

# **Buildable Land Inventory Carroll County, Maryland**

**Priority Funding Area  
March 2006**

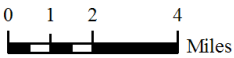
In June of 2005, the Carroll County Bureau of Comprehensive Planning conducted a Buildable Land Inventory (BLI) for the county, including the eight jurisdictions. This report summarizes the results of the BLI by Priority Funding Area (PFA). PFAs are existing communities and places where local governments want State investment to support future growth. PFAs include major population centers, rural villages and industrially zoned land. There are nine major PFAs that are located around the major population centers Carroll County. This document focuses on the nine major PFAs. The figures in this report are organized by the total number of potential lots that could be developed and the sum of buildable acres both inside and outside the PFAs.

Note: The totals in this report were generated from a centroid file representing the centers of the polygon parcels used to report the high, medium and low estimates in the June 2005 Carroll County Buildable Land Inventory. The totals included in this report are estimates and are by no means exact.

**Buildable Land Inventory  
Carroll County, Maryland**  
*Priority Funding Areas*



— Major Roads  
Priority Funding Area  
Carroll County Border



Prepared by Carroll County Bureau of Comprehensive Planning (AO), March 1, 2005

**Priority Funding Areas: Buildable Residential Land  
High-End Estimate  
Potential Lots That Could Be Developed  
Based on January 2005 Zoning**

<b>PFA District</b>	<b>Total Buildable Acreage</b>	<b>Potential Lot Yield</b>
Finksburg	81.58	197
Freedom	1,912.28	3,271
Hampstead	295.59	898
Manchester	662.84	1,031
Mt. Airy	433.32	744
New Windsor	96.84	364
Taneytown	577.55	2,279
Union Bridge	450.78	1,487
Westminster	1,905.12	5,695
Area Outside PFAs	106,699.44	20,251
<b><i>PFA Totals</i></b>	<b><i>113,115.32</i></b>	<b><i>36,217</i></b>

Source: CC Bureau of Comprehensive Planning

**Priority Funding Areas: Buildable Residential Land  
Medium-Range Estimate\*  
Potential Lots That Could Be Developed  
Based on January 2005 Zoning**

<b>PFA District</b>	<b>Total Buildable Acreage</b>	<b>Net Buildable Acreage</b>	<b>Potential Lot Yield</b>
Finksburg	74.32	66.36	156
Freedom	1,765.08	1,596.03	2,732
Hampstead	285.05	251.38	772
Manchester	634.01	580.84	861
Mt. Airy	433.32	408.85	688
New Windsor	96.34	86.59	304
Taneytown	548.62	481.48	1,910
Union Bridge	438.04	390.87	1,236
Westminster	1,878.04	1,702.89	4,948
Area Outside PFAs	106,154.44	104,720.92	19,024
<b><i>PFA Totals</i></b>	<b><i>112,307.27</i></b>	<b><i>110,286.21</i></b>	<b><i>32,631</i></b>

\* Due to the nature of how these towns determine density, the calculations for Mt. Airy and Sykesville did not include a medium-range estimate. Therefore, the low-end estimate for these towns was used in the medium-range for the purpose of providing PFA totals.

Source: CC Bureau of Comprehensive Planning

**Priority Funding Areas: Buildable Residential Land**  
**Low-End Estimate**  
**Potential Lots That Could Be Developed**  
**Based on January 2005 Zoning**

<b>PFA District</b>	<b>Total Buildable Acreage</b>	<b>Net Buildable Acreage</b>	<b>Potential Lot Yield</b>
Finksburg	56.83	50.50	124
Freedom	1,366.40	1,232.35	2,210
Hampstead	227.12	200.62	592
Manchester	470.80	432.70	638
Mt. Airy	378.88	358.33	642
New Windsor	71.41	23.21	237
Taneytown	493.42	444.18	1,796
Union Bridge	362.70	321.34	1,127
Westminster	1,363.21	1,233.86	3,962
Area Outside PFAs	98,533.73	97,511.50	16,441
<b><i>PFA Totals</i></b>	<b><i>103,324.51</i></b>	<b><i>101,808.59</i></b>	<b><i>27,769</i></b>

Source: CC Bureau of Comprehensive Planning