

Carroll County Buildable Land Inventory

Municipal and Designated Growth Area Residential Potential

Freedom/Sykesville

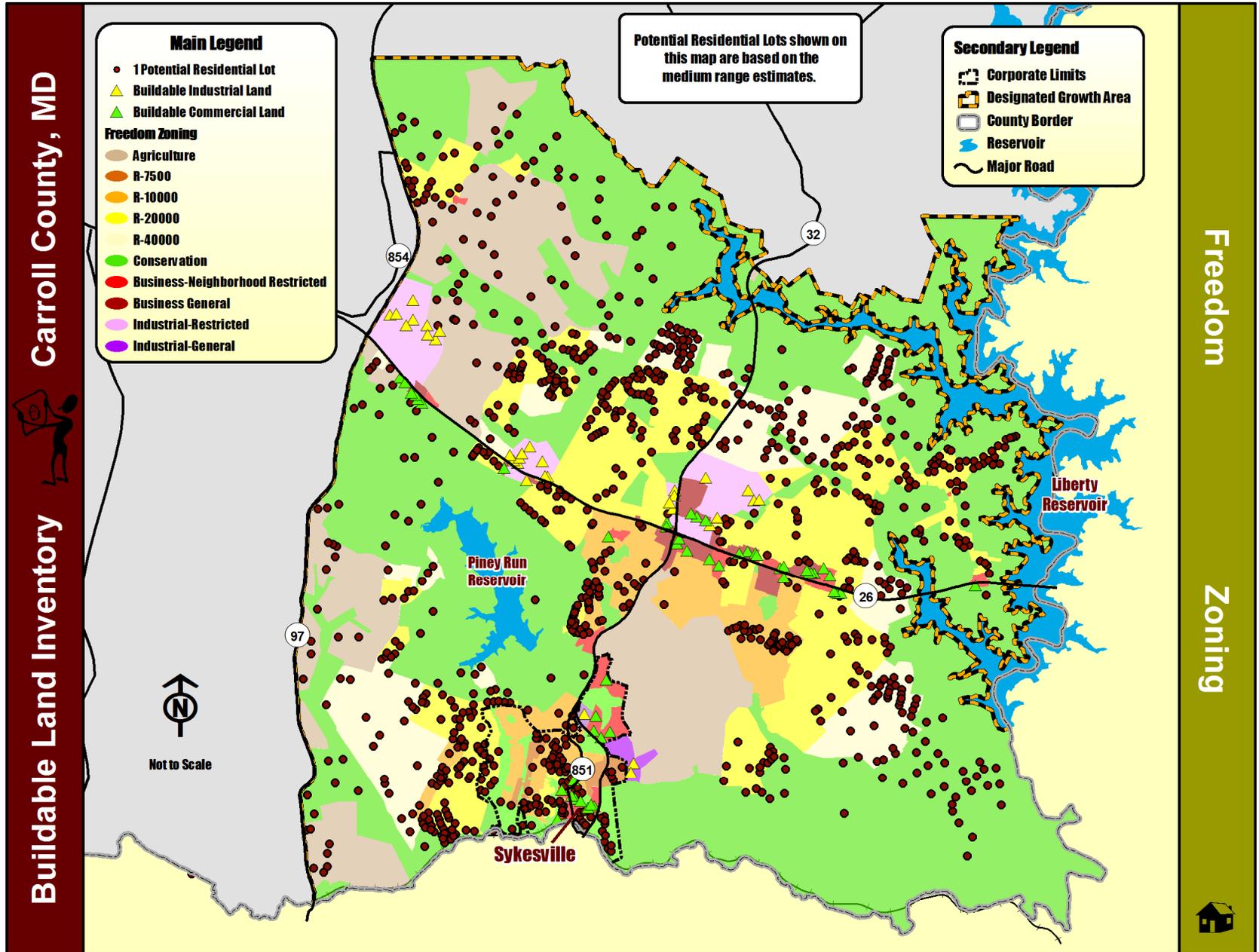
Zoning

The table below is based on zoning within the Town of Sykesville and the Freedom DGA. The Town of Sykesville is approximately 1008 acres in size. The Freedom Designated Growth Area encompasses 27,353 acres, which is the largest DGA in the county.

Potential Residential Lots in the Freedom DGA Based on Zoning		
Zoning District	Total Buildable Acreage	Total Potential Additional Lots
Incorporated (Sykesville)		
Conservation	22.3	5
R-7,500	12.1	48
R-10,000	62.7	169
R-20,000	37.5	53
Unincorporated		
Agriculture	946.9	90
Conservation	2,477.8	663
R-10,000	212.0	571
R-20,000	975.7	1,543
R-40,000	1,178.3	1,321
Incorporated Totals	134.6	275
Unincorporated Totals	5,790.8	4,188
Freedom DGA Totals	5,925	4,463

(See note in Appendix D re: calculation of lots in Sykesville)

Carroll County Buildable Land Inventory



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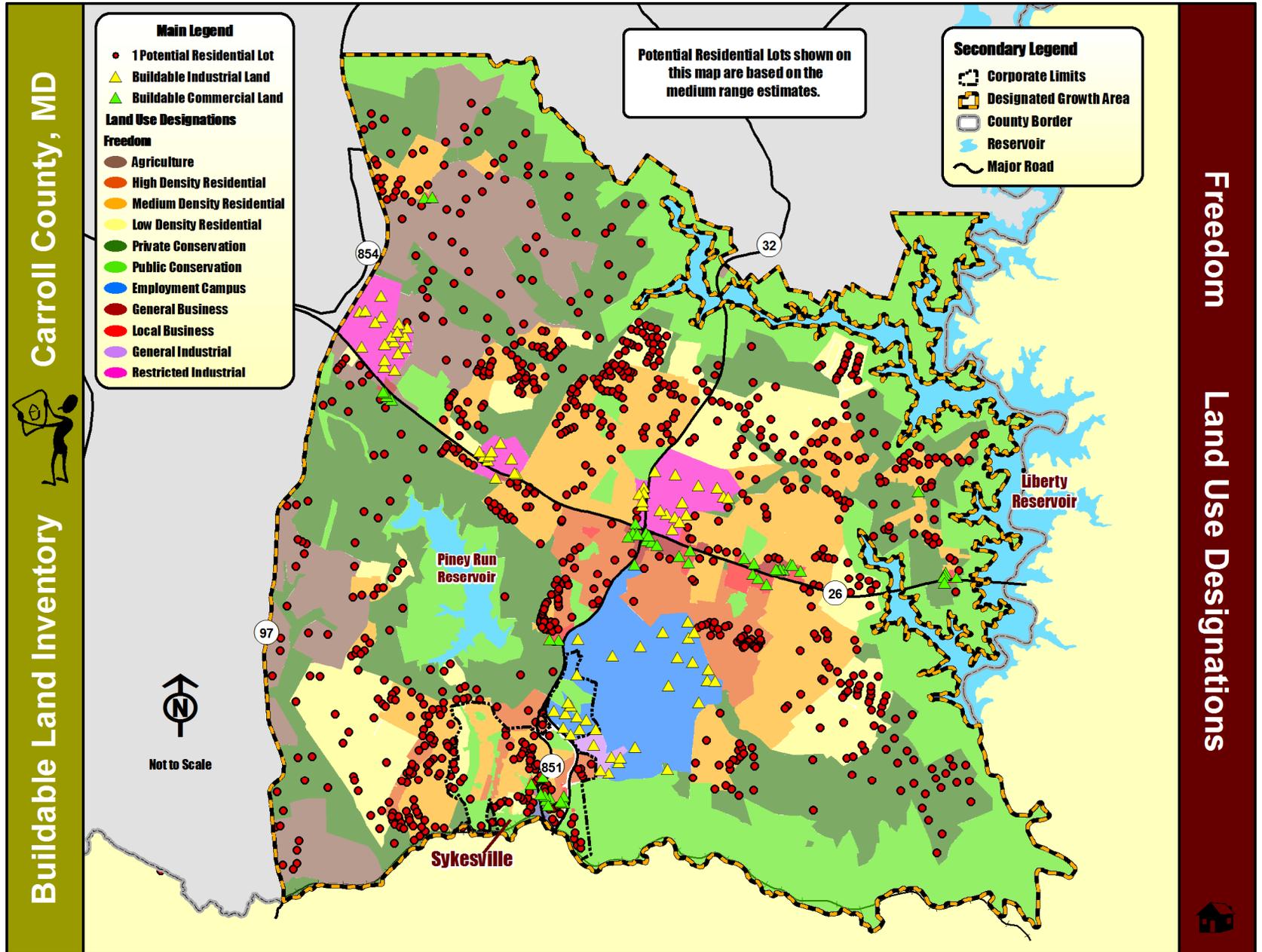
Land Use Designations

The following estimates are based on the current land use designations for the Town of Sykesville and the Freedom Designated Growth Area.

