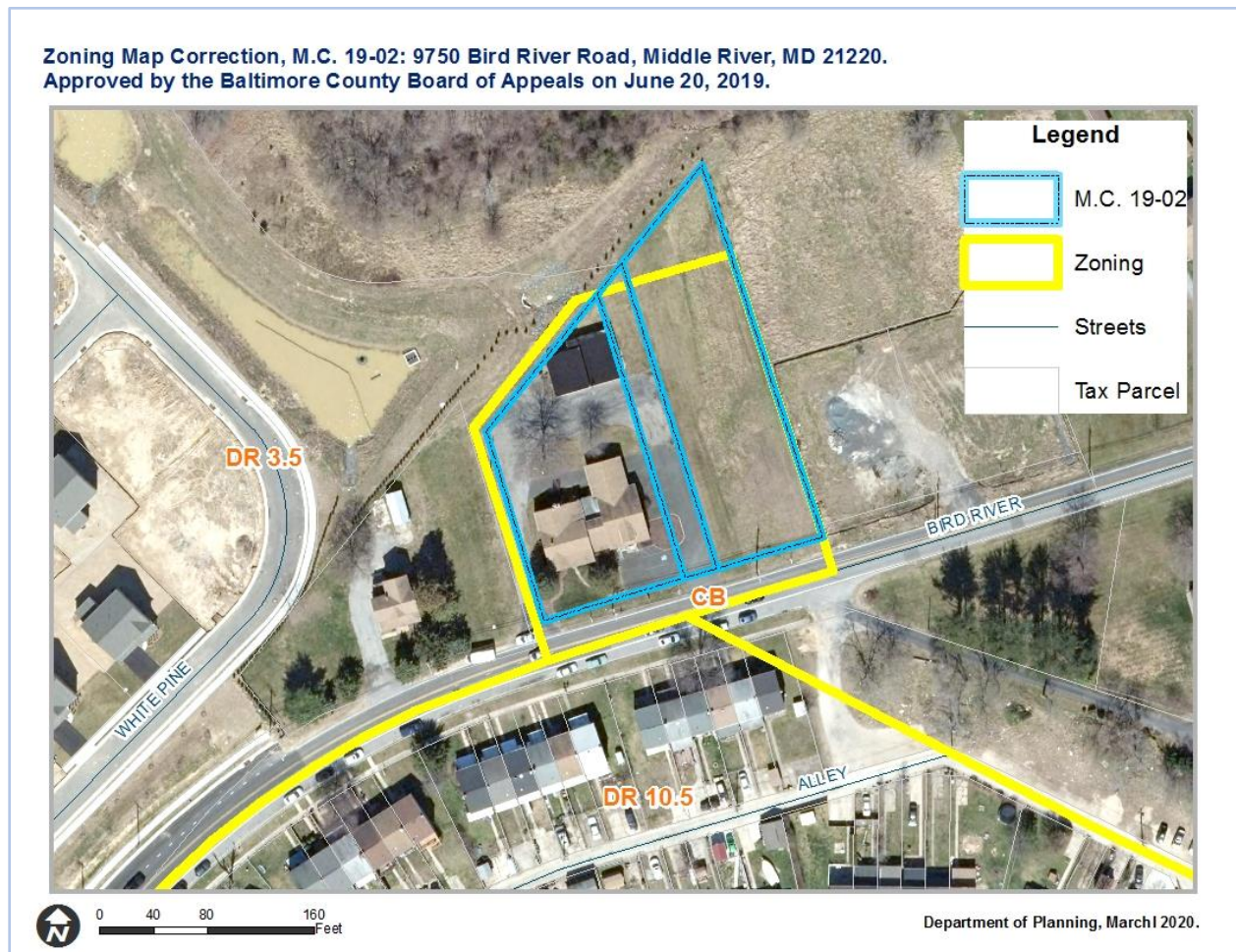
In 2019, the Baltimore County Board of Appeals approved two zoning map corrections, cases M.C. 19-01 and M.C. 19-02. M.C. 19-01 was to correct a technical error in zoning for the property located at 8228 Belair Road, Nottingham, MD 21236. This zoning map correction approval reclassified the subject property from BR (Business Local), DR 1-NC (Density Residential 1 unit per acre - Neighborhood Commons), and DR 16 (density residential 16 units per acre) to BR and DR 16. This zoning map correction is illustrated on the map below.



M.C. 19-02 was to change the zoning from DR 3.5 (Density Residential 3.5 units per acre) to CB (Community Business) for the majority of three adjacent parcels at 9750 Bird River Road (collectively,



the Property), Middle River, MD 21220. The exception is the two triangle-shaped areas beyond the zoning line in the northern portion of the Property in M.C. 19-02, which remain in DR 3.5. The corrected zoning and M.C. 19-02 boundary are shown in the exhibit below.



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

This Report on Growth summarizes legislative bills and resolutions adopted by the County Council in 2019, which pertains to planning and zoning matters. Those adopted legislative bills and resolutions are displayed in two exhibits on pages 17 and 18.

Those 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 *Master Plan 2020*, as well as the Maryland Smart Growth Principles.

