

# Carroll County Buildable Land Inventory

## Appendix D: Low and High-Range Estimates

### Countywide

Potential Additional Residential Lots Countywide for Unincorporated Areas Based on Zoning						
Zoning District	High			Low		
	Total Parcels	Total Buildable Acreage	Total Potential Lots	Total Parcels	Total Buildable Acreage	Total Potential Lots
Agriculture	4,192	77,807	7,360	4,192	77,807	7,360
Conservation	1,000	16,705	4,648	662	10,676	2,822
R-7,500	26	24	106	26	20	79
R-10,000	586	1,089	3,738	537	1,005	2,976
R-20,000	894	2,469	3,922	779	2,149	3,168
R-40,000	1,163	6,782	6,130	1,017	5,652	4,850
<b>Countywide Totals</b>	<b>7,861</b>	<b>104,876</b>	<b>25,904</b>	<b>7,213</b>	<b>97,309</b>	<b>21,255</b>

# Carroll County Buildable Land Inventory

## Freedom & Sykesville

The figures for the Town of Sykesville only include a high and low-end estimate. Based on the Town's *Small Town Design Guidelines*, lot yield is not calculated on net acreage. Therefore a calculation based on straight density at gross acreage is not applicable. Absolute constraints, wetlands and the 100-year FEMA floodplains are removed and then 15 percent (same as a .85 multiplier) is subtracted to account for any future infrastructure, which yields the net acreage. The high end lot yield is then calculated from the net acreage on the basis of a maximum number of dwelling units per acre in each zone. The remaining partial constraints are subtracted from the net acreage and this acreage is used for determining the low-range estimates.

Potential Additional Residential Lots in Freedom Designated Growth Area (DGA)						
Based on Zoning						
Zoning District	High*			Low		
	Total Parcels	Total Buildable Acreage	Total Potential Lots	Total Parcels	Total Buildable Acreage	Total Potential Lots
Incorporated (Sykesville)						
Conservation	3	22	5	1	5	1
R-7,500	9	12	48	9	9	42
R-10,000	69	63	169	63	49	137
R-20,000	19	37	53	19	29	40
Unincorporated						
Agriculture	57	947	90	57	947	90
Conservation	135	2,553	700	106	1,822	476
R-10,000	123	242	658	109	245	550
R-20,000	433	1,082	1,680	367	896	1,325
R-40,000	165	1,274	1,446	143	1,044	1,150
<b>Incorporated Totals</b>	<b>100</b>	<b>135</b>	<b>275</b>	<b>92</b>	<b>92</b>	<b>220</b>
<b>Unincorporated Totals</b>	<b>913</b>	<b>6,098</b>	<b>4,574</b>	<b>782</b>	<b>4,954</b>	<b>3,591</b>
<b>DGA Totals</b>	<b>1,013</b>	<b>6,232</b>	<b>4,849</b>	<b>874</b>	<b>5,046</b>	<b>3,811</b>

\*Due to the Town of Sykesville code, only high and low-end estimates are possible.

# Carroll County Buildable Land Inventory

Potential Additional Residential Lots in Freedom Designated Growth Area Based on Land Use Designations						
Land Use Designation	High			Low		
	Total Parcels	Total Buildable Acreage	Total Potential Lots	Total Parcels	Total Buildable Acreage	Total Potential Lots
Incorporated						
Conservation	3	21	4	3	15	3
High Density Residential	6	8	37	6	7	36
Medium Density Residential	50	42	103	50	50	97
Low Density Residential	16	30	38	16	27	35
Unincorporated						
Agriculture	55	932	91	55	932	91
Private Conservation	140	2,619	699	109	1,849	504
High Density Residential	95	205	589	89	189	421
Medium Density Residential	431	1,085	1,755	367	919	1,383
Low Density Residential	96	1,114	1,337	129	1,034	1,137
<b>Incorporated Totals</b>	<b>75</b>	<b>100.6</b>	<b>182</b>	<b>75</b>	<b>98.7</b>	<b>171</b>
<b>Unincorporated Totals</b>	<b>817</b>	<b>5,954.6</b>	<b>4,471</b>	<b>749</b>	<b>4,922.4</b>	<b>3,536</b>
<b>DGA Totals</b>	<b>892</b>	<b>6,055.2</b>	<b>4,653</b>	<b>824</b>	<b>5,021.1</b>	<b>3,707</b>