Potential Residential Lots in the Freedom DGA Based on Land Use Designations		
Land Use Designation	Total Buildable Acreage	Total Potential Additional Lots
Incorporated (Sykesville)		
Conservation	20.6	4
R-7,500	8.1	37
R-10,000	42.2	103
R-20,000	29.7	38
Unincorporated		
Agriculture	932.2	91
Conservation	2,487.8	670
R-10,000	179.1	467
R-20,000	976.5	1,562
R-40,000	1,136.0	1,291
Incorporated Totals	100.6	182
Unincorporated Totals	57,11.5	4,081
Freedom DGA totals	5,812	4,263

(See note in Appendix D re: calculation of lots in Sykesville)

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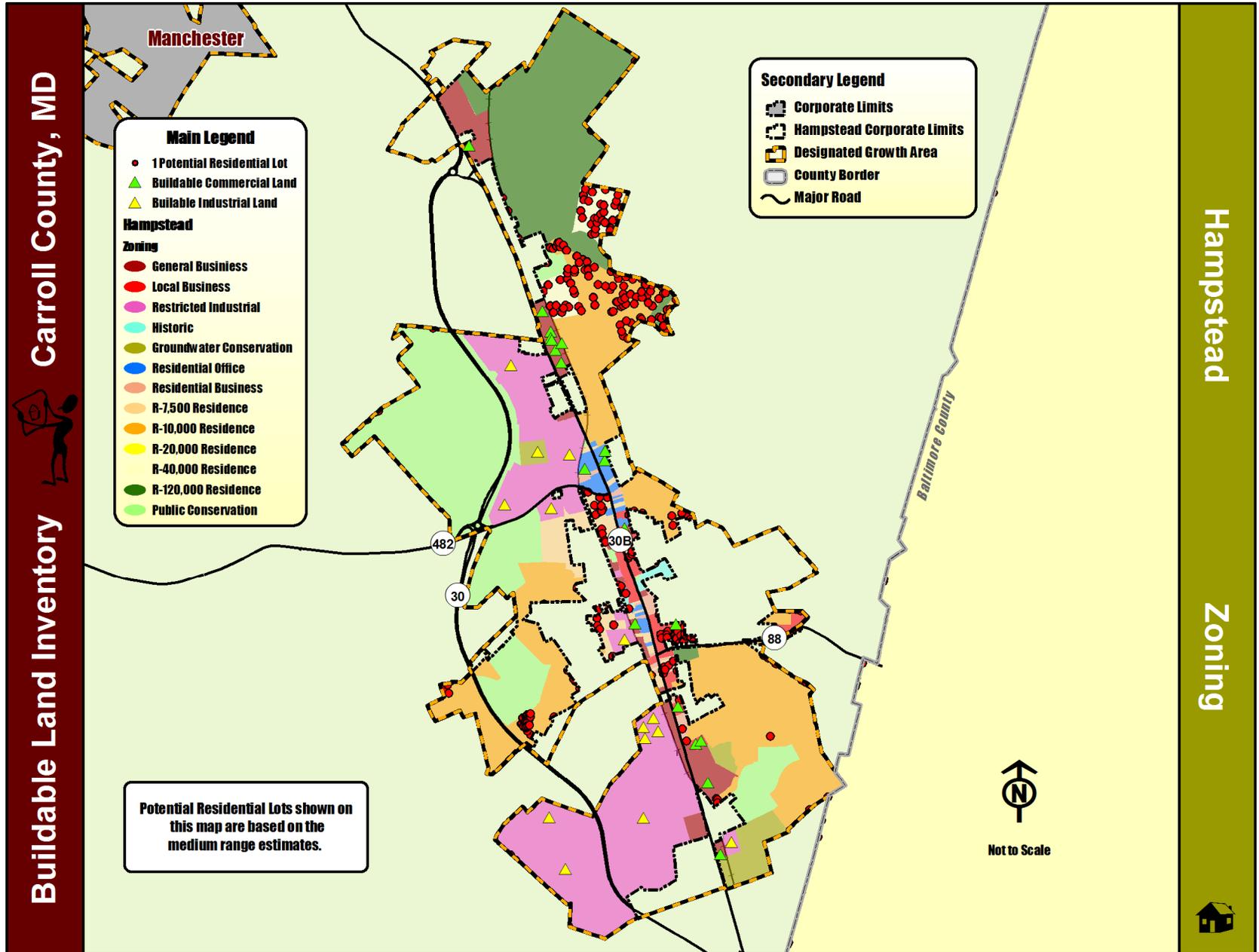
Hampstead

Zoning

The table below is based on the Town of Hampstead's current zoning, which is shown on the corresponding map. The Town of Hampstead is comprised of approximately 2,034 acres.

Potential Residential Lots in the Town of Hampstead Based on Zoning		
Zoning District	Total Buildable Acreage	Total Potential Additional Lots
Incorporated		
R-7,500	12.69	54
R-10,000	39.17	123
R-40,000	41.49	45
Residential Business	4.02	13
<i>Incorporated Totals</i>	97.4	235

Carroll County Buildable Land Inventory



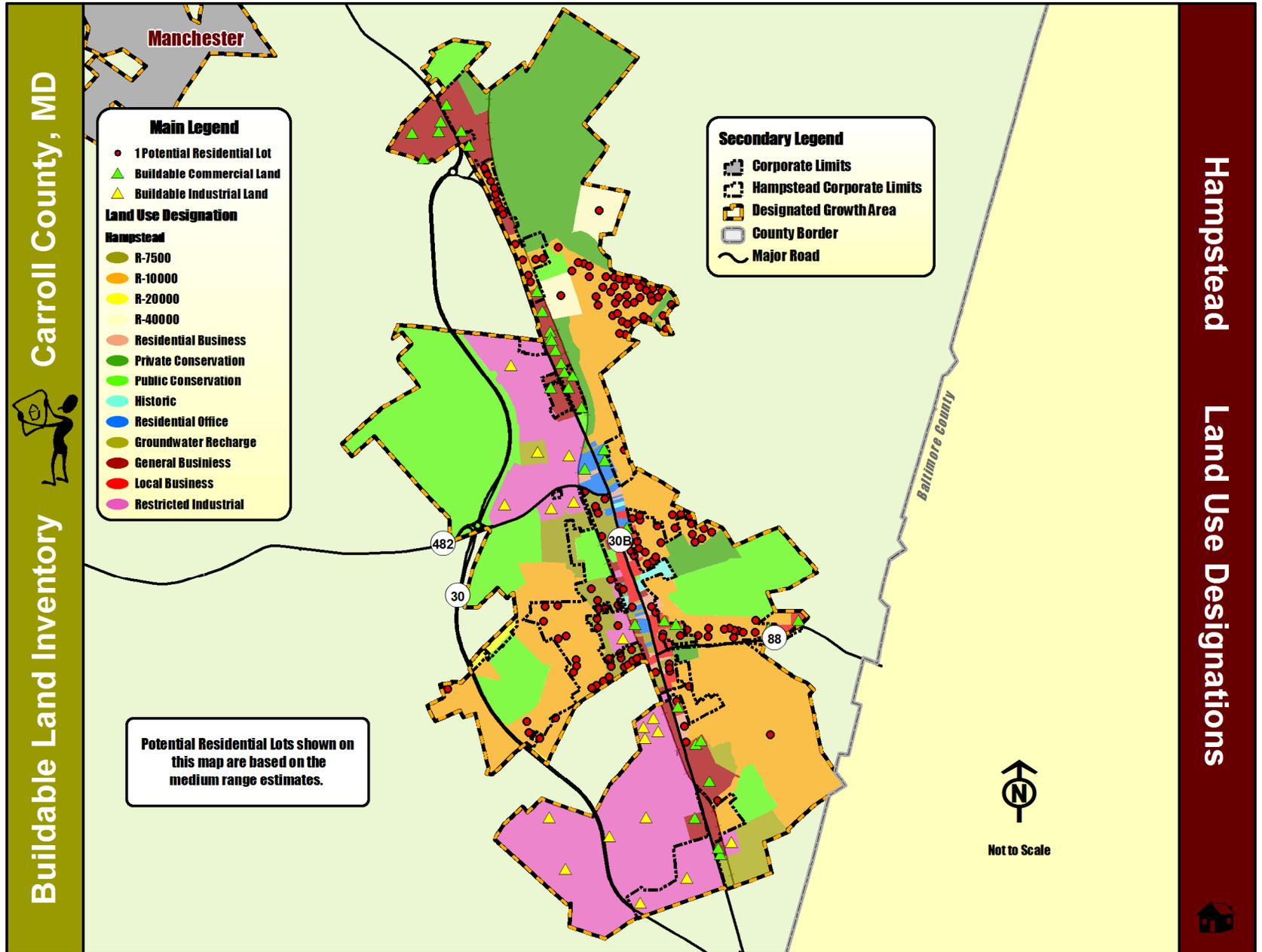
Carroll County Buildable Land Inventory

Land Use Designations

The estimates below are based on the current land use designations within the Hampstead DGA, which are shown on the corresponding map. Hampstead's DGA is comprised of approximately 2,579 acres.