### Adopted Legislative Bills, 2019

Bill No.	Bill Purpose
No. 6-19	For the purpose of permitting bakeries in the R.C.2 Zone by special exception, under certain circumstances; and generally relating to bakeries in R.C.2 Zones.
No. 7-19	For the purpose of clarifying that commercial kennels and pet shops are included in the special regulations for animal boarding places in residential zones; and generally relating to commercial kennels and pet shops in residential zones.
No. 8-19	For the purpose of adopting Small Wireless (SWF) Facility Design Guidelines in accordance with the Federal Communications Commission's (FCC) Declaratory Ruling and Third Report and Order (Order) (FCC 18-133); etc.
No. 9-19	For the purpose of amending the time to request a review of annual Metropolitan District wastewater user charges; requiring procedure to request review be written on consumer bill; etc.
No. 10-19	For the purpose of amending the Baltimore County Zoning Regulations in order to permit certain signs to be reviewed administratively, generally relating to sign requirements in the Downtown Towson District.
No. 12-19	For the purpose of adopting a new Basic Services Sewerage Map, a new Basic Services Water Supply Map and a new Basic Services Transportation Map.
No. 13-19	For the purpose of amending the Zoning Regulations to clarify the permitted use of a tattoo or body piercing establishment in the B.M.-D.T. Zone; and generally relating to tattoo or body piercing establishments in the B.M.-D.T. Zone
No. 15-19	For the purpose of amending the Zoning Regulations to clarify the definition of "convenience store" and to provide for the minimum number of parking spaces required when such use is combined with a carry-out restaurant and fuel service station.
No. 16-19	For the purpose of imposing a nonresidential excise tax known as the Development Impact Surcharge.
No. 17-19	The annual budget and appropriation ordinance of Baltimore County, to adopt the County Budget, consisting of the Current Expense Budget for fiscal year 2020, the Capital Budget and Capital Improvement Program for fiscal year 2020 and following five consecutive fiscal years.
No. 31-19	For the purpose of permitting car washes in the Manufacturing, Light (M.L.) Zone by special exception; and generally relating to car washes in the M.L. Zone.
No. 34-19	For the purpose of adding a new landmark to the Final Historical Landmarks List; and generally relating to the Baltimore County Historical Landmarks List.
No. 35-19	For the purpose of permitting certain B.M.-C.T. (Business, Major - Commercial, Town-Center Core) Zone uses in the B.M. (Business, Major) Zone in certain circumstances; and generally relating to the B.M. and B.M.-C.T. Zone.
No. 37-19	For the purpose of amending certain provisions of the open space fees for the adequate public facilities requirements; and generally relating to open space fees.
No. 39-19	For the purpose of permitting Veterinarians' Offices and Veterinaries by right in certain M.L. Zones; and generally relating to Veterinarian's Offices and Veterinaries.
No. 41-19	For the purpose of clarifying an exemption category to the Development Impact Surcharge and Development Impact Fee; and generally relating to Development Impact Surcharges and Fees.
No. 44-19	For the purpose of permitting live musical entertainment in certain areas; providing a process for obtaining a use permit for live musical entertainment; providing a process for the suspension or revocation of a use permit; renewal of a use permit; appeals; and generally relating to live musical entertainment.
No. 45-19	For the purpose of amending the Special Regulations for Commercial, Town-Center Core (C.T.) Districts superimposed on B.M. zones to permit certain uses under certain circumstances; and generally relating to the uses permitted in the B.M.-C.T. Zone.
No. 47-19	For the purpose of allowing assisted-living facilities by right in a Business, Local (B.L.) Zone within the boundaries of the Pikesville Commercial Revitalization District; and generally relating to assisted-living facilities.
No. 48-19	For the purpose of providing the definition of "Security Guard Booth" in the Baltimore County Zoning Regulations; amending the Regulations in order to clarify that Security Guard Booths are permitted as a matter of right in all zones as an accessory use, etc.
No. 49-19	For the purpose of prohibiting discrimination against a person in the rental, sale, listing, representation or soliciting of housing based on source of income; etc.
No. 52-19	For the purpose of authorizing alternative uses and development proposals on certain D.R. Zoned properties adjacent to the MD 43 Overlay District under certain conditions; and generally relating to uses in the D.R. Zone.
No. 54-19	For the purpose of providing certain height restrictions on new noncommercial buildings in the D.R.16 Zone where such buildings are within a certain distance of a public school that is over State-rated capacity increasing certain setbacks; and generally relating to buildings in the D.R.16 Zone.
No. 63-19	For the purpose of permitting certain commercial and service uses in the Rural Conservation Commercial (R.C.C.) Zone, with certain limitations; and generally relating to permitted uses in the R.C.C. Zone.
No. 64-19	For the purpose of amending the time in which a person engaged in lobbying for the purpose of influencing the Comprehensive Zoning Map Process (CZMP) must register with the secretary to the County Council; etc.
No. 66-19	For the purpose of amending the definition of "Boarding- or Rooming House" set forth in the Zoning Regulations; and generally relating to a Boarding or Rooming House.
No. 73-19	For the purpose of imposing performance standards on public utility service centers and public utility storage yards in the Western Subarea of the Honeygo Area; and generally relating to public utility service centers and public utility storage yards.

### Adopted Resolution, 2019

Resolution No.	Resolution Purpose
No. 9-19	For the purpose of renaming and amending the boundary of the Overlea Commercial Revitalization District.
No. 10-19	To amend the Perry Hall Community Plan: Change the County Designated Perry Hall Boulevard Trail to the Northeast Trail in Recommendation 2.
No. 38-19	To amend the Baltimore County Water Supply and Sewerage Plan
No. 46-19	To remove the designation of the Susquehannock Trail Park site as a Baltimore County Park site.
No. 51-19	To approve modifications to a loan originally made to Woodlawn Apartments Limited Partnership (the "Original Owner") with respect to sale of the property from the Original Owner to RF Woodlawn Apartments, LLC (the "New Owner") with respect to proposed renovations to certain real property in Gwynn Oak, Baltimore County, Maryland which contains rental housing for low income elderly households.
No. 62-19	To amend the Baltimore County Water Supply and Sewerage Plan
No. 64-19	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 2020. These plans include the Baltimore County Coastal, Gunpowder Valley, Long Green Land Trust, Manor, and Piney Run Watershed.
No. 73-19	To examine how communities in other areas of the County and other jurisdictions treat the conversion of commercial space within a condominium or apartment-style building into residential units, such as dormitories, when other floors in the building are already residentially used, and how such a conversion should be regulated by the County Code.
No. 80-19	To expand Residential Permit Parking Area "E", in accordance with the procedures of Baltimore County Code Section 18-2-402, for the Padonia Rd area opposite Dulaney High School outlined on the attached plat.
No. 130-19	To of the Baltimore County Council for the purpose of expanding the Towson Commercial Revitalization District.

#### A-1-5. Comprehensive Plan or Plan Elements

*Water and Sewerage Master Plan Update.* 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.

In June 2019, the Maryland Department of the Environment (MDE) completed the review of the Cycle 36 (year 2018) Amendments to the *2017 Baltimore County Water Supply and Sewerage Master Plan*. MDE, with the Maryland Department of Planning (MDP)'s advice, approved one amendment to water and sewerage designations for a property in Perry Hall within the URDL. This amendment for the capital facilities areas in Perry Hall is consistent with the County's *Master Plan 2020*. MDE denied the amendment request for a property in Glyndon, which is outside the URDL, for it was a conflict with the County's *Master Plan 2020*.

*Sustainable Communities.* In 2019, the Maryland Department of Housing and Community Development approved renewals for the following sustainable community designations:

- Pulaski Highway Redevelopment Area approved in March 2019.
- Greater Dundalk-Sparrows Point Area approved in March 2019.
- Catonsville Patapsco Area approved in March 2019.
- Towson Area approved in November 2019.
- Hillendale-Parkville-Overlea Area approved in November 2019.
- Reisterstown Main Street approved in November 2019.



## A-1-6. School Facilities

With the *Schools for Our Future* program, Baltimore County will have invested \$1.3 billion on school construction or renovation. According to the County Executive Budget Message in 2019, the County is building 18 schools (new constructions or replacements) and 9 additions to eliminate current elementary school overcrowding conditions while modernizing schools.