# Carroll County Buildable Land Inventory

## Hampstead

Potential Additional Residential Lots in the Town of Hampstead Based on Zoning						
Zoning District	High			Low		
	Total Parcels	Total Buildable Acreage	Total Potential Lots	Total Parcels	Total Buildable Acreage	Total Potential Lots
Incorporated						
R-7,500	17	14.93	67	17	12.5	51
R-10,000	56	44.76	129	53	37.07	106
R-40,000	2	44.85	48	2	37.46	40
Residential Business	9	4.44	13	9	4.02	13
<b>Incorporated Totals</b>	<b>84</b>	<b>108.98</b>	<b>257</b>	<b>81</b>	<b>91.05</b>	<b>210</b>

Potential Additional Residential Lots in Hampstead Designated Growth Area Based on Land Use Designations						
Land Use Designation	High			Low		
	Total Parcels	Total Buildable Acreage	Total Potential Lots	Total Parcels	Total Buildable Acreage	Total Potential Lots
Incorporated						
R-7,500	16	14.69	59	16	12.38	50
R-10,000	56	43.89	127	55	33.3	104
R-40,000	2	44.85	48	2	37.46	40
Residential Business	11	5.9	19	11	5.26	19
Unincorporated						
R-7,500	16	13.26	58	15	9.6	41
R-10,000	58	52.3	131	55	43.56	119
Residential Business	2	0.58	2	2	0.58	2
<b>Incorporated Totals</b>	<b>85</b>	<b>109.33</b>	<b>253</b>	<b>84</b>	<b>88.4</b>	<b>213</b>
<b>Unincorporated Totals</b>	<b>76</b>	<b>66.14</b>	<b>191</b>	<b>72</b>	<b>53.74</b>	<b>162</b>
<b>DGA Totals</b>	<b>161</b>	<b>175.47</b>	<b>444</b>	<b>156</b>	<b>142.14</b>	<b>375</b>

# Carroll County Buildable Land Inventory

## Manchester

Potential Additional Residential Lots in the Town of Manchester Based on Zoning						
Zoning District	High			Low		
	Total Parcels	Total Buildable Acreage	Total Potential Lots	Total Parcels	Total Buildable Acreage	Total Potential Lots
<i>Incorporated</i>						
R-7,500	45	25.5	74	44	20.75	66
R-10,000	31	71.06	225	28	56.26	181
R-15,000	110	65.02	127	111	64.1	125
R-20,000	65	97.79	171	64	85.2	148
R-40,000	5	49.03	50	5	42.42	41
<b>Incorporated Totals</b>	<b>256</b>	<b>308.4</b>	<b>647</b>	<b>252</b>	<b>268.73</b>	<b>561</b>

Potential Additional Residential Lots in Manchester Designated Growth Area Based on Land Use Designations						
Land Use Designation	High			Low		
	Total Parcels	Total Buildable Acreage	Total Potential Lots	Total Parcels	Total Buildable Acreage	Total Potential Lots
<i>Incorporated</i>						
Urban	44	24.92	71	41	19.37	62
Suburban	30	69.71	208	27	58.62	176
Community	109	55.93	119	109	48.33	117
Medium Density	65	97.8	165	62	78.47	147
Low Density	5	49.47	47	5	42.75	41
Conservation	4	102.15	31	3	82.56	25
<i>Unincorporated</i>						
Medium Residential	5	57.12	121	4	48.6	103
Conservation	1	26.9	7	1	16.82	4
<b>Incorporated Totals</b>	<b>257</b>	<b>399.98</b>	<b>641</b>	<b>247</b>	<b>330.1</b>	<b>568</b>
<b>Unincorporated Totals</b>	<b>6</b>	<b>84.02</b>	<b>128</b>	<b>5</b>	<b>65.42</b>	<b>107</b>
<b>DGA Total</b>	<b>263</b>	<b>484</b>	<b>769</b>	<b>252</b>	<b>395.52</b>	<b>675</b>