Potential Residential Lots in the Hampstead DGA Based on Land Use Designations		
Land Use Designation	Total Buildable Acreage	Total Potential Additional Lots
Incorporated		
R-7,500	12.49	51
R-10,000	38.81	124
R-40,000	41.49	45
Residential Business	5.26	19
Unincorporated		
R-7,500	11.27	51
R-10,000	45.76	122
Residential Business	0.58	2
Incorporated Totals	98.1	239
Unincorporated Totals	57.6	175
DGA Totals	155.7	414

Carroll County Buildable Land Inventory



Carroll County Buildable Land Inventory

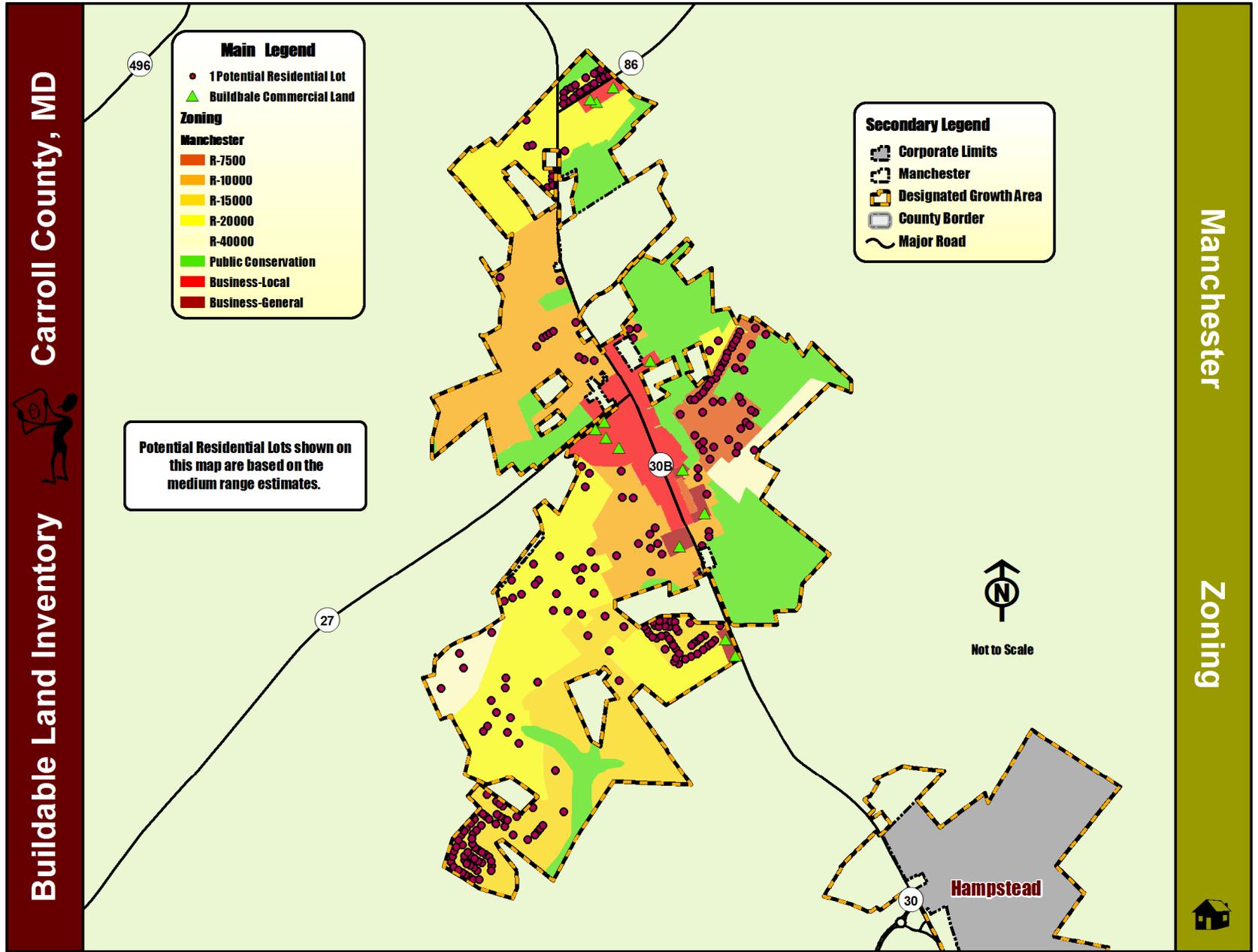
Manchester

Zoning

The table below is based on the Town of Manchester's current zoning, which is shown on the corresponding map. The Town of Manchester is comprised of approximately 1,486 acres.

Potential Residential Lots in the Town of Manchester Based on Zoning		
Zoning District	Total Buildable Acreage	Total Potential Additional Lots
Incorporated		
R-7,500	21.68	69
R-10,000	62.19	188
R-15,000	64.6	126
R-20,000	88.01	155
R-40,000	45.35	43
Incorporated Totals	281.8	581

Carroll County Buildable Land Inventory



Carroll County, MD

Buildable Land Inventory

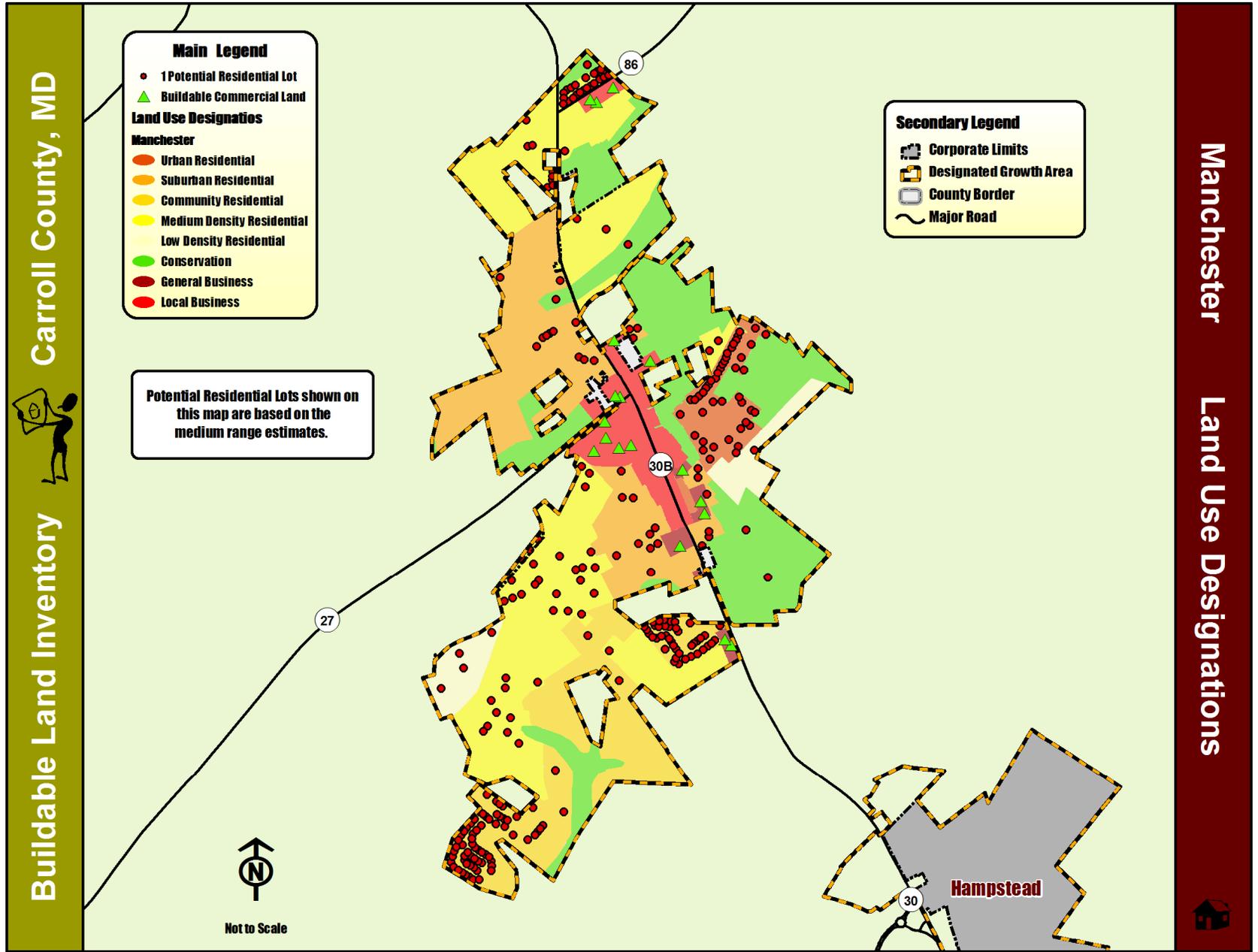
Carroll County Buildable Land Inventory

Land Use Designations

The estimates below are based on the current land use designations within the Manchester DGA, which are shown on the corresponding map. Manchester's DGA is comprised of approximately 1,585 acres.