### Schools for our Future Program

#### New Schools:

Area	School	Seats Construct	Net New Seats	County FY Funding	Estimated Completion
SW	Catonsville ES (Bloomsbury)	705	300	FY15/16	AUG 2016
SW	*Relay ES	715	285	FY15/16	AUG 2017
SW	*Westowne ES	650	170	FY15/16	AUG 2016
SW	*Lansdowne ES	735	422	FY16/17	AUG 2018
SW	*Chadwick ES	735	327	FY18	AUG 2020
NW	Lyons Mill ES	681	681	FY13/14	AUG 2015
NW	*Summit Park ES	709	373	FY18/20	TBD
NW	*Bedford ES	696	387	FY18/20	TBD
NW	*Deer Park ES	735	284	FY20	TBD
C	Mays Chapel ES	702	702	FY12	AUG 2014
NE	*Victory Villa ES	735	409	FY16/17	AUG 2018
NE	Honeygo ES	725	725	FY16/17	AUG 2018
NE	Ridge Road Site ES	709	709	FY18/20	TBD
NE	*Red House Run ES	700	214	FY20	TBD
NE	Nottingham Site MS	1,410	1,410	FY18/20	TBD
SE	*Berskhire ES	625	197	FY18/20	AUG 2020
SE	*Colgate ES	510	191	FY18/20	AUG 2020
SE	*Dundalk ES	722	132	FY18	AUG 2019
Subtotal		13,199	7,918		

\* Schools to be demolished upon replacement for improved operating efficiency and energy savings.

#### Additions:

Area	School	Seats Construct	Net New Seats	County FY Funding	Estimated Completion
SW	Westchester ES	193	193	FY15/16	AUG 2016
NW	Scotts Branch ES	100	100	FY20	TBD
NW	Pikesville HS	13	13	FY14/15/16	AUG 2016
C	Sparks ES	194	194	FY14	AUG 2015
C	Stoneleigh ES	200	200	FY12/13	AUG 2013
C	Hampton ES	200	200	FY12	AUG 2013
C	Hereford HS	318	318	FY12/13	AUG 2015
C	Padonia International ES	264	264	FY15	AUG 2018
NE	Pine Grove MS	130	130	FY18/20	TBD
Subtotal		1,612	1,612		

Source: *Fiscal Year 2020 Budget Message*, Baltimore County Executive John A. Olszewski Jr., May 23, 2019.

## A-1-7. Transportation Facilities

In 2019, 38 road projects were constructed or extended, totaling 5.61 miles in length. Approximately 77.01% (or 4.32 miles) were constructed within the PFA. Among newly constructed or extended road segments in mileage within the PFA, 36.34% were in the Middle River Redevelopment Area, 13.19% in Halethorpe, 12.96% in Parkville, 7.87% in Hunt Valley, and the remaining 7.87% in the Owings Mills Growth Area.

Index Number	Type	Road Name	From	To	Mile		
					Total	In PFA	Out PFA
1	NEW	FOX HILL RD	FILA WAY	FILA WAY	0.34	0.34	0
2	NEW	QUIETWOOD CT	TIMBER GROVE RD	TIMBER GROVE RD	0.09	0.09	0
3	NEW	LAURNIC DR	NICODEMUS RD	MARSHANE RD	0.2	0	0.2
4	NEW	MARSHANE RD	LAURNIC DR	JASCOT CT	0.55	0	0.55
5	NEW	JASCOT CT	MARSHANE RD	STOCKSDALE AV	0.18	0	0.18
6	EXTENSION	STOCKSDALE AV	WOODLEY AV	JASCOT CT	0.08	0	0.08
7	NEW	TOUCHARD DR	ROLLING RD N.	ROLLING RD N.	0.13	0.13	0.04
8	NEW	CHESTER AV	CHESACO AV	CHESACO AV	0.09	0.09	0.01
9	NEW	BALTIMORE AV	HOFFMAN AV	MANOFF RD	0.08	0.08	0
10	NEW	QUARRY VIEW CT	NICODEMUS RD	NICODEMUS RD	0.05	0.05	0
11	NEW	CLARITY CT #1	DOGWOOD RD	DOGWOOD RD	0.07	0.07	0
12	NEW	CLARITY CT #2	CLARITY CT	CLARITY CT	0.15	0.15	0
13	NEW	CLARITY CT #3	CLARITY CT	CLARITY CT	0.03	0.03	0
14	EXTENSION	VILLAGE PARK DR	TOWN VIEW DR	TOWN VIEW DR	0.04	0.04	0
15	EXTENSION	TOWN VIEW DR #2	WINSTON DR	VILLAGE PARK DR	0.06	0.06	0
16	EXTENSION	NECKER AV	COLE FARM RD	NECKER AV	0.19	0.19	0
17	NEW	EAVES DR	BALLARD GREEN DR	BALLARD GREEN DR	0.20	0.2	0
18	EXTENSION	RUSHLEY RD	LITTLEWOOD DR	CROMWELL RIDGE CT	0.15	0.15	0
19	EXTENSION	RUSHLEY RD #2	RUSHLEY RD	RUSHLEY RD	0.07	0.07	0
20	NEW	CROMWELL RIDGE CT	RUSHLEY RD	RUSHLEY RD	0.08	0.08	0
21	EXTENSION	PEACE CHANCE DR	LIBERTY RD	SUMMER SQUALL DR	0.14	0.14	0
22	NEW	CAVEAT CT	PEACE CHANCE DR	PEACE CHANCE DR	0.04	0.04	0
23	EXTENSION	RAVENRIDGE RD	WOOD RAVEN CT	WOOD RAVEN CT	0.26	0.26	0
24	NEW	CECILIA CT	CHAPMAN RD	CHAPMAN RD	0.28	0	0.28
25	NEW	GLEN GATE RD	CEDAR AVE	ARBORGATE CIR	0.17	0.17	0
26	NEW	LAUREL GATE CT	GLEN GATE RD	GLEN GATE RD	0.05	0.05	0
27	NEW	ARBORGATE CIR #1	GATES PARK CT	GATES PARK CT	0.12	0.12	0
28	NEW	ARBORGATE CIR #2	GATES PARK CT	GATES PARK CT	0.08	0.08	0
29	NEW	GATES PARKS CT	ARBORGATE CIR	ARBORGATE CIR	0.07	0.07	0
30	NEW	BLANSFORD WAY	CO4504 REAMES RD	REAMES RD	0.37	0.37	0
31	NEW	LEYSTONE WAY	BLANSFORD WAY	BLANSFORD WAY	0.07	0.07	0
32	NEW	CLAIRVIEW LN	REAMES RD	SHIREHALL CT	0.2	0.2	0
33	NEW	WHITTON CT	CLAIRVIEW LN	CLAIRVIEW LN	0.1	0.1	0
34	NEW	SHIREHALL CT	CLAIRVIEW LN	CLAIRVIEW LN	0.09	0.09	0
35	EXTENSION	LONG MANOR DR	WHITE PINE LN	MARSH HAVEN CT	0.26	0.26	0
36	NEW	MARSH HAVEN CT	LONG MANOR DR	WHITE HAWK CT	0.2	0.2	0
37	NEW	OAK FIELDS CT	MARSH HAVEN CT	MARSH HAVEN CT	0.13	0.13	0
38	NEW	WHITE HAWK CT	MARSH HAVEN CT	MARSH HAVEN CT	0.15	0.15	0
<b>Sum</b>					<b>5.61</b>	<b>4.32</b>	<b>1.34</b>
					% in PFA:	77.01%	

Source: Baltimore County Department of Public Works, March 2020.