# Carroll County Buildable Land Inventory

## Mount Airy

Mount Airy’s BLI is calculated slightly different than the county and other municipalities, as there is only a high and low end estimate. Based on the Town’s zoning regulations, lot yield is calculated based on net acreage. Therefore, a calculation based on straight density based or gross acreage is not applicable. Net acreage in this case means the acreage remaining after environmental resources are removed from the gross acreage. The high end estimate in Mt. Airy is calculated after the absolute and partial constraints have been removed. The low-end estimate provides lot yield with the multiplier applied to the high-end estimate. The high-end estimates are used for the county-wide totals.

Potential Additional Residential Lots in the Town of Mt. Airy						
Based on Zoning						
Zoning District	High			Low		
	Total Parcels	Total Buildable Acreage	Total Potential Lots	Total Parcels	Total Buildable Acreage	Total Potential Lots
Incorporated						
R2	121	129.2	243	121	127.96	241
R3	6	17.54	48	6	15.56	44
R5	4	2.67	9	3	1.96	7
R7	7	37.82	257	4	31.33	215
RE	20	30.86	31	19	29.62	30
Conservation	2	36.46	10	2	34.62	9
<b>Incorporated Totals</b>	<b>160</b>	<b>254.55</b>	<b>598</b>	<b>155</b>	<b>241.05</b>	<b>546</b>

# Carroll County Buildable Land Inventory



Potential Additional Residential Lots in Mt. Airy Designated Growth Area						
Based on Land Use Designations						
Zoning District	High			Low		
	Total Parcels	Total Buildable Acreage	Total Potential Lots	Total Parcels	Total Buildable Acreage	Total Potential Lots
Incorporated						
Low Density Residential	239	244.7	366	138	151.08	265
Medium Density Residential	27	31.24	126	27	27.33	110
High Density Residential	2	32.88	227	2	27.37	194
Unincorporated						
Conservation	1	3.9	1	1	3.9	1
Low Density Residential	5	92.69	90	5	92.69	90
Medium Density Residential	17	124.93	357	17	112.44	317
<b>Incorporated Totals</b>	<b>268</b>	<b>308.82</b>	<b>719</b>	<b>167</b>	<b>205.78</b>	<b>569</b>
<b>Unincorporated Totals</b>	<b>23</b>	<b>221.52</b>	<b>448</b>	<b>23</b>	<b>209.03</b>	<b>408</b>
<b>DGA Totals</b>	<b>291</b>	<b>530.34</b>	<b>1167</b>	<b>190</b>	<b>414.81</b>	<b>977</b>

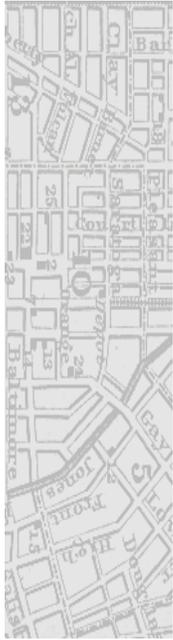
# Carroll County Buildable Land Inventory

## New Windsor

Potential Additional Residential Lots in the Town of New Windsor Based on Zoning						
Zoning District	High			Low		
	Total Parcels	Total Buildable Acreage	Total Potential Lots	Total Parcels	Total Buildable Acreage	Total Potential Lots
<i>Incorporated</i>						
R-10 Residential	1	2.86	25	1	1.8	1
R-5 Residential	8	24.69	86	7	18.8	84
R-3 Residential	3	16.32	90	2	12.62	89
R-2 Residential	4	7.88	7	4	7.06	7
R-1 Residential	1	2.32	1	0	0	0
VC-Village Center	10	5.37	18	10	4.6	15
<b>Incorporated Totals</b>	<b>27</b>	<b>59.44</b>	<b>227</b>	<b>24</b>	<b>44.88</b>	<b>196</b>