Potential Residential Lots in the Manchester DGA Based on Land Use Designations		
Land Use Designation	Total Buildable Acreage	Total Potential Additional Lots
Incorporated		
Urban	21.2	68
Suburban	61	183
Community	49.78	118
Medium Density	88.02	155
Low Density	45.76	43
Conservation	97.04	30
Unincorporated		
Medium Residential	51.41	109
Conservation	25.56	7
Incorporated Totals	362.8	597
Unincorporated Totals	76.97	116
DGA totals	439.8	713

Carroll County Buildable Land Inventory



Carroll County Buildable Land Inventory

Mount Airy

Zoning

The table below is based on the Town of Mt. Airy's current zoning within Carroll County, which is shown on the corresponding map. The Town of Mt. Airy is comprised of approximately 2,620 acres, 1,736 of these acres are within Carroll County.

Potential Residential Lots in the Town of Mt. Airy* Based on Zoning		
Zoning District	Total Buildable Acreage	Total Potential Additional Lots
Incorporated		
R7	37.82	257
R5	2.67	9
R3	17.54	48
R2	129.2	243
RE	30.86	31
Conservation	36.46	10
Incorporated Totals	254.6	598

*Carroll County portion only

(See note in Appendix D re: calculation of lots in Mount Airy)

Carroll County Buildable Land Inventory

Carroll County, MD

Buildable Land Inventory

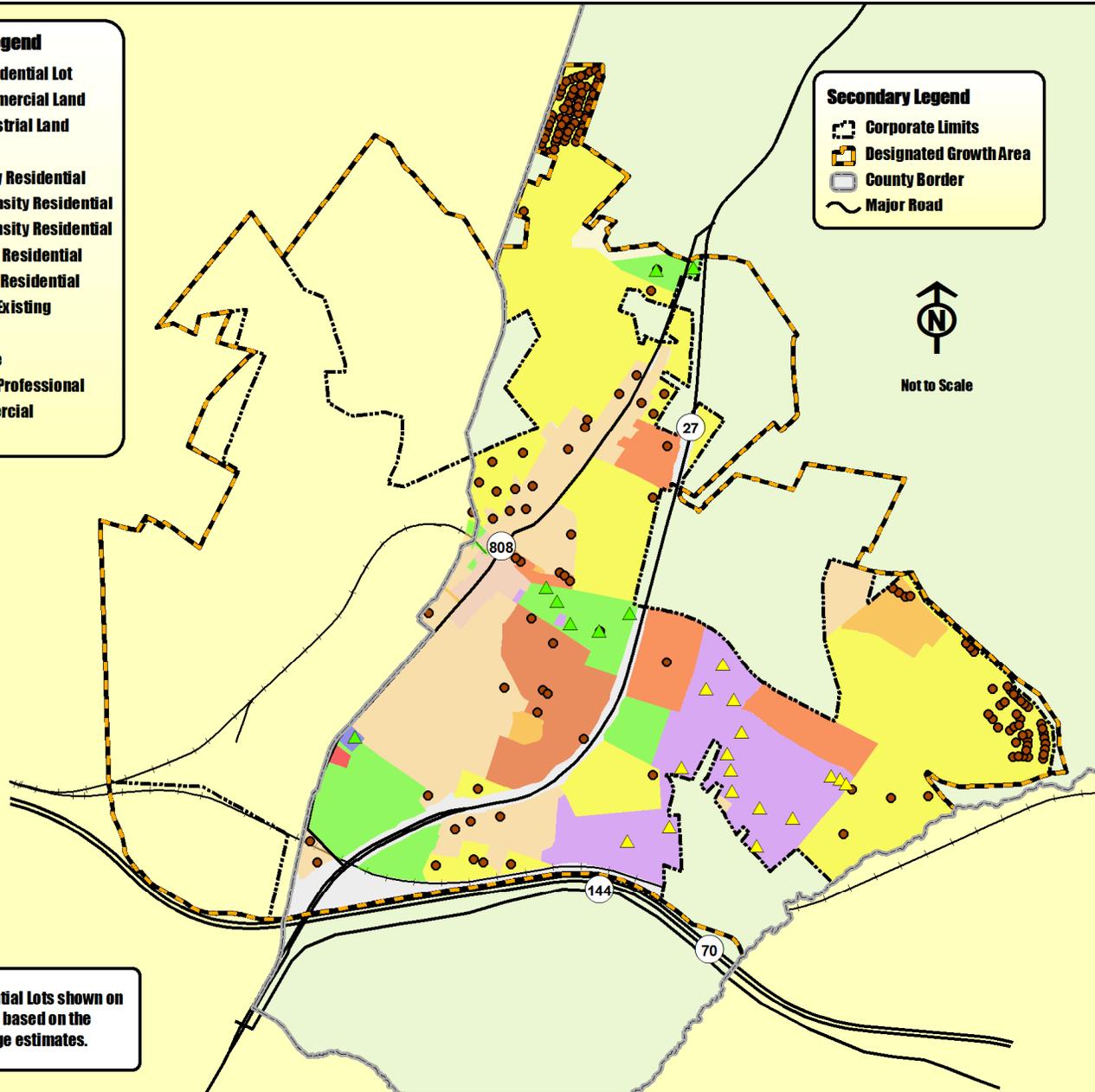


- Main Legend**
- 1 Potential Residential Lot
 - ▲ Buildable Commercial Land
 - ▲ Buildable Industrial Land
- Mt. Airy Zoning**
- R7 High-Density Residential
 - R5 Medium-Density Residential
 - R3 Medium-Density Residential
 - R2 Low-Density Residential
 - R1 Low-Density Residential
 - RE Residential Existing
 - Conservation
 - Downtown Zone
 - Neighborhood Professional
 - Limited Commercial
 - Industrial

- Secondary Legend**
- Corporate Limits
 - Designated Growth Area
 - County Border
 - Major Road



Potential Residential Lots shown on this map are based on the medium range estimates.