## A-2. Consistency with Adopted Plans

The *Annual Report on Growth* is required to discuss whether or not the development in 2019 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 2019 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 2019, 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 shall be in compliance with the state's planning goals and objectives. In 2019, 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

Per the Maryland Department of Planning, the Report for an odd year needs not include the Adequate Public Facilities Ordinance for Schools.

### 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 6, 2019, Bill 12-19 was signed and enacted by the Baltimore County Council, adopting the revised maps on pages 24, 25, and 26.

- 2019 Basic Services Water Supply Map
- 2019 Basic Services Sewerage Map
- 2019 Basic Services Transportation Map

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

*Water Services.* The Department of Public Works indicated that there were no deficiencies in public water status known to exist in 2019.

*Sewerage Services.* The Department of Public Works has monitored and closed Sanitary Sewer Overflow (SSO) #130 (Bagley Avenue) in 2019. All of the remaining sewer relief point locations are being metered. The Department of Public Works has completed several rehabilitation projects and has been performing post-monitoring to determine the projects' effectiveness. Public Works has had projects in design that would eventually eliminate the areas of concern. The removal of areas of special concern does not mean that an area has unlimited development potential. All developments are evaluated hydraulically on a case by case basis, and determinations are made to see if a development will need downstream supplementation.

#### B-2-2. Transportation

The County Department of Public Works has restudied all of the intersections currently on the Basic Services Map for 2019 as well as continued the update of all other signalized intersections.

Based on these studies over the past year, the Department has determined that on the 2019 Map, there are no changes or additions to the 2019 Map.

There are nine "F" level intersections and one "E" level intersections in the 2019 Basic Service Transportation Map that would control development. Commuter sheds for those intersections are unchanged from the 2018 Basic Service Map and shown as such on the 2019 Map.

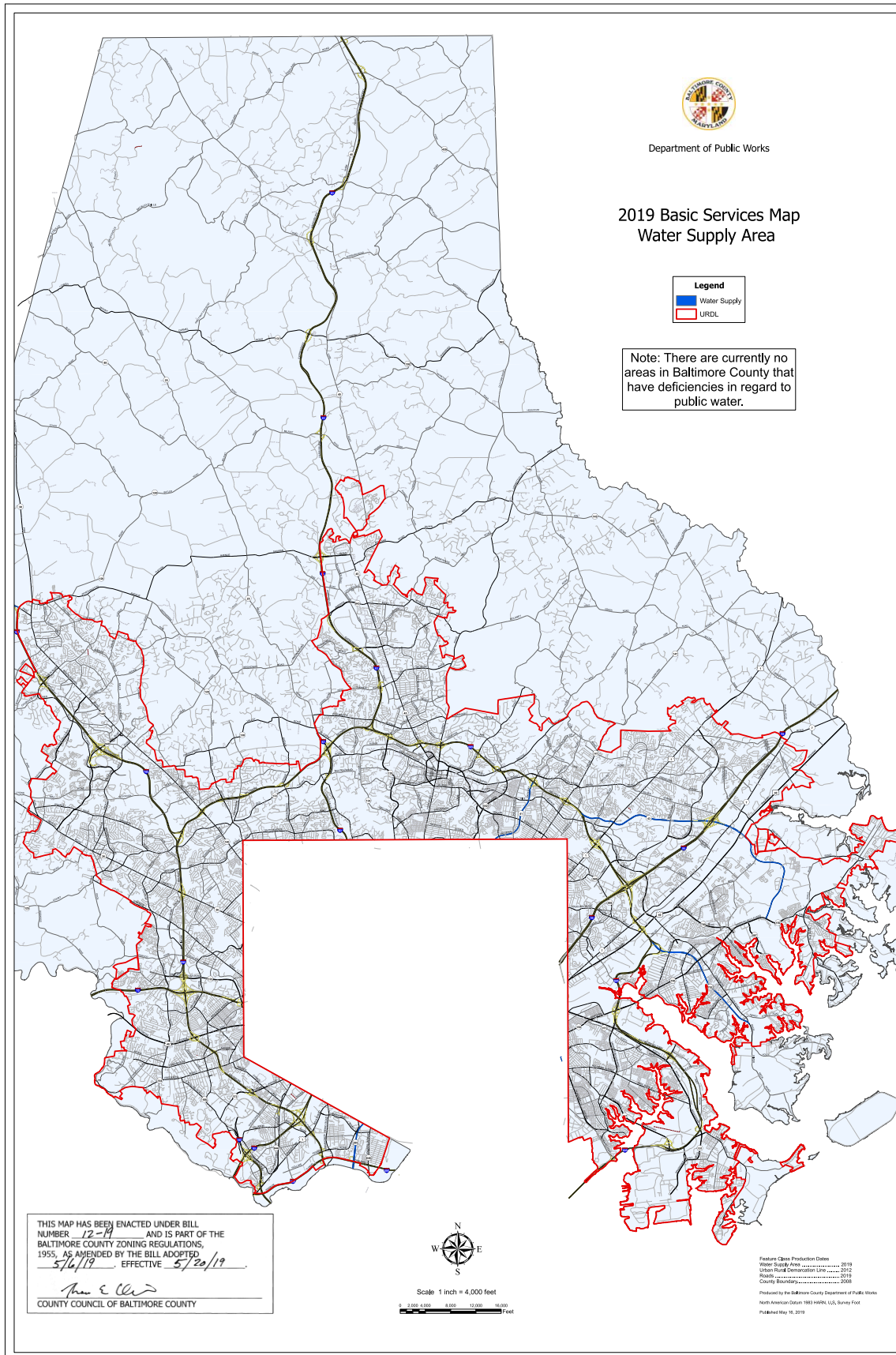
Road Name	Level of Service (LOS)
Baltimore National Pike (US 40)/N. Rolling Road	F
Belair Road (US 1)/Rossville Boulevard	F
Bloomsbury Avenue/Frederick Road (MD 144)	F
Burke Avenue/W. Burke Avenue/York Road (MD 45)	F
Ebenezer Road/Pulaski Highway (US 40)	F
Falls Road (MD 25)/Seminary Avenue (MD 131)	F
Falls Road (MD 25)/W. Joppa Road	F
Falls Road (MD 25)/Greenspring Valley Road (MD 130)	F
Perring Parkway (MD 41)/Putty Hill Avenue	F
E. Joppa Road/Perring Parkway (MD 41)	E

Source: Baltimore County Department of Public Works.



