

Carroll County Buildable Land Inventory

Appendix B: Residential Constraints (Detailed)

1. **Absolute constraints:** Factors known to affect lot yield were identified. These factors were considered constraints that absolutely would reduce the lot yield or development potential for any given parcel. In most cases, absolute constraints are also factors that apply to an entire parcel rather than just part of a parcel. Note that existing roads are not part of the parcel layer. Therefore, they are automatically not included in the acreage. The absolute constraints are as follows:
 - Carroll County-owned land
 - Land owned by other government jurisdictions (i.e., land owned by municipalities within Carroll County, State of Maryland, Baltimore City, federal government, other counties)
 - Existing reservoirs
 - Agricultural Zoning District remaining portions – This is the Agricultural parcel from which other residential lots were subdivided.
 - Agricultural Land Preservation Easements – This data includes property permanently preserved through Maryland Agricultural Land Preservation Foundation (MALPF) or the County program.
 - Rural Legacy Easements – This data includes property permanently preserved as part of the State’s Rural Legacy program.
 - Other easements (MET, CCLT, etc.)
 - Road Rights-of-Way – The right-of-way (ROW) for roads is considered to be 30 feet on either side from the centerline of the road, for a total width of 60 feet. While roads are automatically excluded from the calculations because they are not part of the parcel data, some ROW goes beyond the actual roadway. Therefore, ROW was removed as an absolute constraint. ROW does not reduce lot yield in the Agricultural Zone. Therefore, this constraint was not applied to parcels in that district.
 - Parks – All publicly owned County and municipal parks were included.
 - Open space – This is land that resulted from residential subdivision, usually with clustering, and was dedicated and platted as open space. Some of it is publicly owned, and some of it is owned by a homeowners’ association.
 - Quarry-owned Properties – These are properties owned by quarry companies. These include the entire parcels containing the Lehigh quarry in Union Bridge, the Lehigh quarry in New Windsor, and the Arundel and Genstar/LaFarge quarries in Westminster.
 - Landlocked parcels – Parcels that do not have County-maintained road frontage generally cannot be developed. Exceptions, such as granting of an access easement or a landlocked parcel owned by the same person as an adjoining parcel with road frontage, whereby that parcel could be developed, were included in the calculations. (The acreage figures for this data were included in “Miscellaneous Parcels Not Buildable”).

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- Power lines – This includes either properties identified in the database as owned by a utility company or parcels that are obvious on viewing the mapped parcels that those parcels exist for the purpose of running power lines across them.
- School property – All property owned by the Carroll County Board of Education was included, as well as McDaniel College and Carroll Community College.
- Public use – Any land, either publicly or privately owned, that is generally open to the public, the public is invited to use, or is somehow used for recreational purposes, and is not developed for residential uses. This includes such things as schools, churches, parks, golf courses, libraries, fire stations etc.
- Other miscellaneous parcels identified as not buildable – These are lands which after a brief review of orthophotographs, were determined to be either not buildable or not further subdividable. This includes parcels that were twice the minimum lot size, but the location on that parcel of an existing house would preclude further subdivision. A complete database of open space parcels was not available. However, to the extent possible, known open space parcels were also reviewed and removed for the buildable land data.

. The following table shows the total acreage in each constraint for which the data could be calculated.

Acreage of Land in Each Absolute Constraint	
Absolute Constraints	Acreage
Carroll County-owned land	5,102.8
Land owned by other government jurisdictions (i.e., land owned by municipalities within Carroll County, State of Maryland, Baltimore City, federal government, other counties)	14,398.0
Agricultural Remaining Portions	14,065.6
▪ Preservation Easements (Agricultural Land Preservation easements, Rural Legacy easements, Other easements (MET, CCLT, etc.))	60,090.0
Parks	9,994.7
Quarry Company Owned	2,935.3
Power lines	985.1
School property	1430.0
Public use	13022.0
Misc parcels not buildable	13,283.6
Total Acreage of Absolute Constraints	135,307.1
Source: CC Bureau of Planning, 2011	

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Partial constraints: Factors that have the potential to affect lot yield but for which this is not always the case were considered partial constraints. In many cases, while areas with these constraints cannot be developed, those areas may be able to be included in a buildable lot rather than excluded from lot yield determination. Some partial constraints affect lot yield on a case by case basis, depending on such things as amount and quality in the case of certain environmental resources. Because of the nature of most of the partial constraints, partial constraints are generally not limited within parcel lines and may cover only part of a parcel. These partial constraints were identified as follows:

- Streams and stream buffers – For purposes of this analysis, buffers are calculated at 100 feet from either side of the center of the stream. In reality, buffer widths vary.
- 100-year floodplains – Floodplains are those that are mapped on the Federal Emergency Management Agency’s (FEMA) floodplain maps.
- Steep slopes soils – Steep slopes are considered to be those slopes over 25 percent.
- Wetlands – Wetlands are those that have been identified by Maryland Department of Natural Resources.
- Wellhead buffers – Buffers are on existing and planned community water supply wellheads and extend a distance of 100 feet from the wellhead.
- Communications towers – The fall line of the tower was used as a buffer area. The fall line is determined by tower height. Where no fall line was set, a 250-foot buffer was used.

The following table shows the total acreage of land in each partial constraint for which the data could be calculated. A map of each of the partial constraints follows this table.

Acreage of Land in Each Partial Constraint	
Partial Constraints	Acreage
Streams and stream buffers	16,128.0
100-year floodplains	16,547.0
Steep slopes soils	22,518.6
Wetlands	12,346.0
Wellhead buffers	118.3
Communications towers	218.9
Total Acreage of Partial Constraints (Individual)*	67,876.8
<small>*Many of the partial constraints overlap one another, so the actual acreage is much lower. The gis partial constraints layer was too large to merge together (system constraints), which would give us an actual total acreage. Source: CC Bureau of Planning, Apr 2011</small>	