



Carroll County Buildable Land Inventory

Commercial & Industrial

Commercial & Industrial Methodology

Process

The following process outlines the steps taken to calculate the buildable commercial and industrial land based on zoning and land use designations. The zoning acreage is calculated separately for each of the eight municipalities and the County. The land use designation acreage is calculated for each designated growth area (DGA) and for the remainder of the County.

Step 1: Identify Constraints to Commercial and Industrial Development-

Partial Constraints generally impact a portion of a given parcel and include:

- Streams
- FEMA 100-year floodplains
- Wetlands
- Impervious Surface

Step 2: **Join the Parcel Data with the Zoning or Land Use Designation Data** - this will allow you to relate each parcel with a zoning or land use designation.

Step 3: **Identification of All Parcels that are Zoned Commercial and Industrial for the Municipalities and the County.** All parcels zoned for non-commercial and non-industrial growth are deleted from the data.

Step 4: **Subtract Partial Constraints from the Parcel Data** – At this point the remaining land will be considered buildable.

Step 6: **Identify Improved and Vacant Parcels** - Use the county's address points data to identify those properties that are improved and those that are vacant.

Step 7: **Identify Developed Parcels that are not Further Developable** – Through parcel by parcel analysis of developed commercial and industrial parcels determine if each improved parcel has further development potential; if it doesn't the parcel

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will be removed. If it is developed but has potential additional buildable land then it will be determined to be partially-developed.

Step8: Repeat-Steps 2-7 for each Municipality using their specific zoning and land use designations.

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. Land use designations on draft plans were not used.
- 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.

- **Limitations for Commercial and Industrial Land Calculations:**
- Calculations for land zoned for commercial or industrial use have been generalized. Each jurisdiction has different categories for commercial and industrial uses and those specific uses have been group into the categories of “Commercial” and “Industrial”. Employment Campus categories have been placed in the Industrial category.
- All acreages are an estimate of what is buildable. Each parcel’s minimum lot sizes and setbacks are specific to the use rather than the zone. Many improved parcels may still have potential for additional development. Given the many additional factors that determine whether a commercially or industrially zoned parcel is buildable, it is determined that the numbers in this report are a guide as to what is buildable.