*The intersection of Burke Avenue and York Road in Towson. (Photo credits: aaroad.com).*





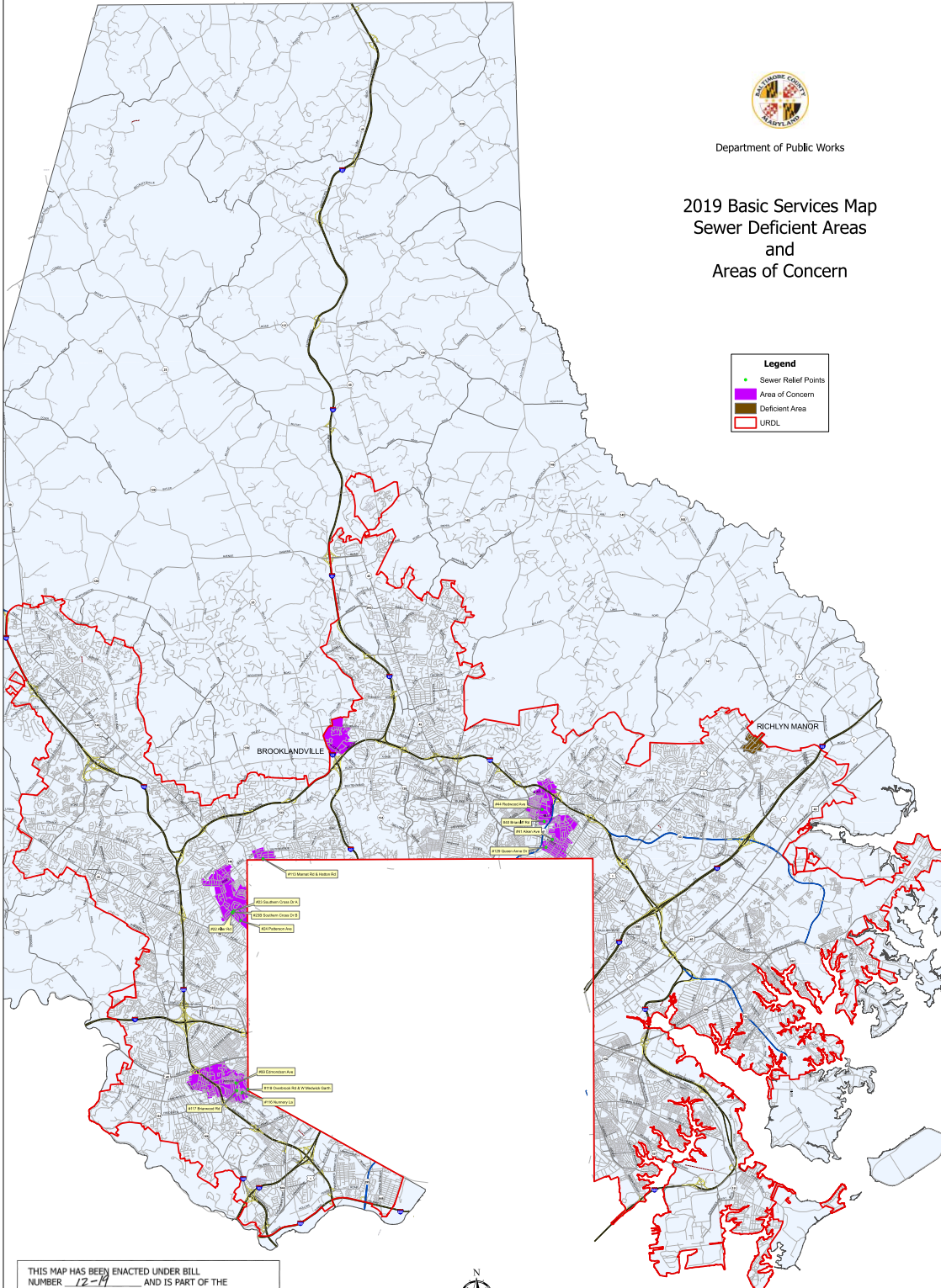


Department of Public Works

## 2019 Basic Services Map Sewer Deficient Areas and Areas of Concern

**Legend**

- Sewer Relief Points
- Area of Concern
- Deficient Area
- URDL



THIS MAP HAS BEEN ENACTED UNDER BILL  
NUMBER 12-19 AND IS PART OF THE  
BALTIMORE COUNTY ZONING REGULATIONS,  
1955, AS AMENDED BY THE BILL ADOPTED  
5/6/19 EFFECTIVE 5/20/19