# Carroll County Buildable Land Inventory

Potential Additional Residential Lots in New Windsor Designated Growth Area						
Based on Land Use Designations						
Zoning District	High			Low		
	Total Parcels	Total Buildable Acreage	Total Potential Lots	Total Parcels	Total Buildable Acreage	Total Potential Lots
Incorporated						
R-10 Residential	1	3.82	25	1	3.82	25
R-5 Residential	8	23.4	81	7	20.15	79
R-3 Residential	6	19.26	89	3	14.97	86
R-2 Residential	5	8.54	8	5	7.56	8
R-1 Residential	1	2.34	1	1	2.041	1
VC-Village Center	10	5.37	15	10	4.64	15
Unincorporated						
R-10 Residential	2	1.88	15	2	1.34	11
R-5 Residential	2	9.19	35	2	6.72	24
R-3 Residential	3	27.43	81	3	21.18	61
R-2 Residential	14	43.77	68	14	38.37	60
R-1 Residential	6	42.93	36	6	36.83	32
Conservation/PU	2	29.05	6	2	23.14	5
<b>Incorporated Totals</b>	<b>31</b>	<b>62.73</b>	<b>219</b>	<b>27</b>	<b>53.181</b>	<b>214</b>
<b>Unincorporated Totals</b>	<b>29</b>	<b>154.25</b>	<b>241</b>	<b>29</b>	<b>127.58</b>	<b>193</b>
<b>DGA Totals</b>	<b>60</b>	<b>216.98</b>	<b>460</b>	<b>56</b>	<b>180.76</b>	<b>407</b>



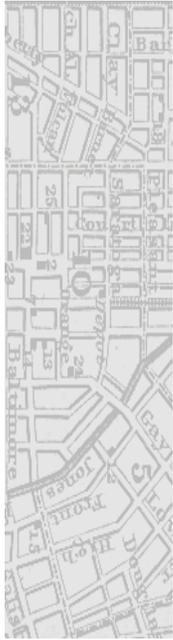
# Carroll County Buildable Land Inventory

## Taneytown

Potential Additional Residential Lots in the City of Taneytown						
Based on Zoning						
Zoning District	High			Low		
	Total Parcels	Total Buildable Acreage	Total Potential Lots	Total Parcels	Total Buildable Acreage	Total Potential Lots
Incorporated						
R-6000	6	2.14	7	6	1.77	6
R-7500	65	37.38	139	63	30.77	104
R-10,000	65	409.15	1670	62	332.12	1372
R-20,000	0	0	0	0	0	0
R-40,000	0	0	0	0	0	0
<b>Incorporated Totals</b>	<b>136</b>	<b>448.67</b>	<b>1816</b>	<b>131</b>	<b>364.66</b>	<b>1482</b>

# Carroll County Buildable Land Inventory

Potential Additional Residential Lots in Taneytown Designated Growth Area						
Based on Land Use Designations						
Zoning District	High			Low		
	Total Parcels	Total Buildable Acreage	Total Potential Lots	Total Parcels	Total Buildable Acreage	Total Potential Lots
Incorporated						
High Density Residential	8	2.9	9	7	2.09	7
Urban Density	68	39.01	116	66	32.01	109
Suburban Residential	64	399.12	1590	59	328.34	1348
Medium Density	0	0	0	0	0	0
Low Density	0	0	0	0	0	0
Conservation	1	10.14	3	1	6.21	2
Unincorporated						
High Density Residential	0	0	0	0	0	0
Urban Density	0	0	0	0	0	0
Suburban Residential	26	126.94	521	25	105.89	429
Medium Density	26	378.16	795	26	331.04	696
Low Density	1	1.3	1	1	1.15	1
Conservation	7	93.68	26	2	37.21	11
<b>Incorporated Totals</b>	<b>141</b>	<b>451.17</b>	<b>1718</b>	<b>133</b>	<b>368.65</b>	<b>1466</b>
<b>Unincorporated Totals</b>	<b>60</b>	<b>600.08</b>	<b>1343</b>	<b>54</b>	<b>475.29</b>	<b>1137</b>
<b>DGA Totals</b>	<b>201</b>	<b>1051.25</b>	<b>3061</b>	<b>187</b>	<b>843.94</b>	<b>2603</b>