Mount Airy

Zoning



Carroll County Buildable Land Inventory

Land Use Designations

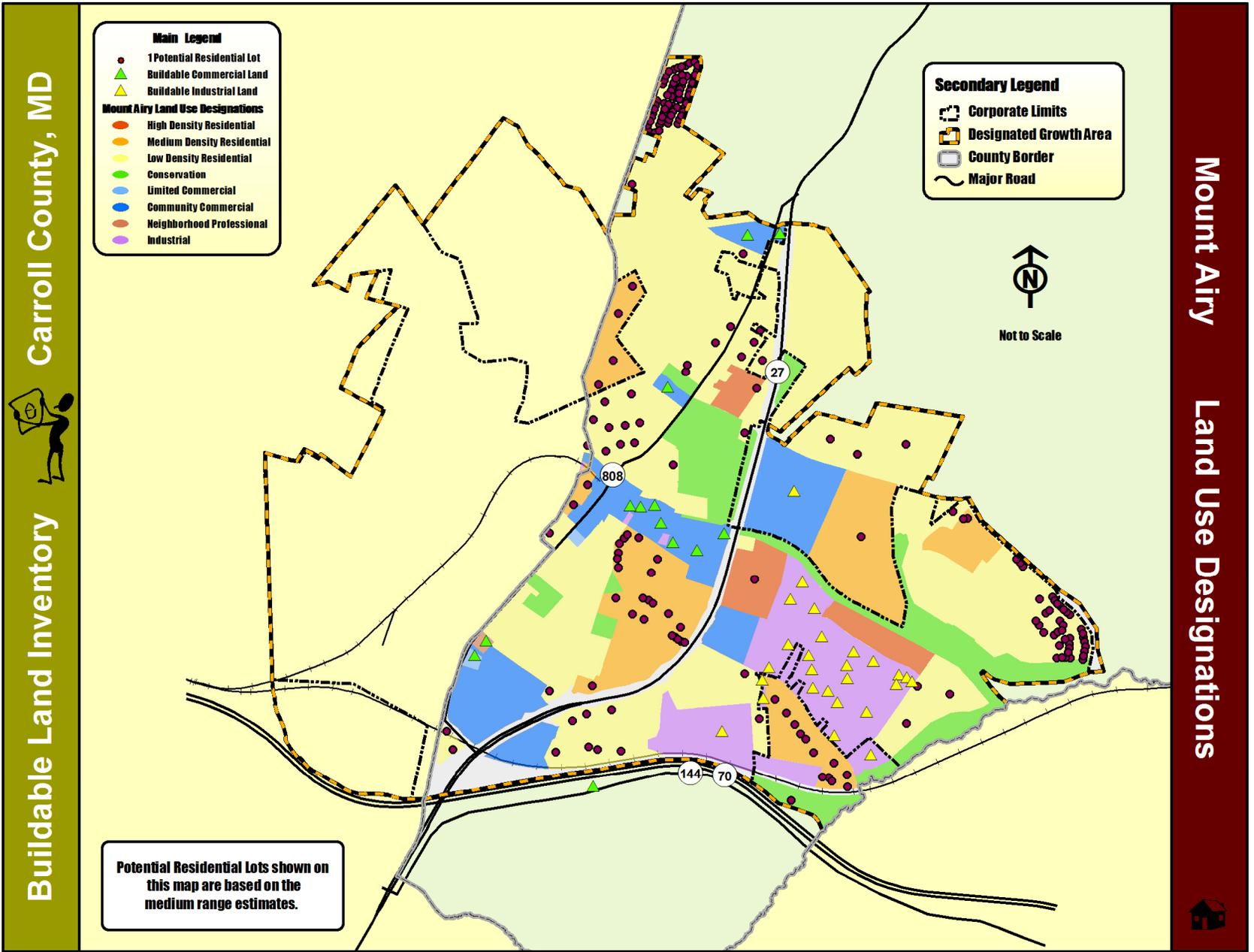
The estimates below are based on the current land use designations within the Mt. Airy DGA, which are shown on the corresponding map. Mt. Airy's DGA is comprised of approximately 3,670 acres; about 2,311 acres are within Carroll County. The designated land uses are calculated the same as described in the Mt. Airy zoning portion of this report.

Potential Lots in the Mt. Airy DGA*		
Based on Land Use Designations		
Land Use Designation	Total Buildable Acreage	Total Potential Additional Lots
Incorporated		
Low Density Residential	244.7	366
Medium Density Residential	31.24	126
High Density Residential	32.88	227
Unincorporated		
Conservation	3.9	1
Low Density Residential	92.69	90
Medium Density Residential	124.93	357
Incorporated Totals	308.82	719
Unincorporated Totals	221.52	448
DGA Totals	530.3	1167

*Carroll County portion only

(See note in Appendix D re: calculation of lots in Mount Airy)

Carroll County Buildable Land Inventory



Carroll County, MD



Buildable Land Inventory

Mount Airy

Land Use Designations



Carroll County Buildable Land Inventory

New Windsor

Zoning

The table below is based on the Town of New Windsor's current zoning, which is shown on the corresponding map. The Town of New Windsor is comprised of approximately 472 acres.

Potential Residential Lots in the Town of New Windsor Based on Zoning		
Zoning District	Total Buildable Acreage	Total Potential Additional Lots
Incorporated		
R-10 Residential	2.86	25
R-5 Residential	21.6	85
R-3 Residential	14.49	90
R-2 Residential	7.09	7
R-1 Residential	2.14	1
VC-Village Center	4.7	15
<i>Incorporated Totals</i>	<i>52.9</i>	<i>223</i>

Carroll County Buildable Land Inventory

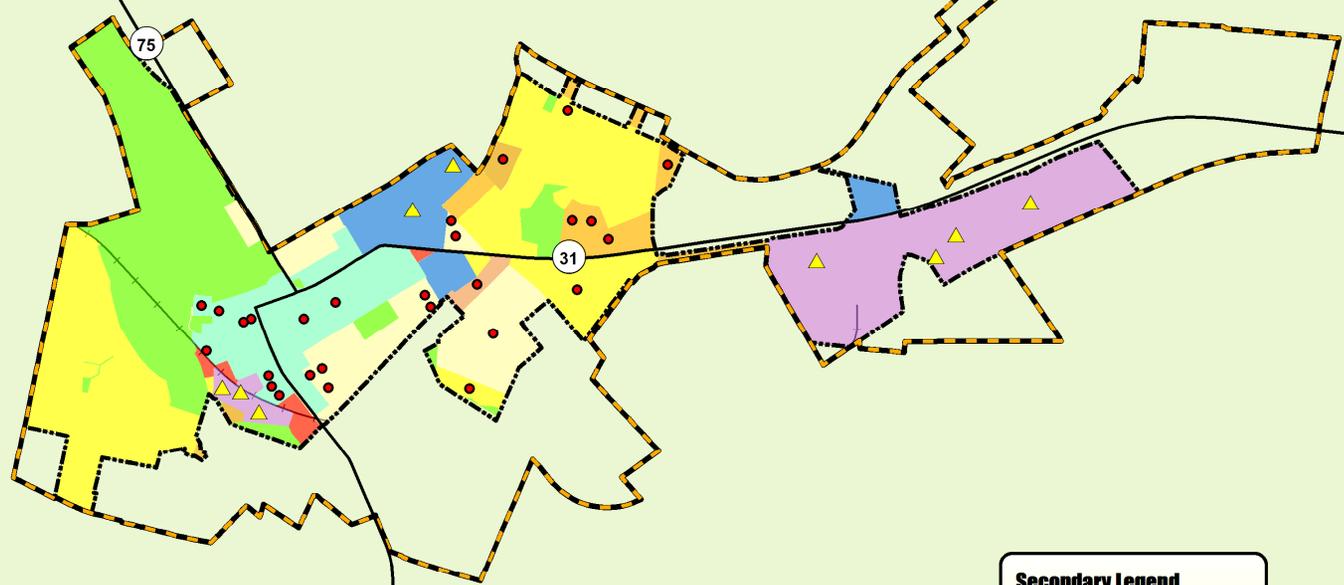
Carroll County, MD

Buildable Land Inventory



- Main Legend**
- 1 Potential Residential Lot
 - ▲ Buildable Industrial Land
- New Windsor-Zoning**
- R10 Residential
 - R5 Residential
 - R3 Residential
 - R2 Residential
 - R1 Residential
 - VC (Village Center)
 - Conservation/Public Use
 - EC Employment Campus
 - NB Neighborhood Business
 - LI (Light Industrial)

Potential Residential Lots shown on this map are based on the medium range estimates.