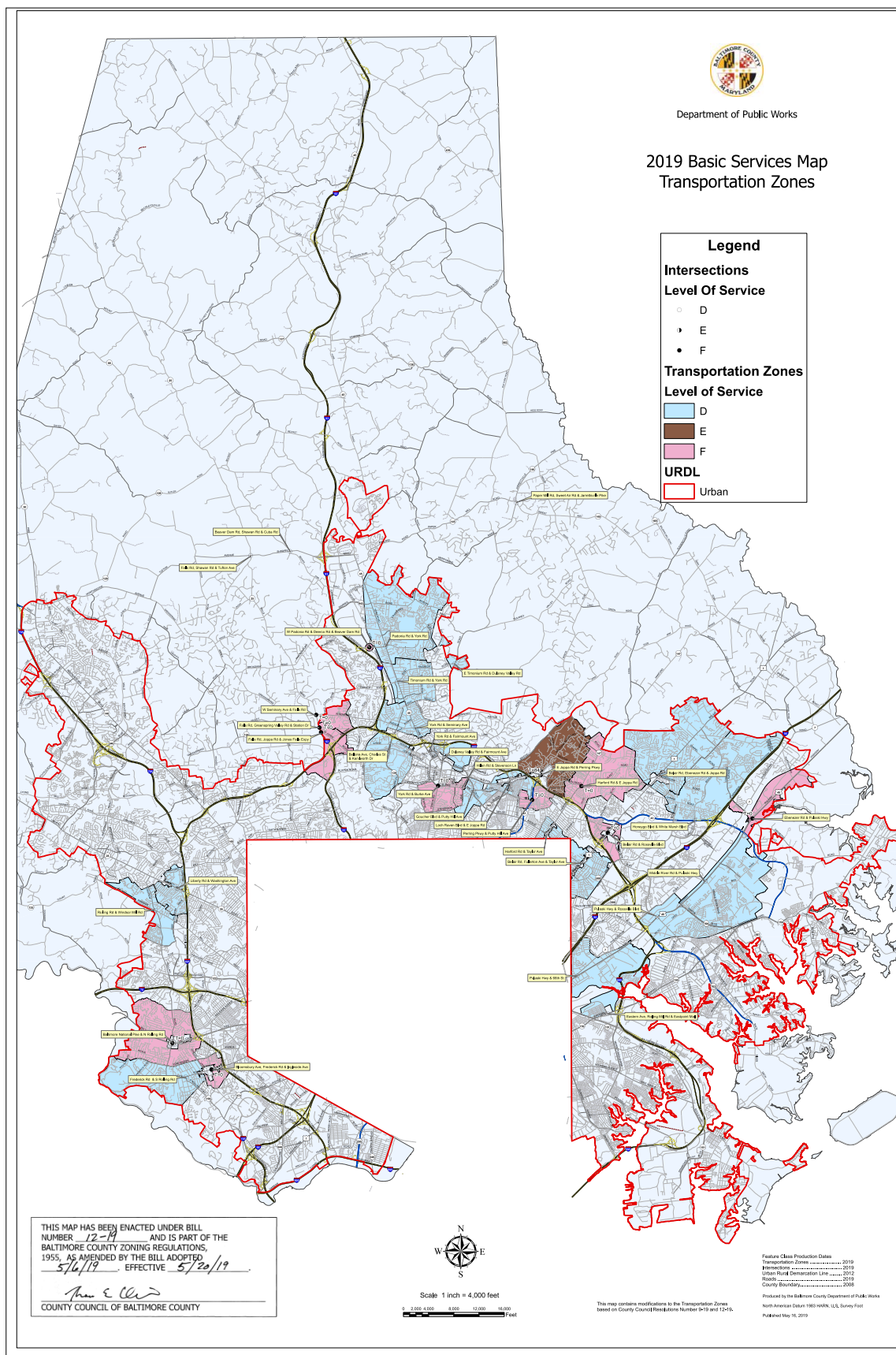
*Thomas E. Clark*  
COUNTY COUNCIL OF BALTIMORE COUNTY



Scale 1 inch = 4,000 feet  
0 2,000 4,000 8,000 12,000 16,000 Feet

Feature Class Production Dates  
Sewer Relief Points ..... 2019  
Sewer Arterial ..... 2019  
Urban Rural Demarcation Line ..... 2012  
Roads ..... 2019  
County Boundary ..... 2008  
Produced by the Baltimore County Department of Public Works  
North American Datum 1983 HARN, U.S. Survey Foot  
Printed May 16, 2019







## 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 2019 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 7 shows that 95.78% of residential units in approved development plans were within the PFA.

**Table 7. New Residential Units by Housing Type by PFA in Approved Development Plans, 2019**

Project Track	Location of PFA	Project Count	Unit Type				Total
			SFD	SFSD	SFA	MF	
Major Subdivision*	<b>Total</b>	<b>9</b>	<b>132</b>	<b>6</b>	<b>17</b>	<b>95</b>	<b>250</b>
	Inside PFA	8	118	6	17	95	236
	Outside PFA	1	14	0	0	0	14
Minor Subdivision	<b>Total</b>	<b>14</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>36</b>
	Inside PFA	8	22	0	0	0	22
	Outside PFA	6	14	0	0	0	14
Limited Exemption**	<b>Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Inside PFA	1	0	0	0	0	0
	Outside PFA	0	0	0	0	0	0
Planned Unit Development	<b>Total</b>	<b>2</b>	<b>5</b>	<b>52</b>	<b>132</b>	<b>188</b>	<b>377</b>
	Inside PFA	2	5	52	132	188	377
	Outside PFA	0	0	0	0	0	0
<b>Total</b>		<b>26</b>	<b>173</b>	<b>58</b>	<b>149</b>	<b>283</b>	<b>663</b>
Units by type inside PFA			145	58	149	283	635
Percent units in PFA of total			83.82%	100.00%	100.00%	100.00%	95.78%

Source: Baltimore County Government approved development plans, 2020.

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

The following are included in the project count but not unit type and total:

\*: One major proposed a 66-unit (80 beds) assisted living building and a 232-unit independent living building.

\*\*: This limited exemption plan proposed a convalescent home with 30 beds.

Approximately 99.48% of approved development for non-residential uses were located within the PFA (Table 8). The limited exemption for a mixed use development project outside the PFA was to propose a storage building with existing office and greenhouse off Dogwood Road.

**Table 8. Square Footage of Non-Residential Uses by PFA in Approved Development Plans, 2019**

Project Track	Location of PFA	Project Count	Square Feet by Use Type				Office	Other	Total
			Retail	Industrial	Institutional	Mixed Use			
Limited Exemption	<b>Total</b>	<b>23</b>	<b>532,423</b>	<b>60,350</b>	<b>44,149</b>	<b>9,550</b>	<b>0</b>	<b>19,275</b>	<b>665,747</b>
	Inside PFA	22	532,423	60,350	44,149	4,750	0	19,275	660,947
	Outside PFA	1	0	0	0	4,800	0	0	4,800
Major Development	<b>Total</b>	<b>10</b>	<b>158,764</b>	<b>0</b>	<b>900</b>	<b>0</b>	<b>94,650</b>	<b>0</b>	<b>254,314</b>
	Inside PFA	10	158,764	0	900	0	94,650	0	254,314
	Outside PFA	0	0	0	0	0	0	0	0
<b>Total Square Feet by Use Type</b>			<b>691,187</b>	<b>60,350</b>	<b>45,049</b>	<b>9,550</b>	<b>94,650</b>	<b>19,275</b>	<b>920,061</b>
Square feet inside PFA			691,187	60,350	45,049	4,750	94,650	19,275	915,261
Percent total feet inside PFA of total			100.00%	100.00%	100.00%	49.74%	100.00%	100.00%	99.48%

Source: Baltimore County Government approved development plans, 2020.

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

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

**Occupancy permits.** Table 9 displays that among all 1,397 new residential units that were permitted for occupancy in 2019, 89.55 % (or 1,251 units) were within the PFA. The remaining 10.45% were built outside the PFA.

