

# Carroll County Buildable Land Inventory

## Appendix C: Residential Assumptions & Limitations

### General:

- ❑ The figures in this report are based on the regulations and comprehensive plans that existed at the time the calculations were made. Where zoning is referenced under this section of the report, it refers to the zoning that was in place when the corresponding calculations were run. Where the land use designations are referenced, it refers to the future zoning, or land use designation, shown on the adopted comprehensive plans.
- ❑ Data used for these calculations are assumed to be accurate.
- ❑ Non-conforming uses that could be converted to other uses were not considered as part of this study.
- ❑ Potential individual piecemeal rezoning requests and potential comprehensive rezonings were not considered.
- ❑ The potential lots are county-wide and municipal estimates and should not be used on individual parcels. For actual available subdivision potential of an individual parcel confer with the Carroll County Bureau of Development Review.

### Partial & Absolute Constraints:

- ❑ For purposes of this analysis, it is assumed that the types of land/parcels identified as absolute constraints will not be developed for residential purposes:
- ❑ Agricultural Land Preservation Easements are considered absolute constraints for the purposes of these calculations. However, some of these parcels do have lots that can be subdivided (children's and owner's lots). The exact number of lots is not known but is considered to be an insignificant amount. For purposes of this study, it is assumed that all parcels under easement have no further residential development potential. MALPF Districts are no longer considered an absolute constraints due to changes in the MALPF program.
- ❑ For purposes of these calculations, the 60-foot right-of-way (ROW) used for County roads is assumed to be the same for new roads within the municipalities. However, the municipalities may have different ROW requirements than the County, which could affect potential lot yield.
- ❑ Quarries are generally long-term uses of a property. Therefore, it was assumed that any property owned by a quarry company would not be developed for other uses.

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## Assumptions Regarding Residential Lot Yield:

- ❑ Residential parcels that contain an address point were considered developed. Those parcels without an address point were considered to be undeveloped. The address point's database is maintained by the Carroll County Office of Public Safety.
- ❑ Parcels considered undeveloped that are not large enough to further subdivide, based on the minimum lot size for the zoning district in which the parcel is located, are each counted as one lot in potential lot yield totals.
- ❑ Parcels located outside a planned water or sewer service area that are less than  $\frac{3}{4}$  acre in size are considered unbuildable. Lots existing before 1963 could potentially appeal the minimum requirements for well and septic to the Health Department, which could result in additional lots.
- ❑ This study assumes that each buildable parcel will develop as single-family units only. However, planned unit developments (PUD) are permitted in R-10,000 and R-7,500 under the County zoning ordinance as well as in some of the municipal zoning districts. PUD's provide opportunity for multi-family housing and can potentially result in a higher lot yield than would be achieved if only single-family houses were developed as part of the plan. Some zones allow two-family or multi-family housing even without being considered a PUD. Where higher-density housing is permitted, this could result in underestimating the potential lot yield for these districts.
- ❑ Residential parcels containing only one dwelling unit are considered further subdividable if the parcel size is at least twice the minimum lot size for the zoning district. It is assumed that the remainder will be equal to the minimum lot size allowable in the district, allowing the property owner to maximize the development potential.
- ❑ It is assumed that where single-family residential uses are permitted in business districts in the County or the municipalities, the land will develop with business uses rather than residential. The one exception to this is the Residential-Business zone in the Town of Hampstead, where buildable land was assumed to develop residentially.
- ❑ Public uses are defined in the Carroll County Existing Use of Land Inventory as any land that is 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 that is not developed for residential uses. This category would include such things as schools, churches, parks, golf courses, libraries, etc. Many of these uses overlap with parcels that would be eliminated as absolute constraints, such as schools and parks. However, all uses in this category on the Existing Use of Land Inventory are assumed to remain in their current use and not develop residentially even if so zoned.
- ❑ It was assumed that land designated as Viable Resource Areas (VRA) in the Mineral Resource Overlay (MRO) would take advantage of the Transfer of Development Rights (TDR) program to get their maximum lot yield. The use of TDR's gives the owner a lot bonus of twice the number of lots to which they would typically be entitled. This could potentially result in an

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overestimated lot yield in the VRA if not all property owners exercise their right to use the TDR program.

## *Limitations Potentially Affecting Residential Lot Yield:*

- ❑ Calculations for the unincorporated areas were based on existing zoning at the time the calculations were run. Since the community comprehensive plans for many of the municipalities call for a change of zoning to match the land use designation on the adopted plan to occur only upon annexation, in reality the potential lot yield would be higher in most instances than would be achieved with existing zoning. Therefore, calculations were **also** run for the Designated Growth Areas (DGA). Calculations for the DGA's – including the incorporated areas and unincorporated areas that are covered by a more detailed comprehensive plan than the countywide Master Plan – were based on the land use designations, or proposed future zoning, shown in the adopted comprehensive plan for the community. The land use designation provides a more accurate projection of planned potential lot yield.
- ❑ At the time these calculations were run, the database for Agricultural District remaining portions did not identify the number of potential additional lots remaining to be subdivided from a remaining portion. Since some remaining portions had taken some, but not all, of their residential development rights, all remaining portions with subdivision potential were eliminated from the Agricultural remaining portions constraint data layer and considered buildable. Therefore, remaining lots to be subdivided were based on the full acreage of the remainder. The total number of additional lots resulting from this land is, therefore, likely to be overestimated.
- ❑ Data is not available to identify parcels that still have off-conveyances remaining to be taken. Therefore, dwelling units resulting from off-conveyances are not reflected in the figures for potential lot yield.
- ❑ The lot yield calculations and resulting potential units do not take into account accessory dwelling units, which are permitted in the A, C, and all R Districts. While accessory dwelling units do not increase lot yield, they could increase potential dwelling units and population. This study, however, only analyzes buildable land for principal dwelling units.
- ❑ The text of the Mineral Resources Overlay District only addresses TDR's in the VRA. Therefore, no lot rights were assigned to parcels identified within the MRO for Mineral Resource.
- ❑ For the purposes of this study, it is assumed that land zoned for commercial or industrial use will not develop residentially. Therefore, these calculations do not account for nursing homes and other residential-type facilities that are considered a commercial use and are allowed in a commercial zone.
- ❑ The same multipliers used to account for infrastructure needs on buildable land in the county were used for each similar zoning district within the municipalities. Some of the towns do not have enough development history to develop a multiplier based on what has typically resulted from development in that municipality. While others do, since each individual municipality has regulations that might vary slightly from the County,

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these differences were not considered where minimum lot sizes apply.

- ❑ Rather than requiring minimum lot sizes, some of the municipalities use a number of units per acre that are permitted in each district. Some are based on gross acreage, and others are based on net acreage. Wherever possible, net was defined as it applies to each applicable municipality. Where number of permitted units is based on gross acreage, only high-end and low-end estimates were provided, as a straight density calculation is not applicable in these districts.
- ❑ Landlocked parcels, which are parcels that do not have County-maintained road frontage, generally cannot be

developed. There are 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. Since a countywide database of landlocked parcels was not available, these parcels were reviewed, and to the extent possible, were removed from the buildable land data as an absolute constraint. Where possible, landlocked parcels owned by the same person as an adjoining parcel with road frontage were included in the buildable land data.