Not to Scale

- Secondary Legend**
- Corporate Limits
 - Designated Growth Area
 - Major Road

New Windsor

Zoning



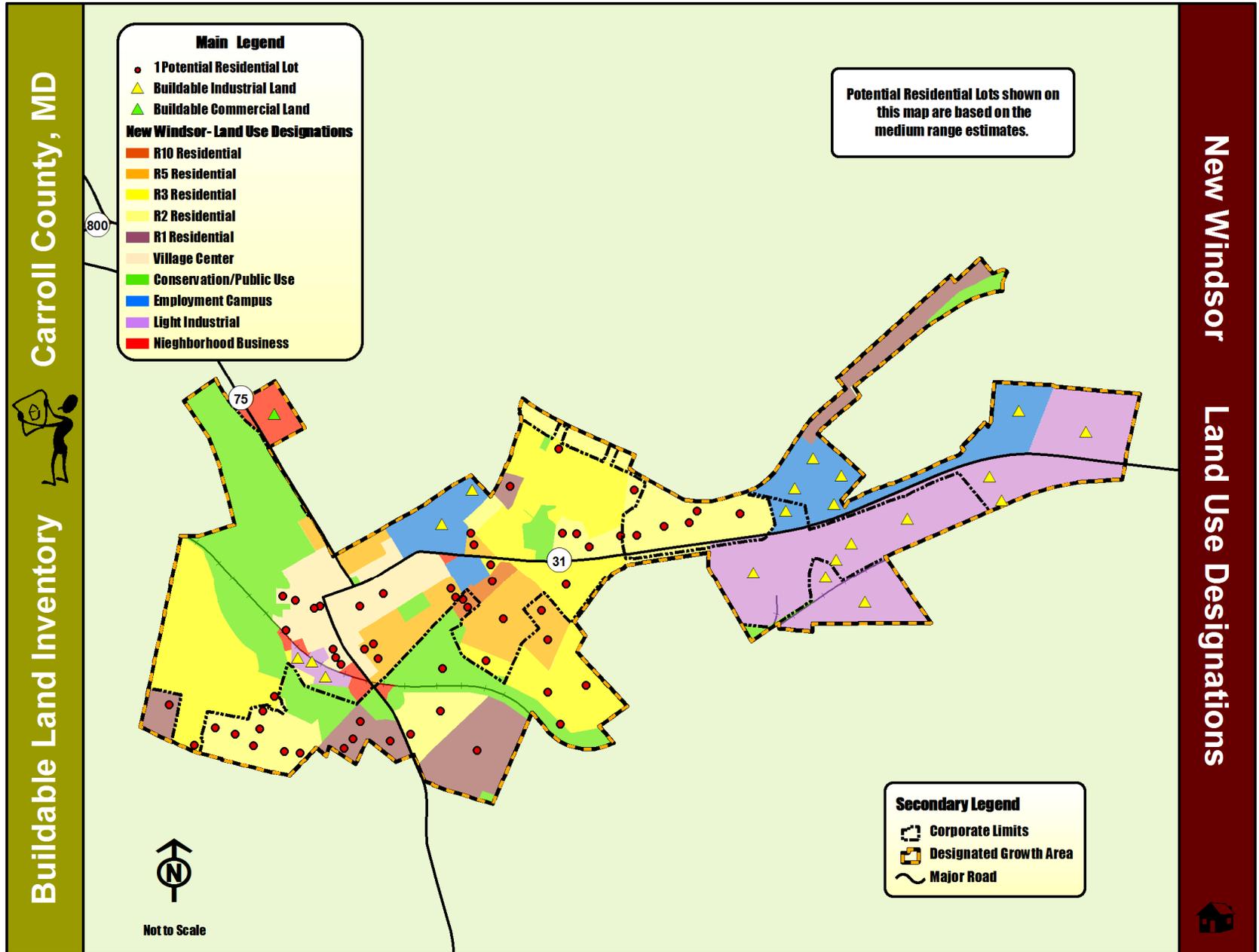
Carroll County Buildable Land Inventory

Land Use Designations

The estimates below are based on the current land use designations within the New Windsor DGA, which are shown on the corresponding map. New Windsor's DGA is comprised of approximately 878 acres.

Potential Additional Residential Lots in New Windsor Designated Growth Area Based on Land Use Designations		
Zoning District	Total Buildable Acreage	Total Potential Additional Lots
Incorporated		
R-10 Residential	3.82	25
R-5 Residential	20.47	80
R-3 Residential	17.08	89
R-2 Residential	7.69	8
R-1 Residential	2.16	1
VC-Village Center	4.69	15
Unincorporated		
R-10 Residential	1.55	12
R-5 Residential	8.04	31
R-3 Residential	24.35	71
R-2 Residential	39.4	62
R-1 Residential	39.71	34
Conservation/PU	27.6	6
Incorporated Totals	55.9	218
Unincorporated Totals	140.7	216
DGA Totals	196.6	434

Carroll County Buildable Land Inventory



New Windsor Land Use Designations



Carroll County Buildable Land Inventory

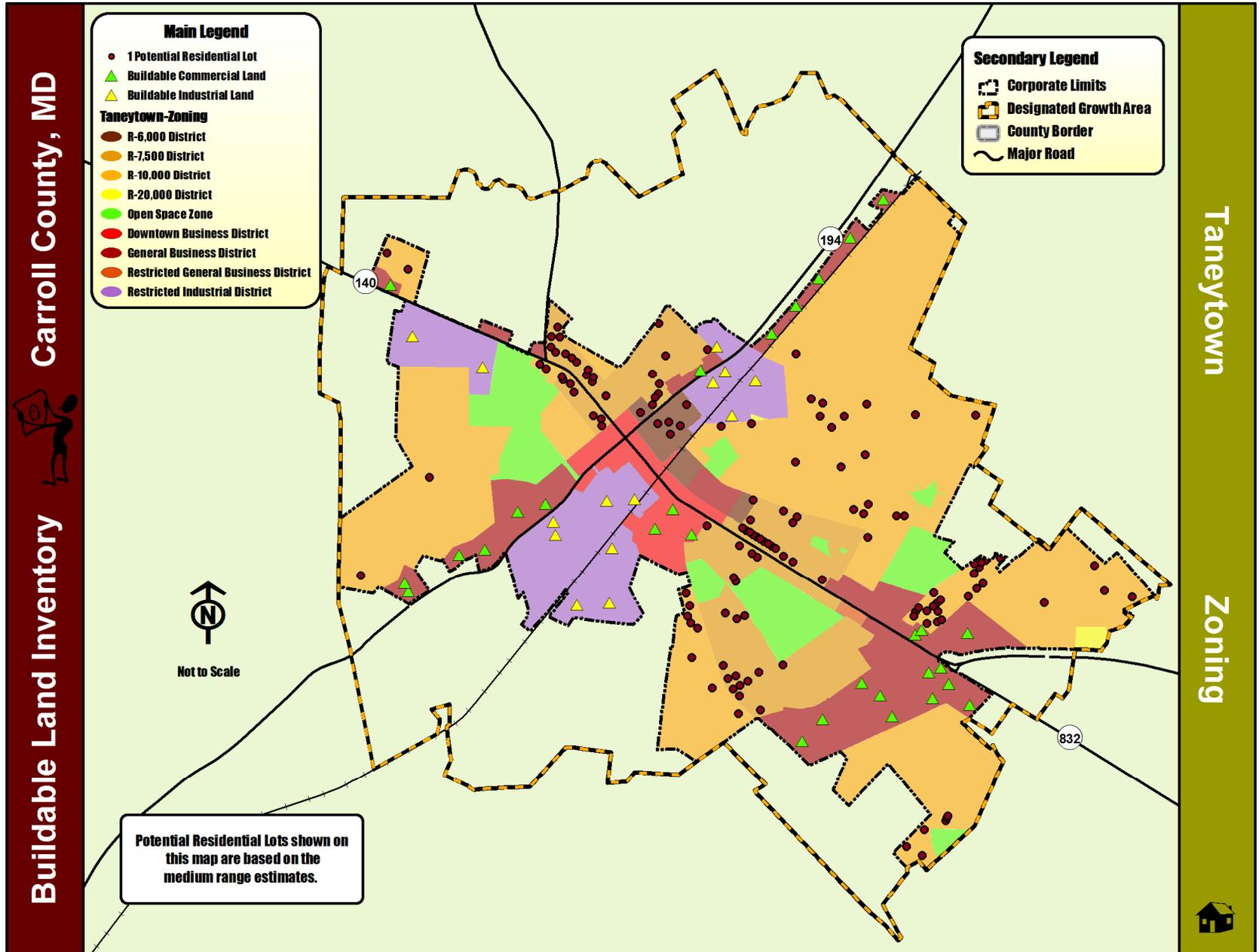
Taneytown

Zoning

The table below is based on the City of Taneytown's current zoning, which is shown on the corresponding map. The City of Taneytown is comprised of approximately 1,903 acres in size.

Potential Residential Lots in the City of Taneytown Based on Zoning		
Zoning District	Total Buildable Acreage	Total Potential Additional Lots
Incorporated		
R-6000	1.77	6
R-7500	31.78	106
R-10,000	357.73	1,472
R-20,000	0	0
R-40,000	0	0
Incorporated Totals	391.3	1,584