**Table 9. New Residential Units Built by Housing Type by PFA in Occupancy Permits, 2019**

Housing Unit Type	Units by Type	Inside PFA		Outside PFA Number of Units
		Number of Units	% Units by Type	
Multi-Family (MF)	441	441	100.00%	0
Single Family Attached (SFA)	413	413	100.00%	0
Single Family Detached (SFD)	507	361	71.20%	146
Single Family Semi-Detached (SFSD)	36	36	100.00%	0
<b>Total Residential Units</b>	<b>1,397</b>	<b>1,251</b>	<b>89.55%</b>	<b>146</b>

Source: Baltimore County Government occupancy permits, 2020.

Percent units by type = number of units inside PFA by type / units by type.

Percent units inside PFA of total units = number of units inside PFA / total residential units (1,397).

Table 10 illustrates that in 2019, non-residential construction permitted for occupancy was predominately situated within the PFA, amounting to 99.56% of total square feet. Specifically, all the industrial and office use projects were built within the PFA. Approximately 99.51% of retail uses were constructed within the PFA; and 90.12% of institutional uses were inside the PFA. The 1,970-square foot retail outside the PFA was for development of a restaurant off

Hanover Pike. For the institutional use development outside the PFA, it was construction of a school building in Kingsville.

**Table 10. Square Footage of Non-Residential Uses by PFA in Occupancy Permits, 2019**

Data Type	Use Type				Total Square Feet
	Retail	Industrial	Office	Institutional	
Total Square Feet by Use Type	400,212	1,582,626	120,471	78,214	2,181,523
Square feet by use type inside PFA	398,242	1,582,626	120,471	70,488	2,171,827
Percent total square feet by use type	99.51%	100.00%	100.00%	90.12%	99.56%
Square feet by use type outside PFA	1,970	0	0	7,726	9,696
Percent total square feet by use type	0.49%	0.00%	0.00%	9.88%	0.44%

Source: Baltimore County Government occupancy permits, 2020.

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

*Razing permits.* Table 11 shows that in 2019, 129 dwelling units were issued with razing permits. There were 95 units inside the PFA, accounting for 73.64 % of the total (129). The remaining 34 units, or 26.36% of the total (129), were outside the PFA.

**Table 11. Residential Units by PFA in Razing Permits, 2019**

Housing Unit Type	Units by Type	Inside PFA		Outside PFA
		Number of Units	% Units by Type	Number of Units
Multi-family (MF)	0	0	0.00%	0
Single Family Attached (SFA)	0	0	0.00%	0
Single Family Detached (SFD)	-128	-94	73.44%	-34
Single Family Semi-Detached (SFSD)	-1	-1	100.00%	0
<b>Total Residential Units</b>	<b>-129</b>	<b>-95</b>	<b>73.64%</b>	<b>-34</b>

Source: Baltimore County Government razing permits, 2020.

Percent units by type = number of units inside PFA by unit type / units by type.

Percent units inside PFA of total units = number of units inside PFA / total residential units (-129).

Table 12 shows that 93.36% of non-residential uses issued in razing permits were within the PFA. All industrial and office uses issued in razing permits were completely within the PFA. For the retail uses in razing permits, 90.56% of square feet was within the PFA. The remaining 9.44% of retail square feet were outside the PFA for the demolition of an auto repair garage in Lansdowne, a vacant commercial building in Monkton, and two commercial buildings in Middle River. For the institutional uses in razing permits, 78.05% of square feet was within the PFA. The remaining 21.95% of institutional square feet were outside the PFA for the demolition of a building on the Saint Paul's School site in Lutherville.



**Table 12. Square Footage of Non-Residential Uses by PFA in Razing Permits, 2019**

Location of PFA	Use Type				Total
	Retail	Industrial	Office	Institutional	
Total Square Feet by Use Type	138,228	435,021	1,100	163,975	738,324
Square feet by use type inside PFA	125,183	435,021	1,100	127,975	689,279
Percent total square feet by use type	90.56%	100.00%	100.00%	78.05%	93.36%
Square feet by use type outside PFA	13,045	0	0	36,000	49,045
Percent total square feet by use type	9.44%	0.00%	0.00%	21.95%	6.64%

Source: Baltimore County Government razing permits, 2020.

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

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

Table 13 displays that for all approved residential plans in 2019, the overall net density for residential units per acre within the PFA was remarkably higher than that outside the PFA (1.91 units per acre vs. 0.34 units per acre). Information in Table 13 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 13. Acreage and Density of Residential Development in Approved Plans, 2019**

Project Track	Location of PFA	Project Count	Total Units	Total Acreage	Net Density
Major Subdivision*	Inside PFA	8	236	245.4407	0.96
	Outside PFA	1	14	34.99	0.40
Minor Subdivision	Inside PFA	8	22	13.7980	1.59
	Outside PFA	6	14	46.8330	0.30
Limited Exemption**	Inside PFA	1	See notes	1.38	See notes
	Outside PFA	0	0	0.00	0.00
Planned Unit Development	Inside PFA	2	377	73.536	5.13
	Outside PFA	0	0	0	0.00
Total inside PFA		19	635	332.77	1.91
Total outside PFA		7	28	81.82	0.34
<b>Sum</b>		<b>26</b>	<b>663</b>	<b>414.60</b>	<b>1.60</b>

Source: Baltimore County Government approved development plans, 2020.

Net density = total units / total Net total acres

The following are included in the project count and acreage but not in unit type and net density:

\*: One major proposed a 66-unit (80 beds) assisted living building and a 232-unit independent living building.

\*\*: This limited exemption plan proposed a convalescent home with 30 beds.

Table 14 presents that in 2019, the net density (square feet per acre) for non-residential uses was considerably higher inside the PFA than that outside the PFA (2,847.76 square feet per acre vs. 876.07 square feet per acre). This indicates the continued success of growth management by

directing non-residential development inside the PFA where existing or planned infrastructure is in place. As C-1-1 of this report states, development outside the PFA included the limited exemption for a mixed use development project for proposing a storage building with existing office and greenhouse off Dogwood Road.

**Table 14. Acreage and Density of Non-Residential Development in Approved Plans, 2019**

Project Track	Location of PFA	Total Square Feet	Total Acreage	Net Density
Limited Exemption	Inside PFA	660,947	150.05	4,404.93
	Outside PFA	4,800	5.48	876.07
Major Development	Inside PFA	254,314	171.35	1,484.18
	Outside PFA	0	0.00	0.00
Total inside PFA		915,261	321.40	2,847.76
Total outside PFA		4,800	5.48	876.07
<b>Sum</b>		<b>920,061</b>	<b>326.88</b>	<b>2,814.71</b>

Source: Baltimore County Government approved development plans, 2020.

Net density = total square feet / total acres.

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

Baltimore County updates the development capacity analysis every three 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 the PFA. The residential capacity for the rural area has not been performed due to the complexity of regulations governing subdivision of rural land.