# Carroll County Buildable Land Inventory

## Union Bridge



Potential Additional Residential Lots in Town of Union Bridge Based on Zoning						
Zoning District	High			Low		
	Total Parcels	Total Buildable Acreage	Total Potential Lots	Total Parcels	Total Buildable Acreage	Total Potential Lots
Incorporated						
R-6,000	45	36.93	212	32	24.14	141
R-10,000	20	137.89	578	18	112.64	471
R-20,000	0	0	0	0	0	0
Historic	0	0	0	0	0	0
Conservation	2	17.87	4	1	9.63	3
<b>Incorporated Totals</b>	<b>67</b>	<b>192.69</b>	<b>794</b>	<b>51</b>	<b>146.41</b>	<b>615</b>

Potential Additional Residential Lots in Union Bridge Designated Growth Area Based on Land Use Designations						
Zoning District	High			Low		
	Total Parcels	Total Buildable Acreage	Total Potential Lots	Total Parcels	Total Buildable Acreage	Total Potential Lots
Incorporated						
Urban Residential	42	34.8	201	31	24.28	141
Suburban Residential	20	139.11	582	18	113.29	475
Conservation	2	17.89	4	1	9.64	3
Unincorporated						
Suburban Residential	14	159.14	673	14	119	502
Conservation	3	166.22	51	2	50.93	15
<b>Incorporated Totals</b>	<b>64</b>	<b>191.8</b>	<b>787</b>	<b>50</b>	<b>147.21</b>	<b>619</b>
<b>Unincorporated Totals</b>	<b>17</b>	<b>325.36</b>	<b>724</b>	<b>16</b>	<b>169.93</b>	<b>517</b>
<b>DGA Totals</b>	<b>81</b>	<b>517.16</b>	<b>1511</b>	<b>66</b>	<b>317.14</b>	<b>1136</b>

# Carroll County Buildable Land Inventory

## Westminster

Potential Additional Residential Lots in Westminster Designated Growth Area Based on Zoning						
Zoning District	High			Low		
	Total Parcels	Total Buildable Acreage	Total Potential Lots	Total Parcels	Total Buildable Acreage	Total Potential Lots
Incorporated						
R-7,500	45	38.37	178	41	28.17	125
R-10,000	65	283.16	603	60	215.02	541
R-20,000	48	170.92	279	37	133.88	230
PD-4	4	7.3	24	4	7.3	24
PD-9	3	7.09	42	3	7.09	42
Conservation	3	236.11	6	3	151.26	6
<b>Incorporated Totals</b>	<b>168</b>	<b>742.95</b>	<b>1132</b>	<b>148</b>	<b>542.72</b>	<b>968</b>

# Carroll County Buildable Land Inventory

Potential Additional Residential Lots in Westminster Designated Growth Area Based on Land Use Designations						
Zoning District	High			Low		
	Total Parcels	Total Buildable Acreage	Total Potential Lots	Total Parcels	Total Buildable Acreage	Total Potential Lots
Incorporated						
Planned Residential	24	9.74	38	24	9.74	38
Urban Residential	18	26.52	103	18	18.65	72
Suburban Residential	38	279.39	514	25	227.7	481
Medium Density Residential	0	0	0	0	0	0
Low Density Residential	11	114.82	175	7	96.06	167
Conservation	1	158.08	3	1	158.08	3
Unincorporated						
Urban Residential	12	10.86	47	11	8.49	38
Suburban Residential	246	387.96	1446	202	281.71	1022
Medium Density Residential	77	308.36	593	67	250.02	442
Low Density Residential	29	242.46	211	25	196.64	173
Conservation	29	736.63	216			
<b>Incorporated Totals</b>	<b>92</b>	<b>588.55</b>	<b>833</b>	<b>75</b>	<b>510.23</b>	<b>761</b>
<b>Unincorporated Totals</b>	<b>393</b>	<b>1686.27</b>	<b>2513</b>	<b>305</b>	<b>736.86</b>	<b>1675</b>
<b>DGA Totals</b>	<b>485</b>	<b>2274.82</b>	<b>3346</b>	<b>380</b>	<b>1247.09</b>	<b>2436</b>