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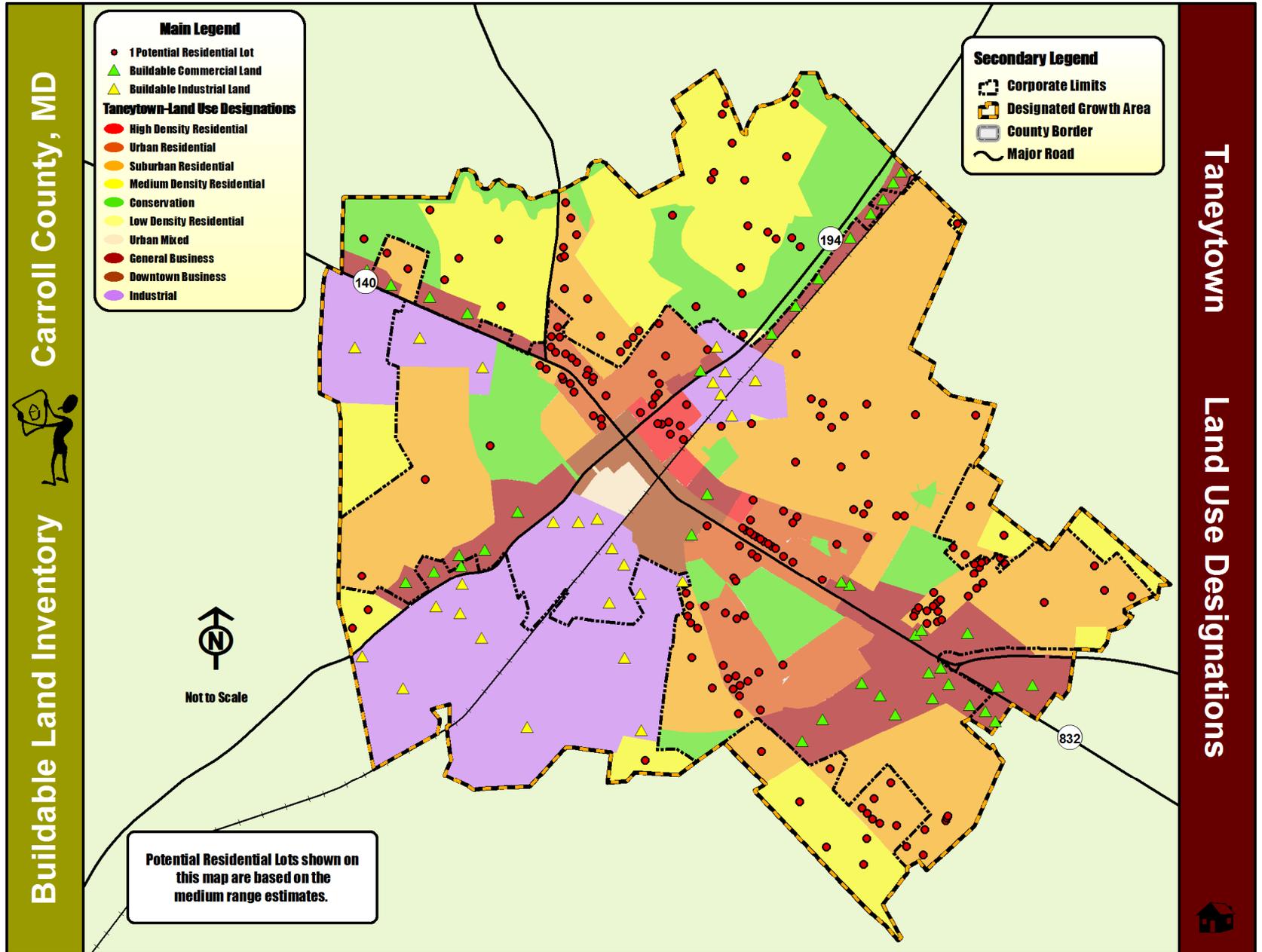
Carroll County Buildable Land Inventory

Land Use Designations

The estimates below are based on the current land use designations within the Taneytown DGA, which are shown on the corresponding map. Taneytown's DGA is comprised of approximately 3354 acres.

Potential Residential Lots in the Taneytown DGA Based on Land Use Designations		
Land Use Designation	Total Buildable Acreage	Total Potential Additional Lots
Incorporated		
High Density Residential	2.39	8
Urban Density	33.16	111
Suburban Residential	349.24	1,436
Medium Density	0	0
Low Density	0	0
Conservation	9.63	3
Unincorporated		
High Density Residential	0	0
Urban Density	0	0
Suburban Residential	111.07	452
Medium Density	340.34	716
Low Density	1.2	1
Conservation	88.99	25
Incorporated Totals	394.42	1,558
Unincorporated Totals	541.6	1,194
DGA Totals	936.0	2,752

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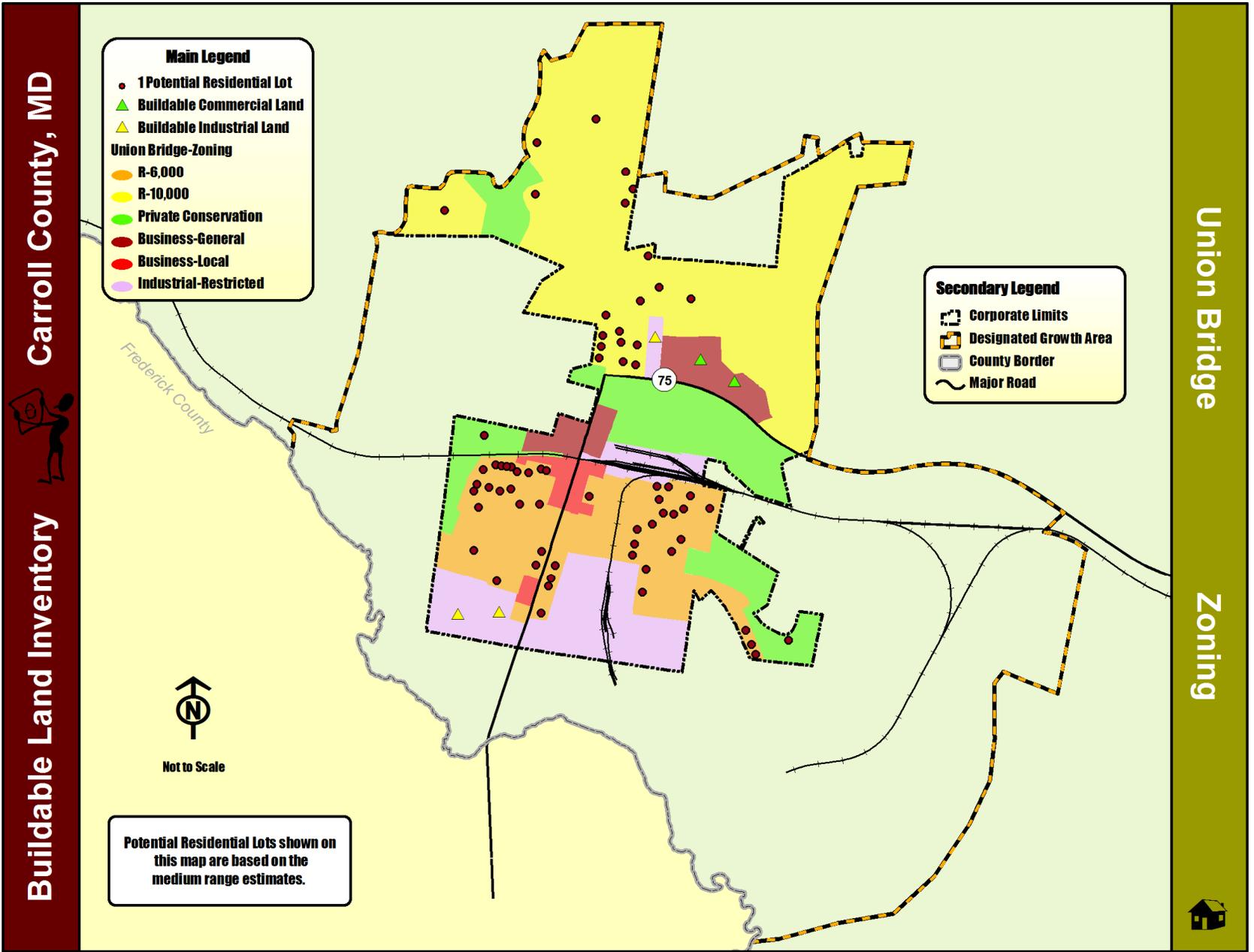
Union Bridge

Zoning

The table below is based on the Town of Union Bridge's current zoning, which is shown on the corresponding map. The Town of Union Bridge is comprised of approximately 658 acres.

Potential Residential Lots in the Town of Union Bridge Based on Zoning		
Zoning District	Total Buildable Acreage	Total Potential Additional Lots
Incorporated		
R-6,000	30.47	169
R-10,000	120.66	503
R-20,000	0	0
Historic	0	0
Conservation	16.98	4
<i>Incorporated Totals</i>	<i>168.1</i>	<i>676</i>