The most recent development capacity analysis was performed after the 2016 Comprehensive Zoning Map Process (CZMP). The County Council adopted the 2016 CZMP on August 30, 2016. The new zoning map took effect on September 1, 2016. Since then there were some changes to land use, such as from pipeline to buildout. The most recent model result shows that the number of potential units is 14,427 including pipelines.

#### C-1-5. Land Preservation

Baltimore County has initiated policies and launched programs to protect the County's agricultural and natural resources. The County has established 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 15, in 2019, 1,076.74 acres were added to the preserved land, yielding 67,051 acres total. In comparison, 926.02 acres were added to the easement in 2018. The total

preserved land accounted for 83.81% of 80,000 acres, the *Master Plan 2020* goal. The map of 2019 Preserved Land shows spatial locations of those programs in the County.

**Table 15: Summary of Preservation Easements, 2019**

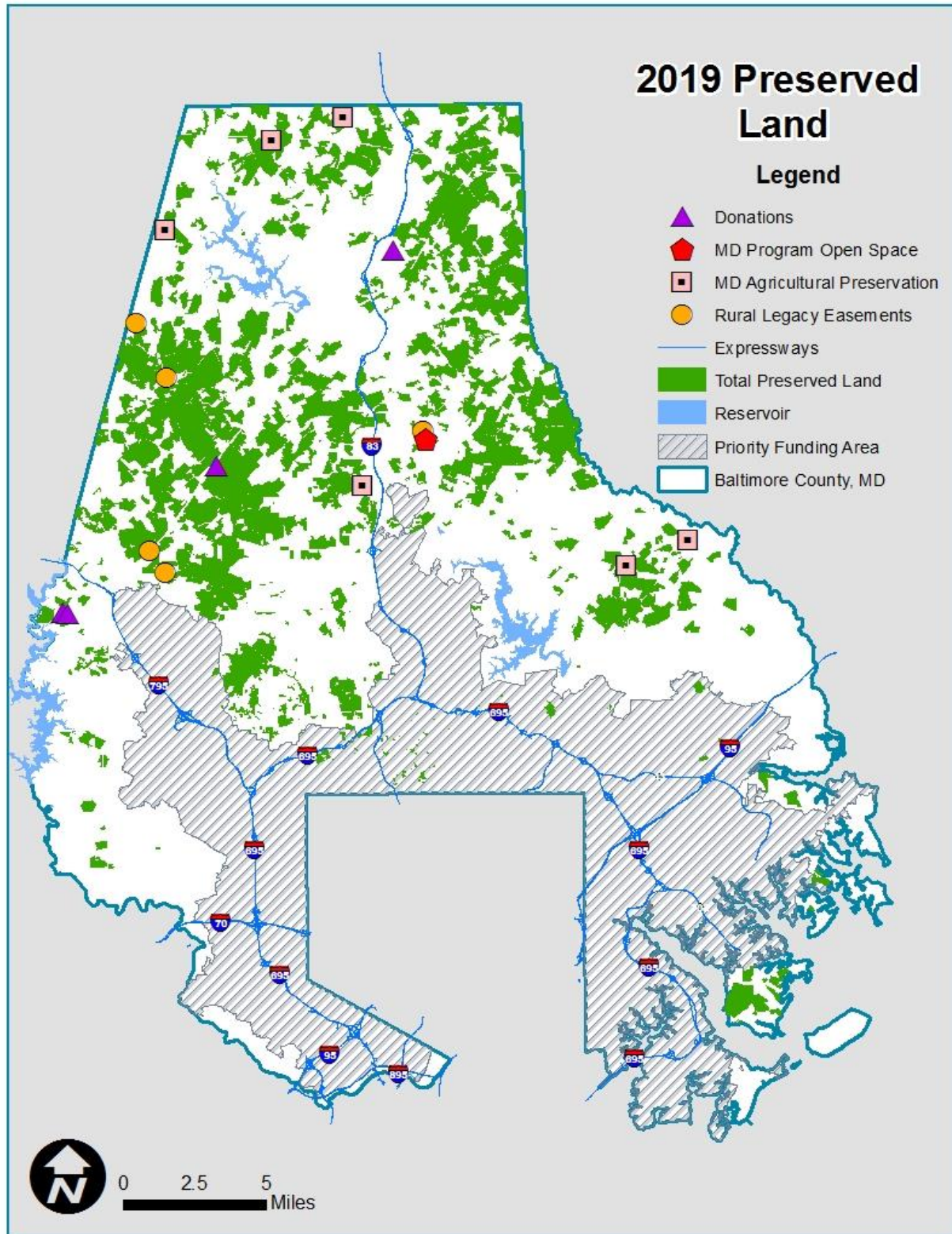
Easement Type	Acres	Percent of Total
Donated Easements	97.10	9.02%
Rural Legacy Easements	322.79	29.98%
Maryland Agricultural Land Preservation Foundation	475.79	44.19%
Baltimore County Agricultural Easements	0.00	0.00%
Regulatory Easements	0.00	0.00%
Maryland Program Open Space	181.06	16.82%
<b>Total Acres</b>	<b>1,076.74</b>	<b>100.00%</b>

Source: Baltimore County Government, 2020.



*The Piney Run Rural Legacy Area is part of preserved land in Baltimore County. (Photo courtesy of the Maryland Department of Natural Resources).*





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

Baltimore County established its land use goal since 1967 by creating the Urban-Rural Demarcation Line (PFA) and has launched land preservation programs to protect the rural area. The state PFA corresponds to the PFA. 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. The County has been a leader in sensible development in Maryland and the nation.

With the adoption of *Master Plan 2020* in November 2010, Baltimore County has continued its commitment to maintaining the PFA by achieving the master plan's three goals:

- Continue the Success of Growth Management;
- Improve the Built Environment; and,
- Strengthen Resource Conservation and Protection.

As a maturing jurisdiction, Baltimore County has become innovative and productive in maintaining and enhancing quality of life for its residents and businesses of various scales. Subsequently, the County has flourished in the locale or Baltimore-Washington market.

The County has begun a new phase in its development -- redevelopment, to efficiently reuse land while continuing to grow and thrive. Through its land development policies and regulations, the County ensures that redevelopment is taking place in areas where infrastructure exists or is suitably planned for sustainable growth. The County's land preservation endeavors encompass a number of different programs, being funded by the state government, County government, private entities, or via donations. Others were achieved through requirements as part of the development process.

In order to continue sensible development and managed growth in the future, a variety of resources are needed in Baltimore County. The County's capital improvement program is prioritized on upgrading and expanding the County's public schools and maintaining other public infrastructure or facilities. The County continues to ensure that the capital expenditures will maintain and enhance vibrant communities for County residents, nourish economic development, protect natural resources, and preserve cultural heritage.