Carroll County Buildable Land Inventory



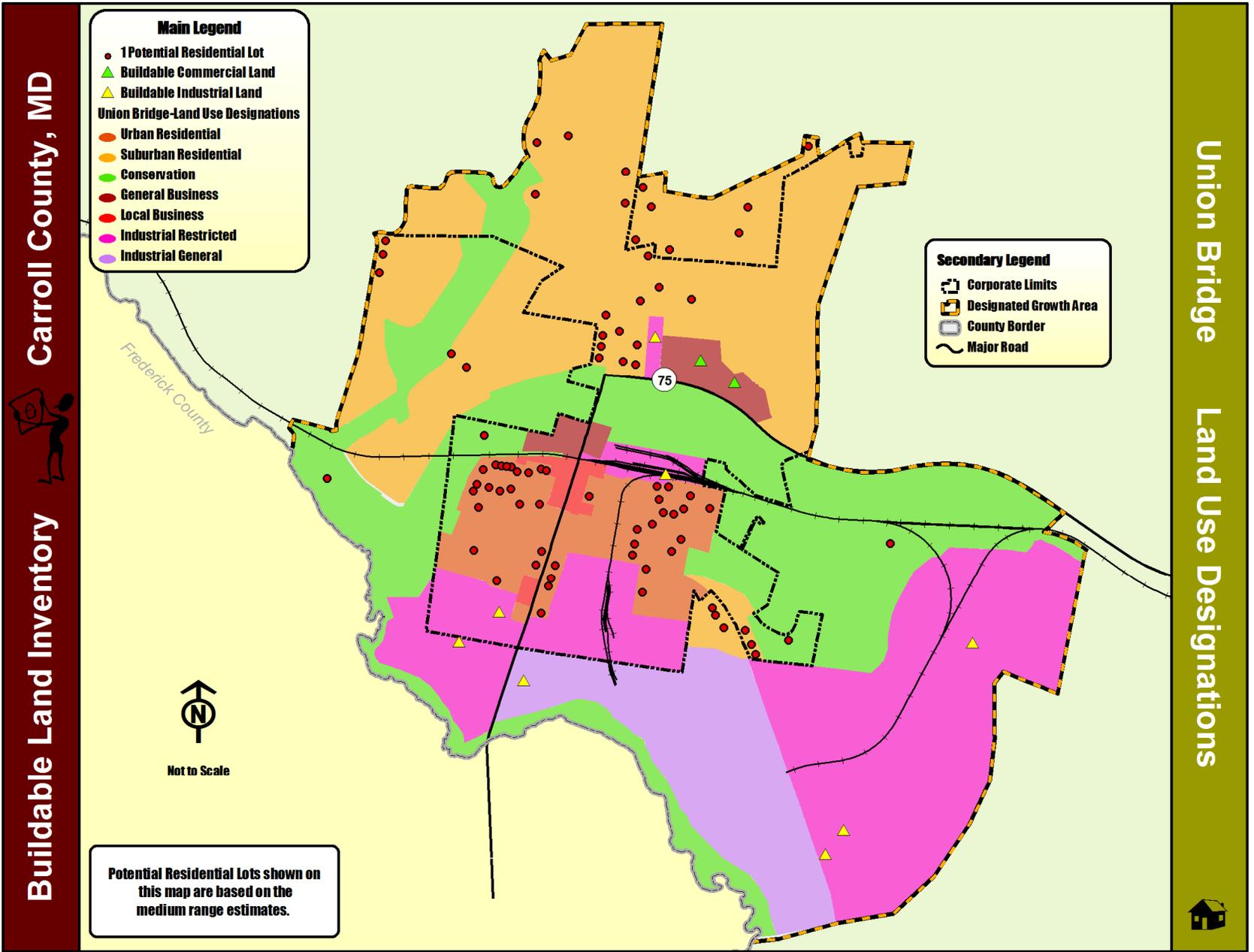
Carroll County Buildable Land Inventory

Land Use Designations

The estimates below are based on the current land use designations within the Union Bridge DGA, which are shown on the corresponding map. Union Bridge's DGA is comprised of approximately 1,648 acres.

Potential Residential Lots in the Union Bridge DGA Based on Land Use Designations		
Land Use Designation	Total Buildable Acreage	Total Potential Additional Lots
Incorporated		
Urban Residential	28.71	160
Suburban Residential	121.73	510
Conservation	16.99	4
Unincorporated		
Suburban Residential	139.25	590
Conservation	157.9	49
Incorporated Totals	167.43	674
Unincorporated Totals	297.15	639
DGA Totals	464.6	1,313

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Carroll County, MD

Buildable Land Inventory

Union Bridge

Land Use Designations



Carroll County Buildable Land Inventory

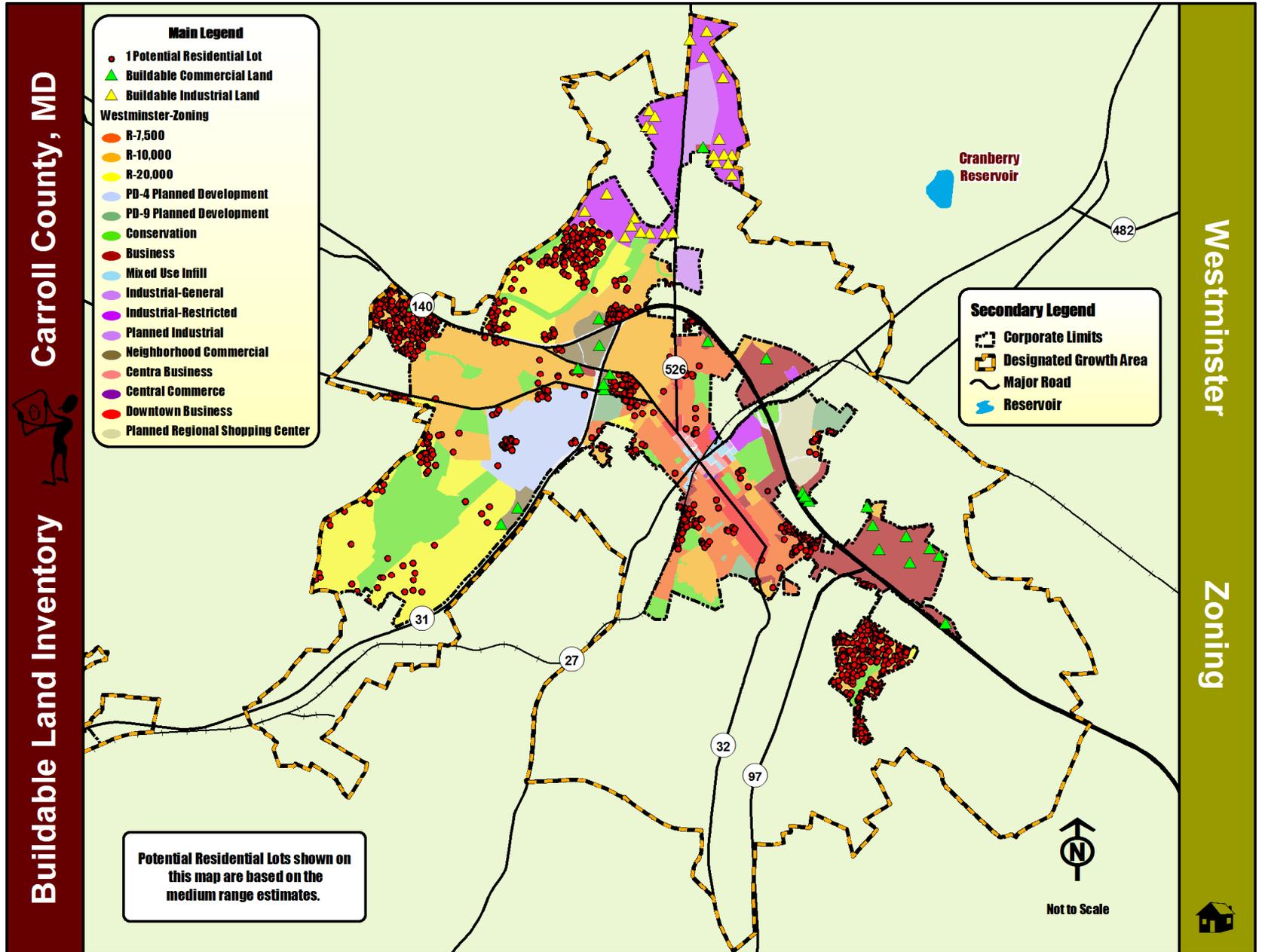
Westminster

Zoning

The table below is based on the City of Westminster's current zoning, which is shown on the corresponding map. The City of Westminster is comprised of approximately 4,193 acres.

Potential Residential Lots in the City of Westminster Based on Zoning		
Zoning District	Total Buildable Acreage	Total Potential Additional Lots
Incorporated		
R-7,500	32.62	145
R-10,000	247.77	566
R-20,000	153.83	247
PD-4	7.3	24
PD-9	7.09	42
Conservation	224.3	6
Incorporated Totals	672.9	1,030

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Land Use Designations

The estimates below are based on the current land use designations within the Westminster DGA, which are shown on the corresponding map. Westminster's DGA is comprised of approximately 10,835 acres.

Potential Residential Lots in the Westminster DGA Based on Land Use Designations		
Land Use Designation	Total Buildable Acreage	Total Potential Additional Lots
Incorporated		
Planned Residential	9.74	38
Urban Residential	21.88	87
Suburban Residential	241.42	505
Medium Density Residential	0	0
Low Density Residential	109.12	172
Conservation	158.08	3
Unincorporated		
Urban Residential	9.23	41
Suburban Residential	345.95	1,234
Medium Density Residential	296.6	517
Low Density Residential	224.27	195
Conservation	710.15	204
Incorporated Totals	540.24	805
Unincorporated Totals	1,586.2	2,191
DGA Totals	2,126.4	2,996

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