

Buildable Land Inventory Carroll County, Maryland

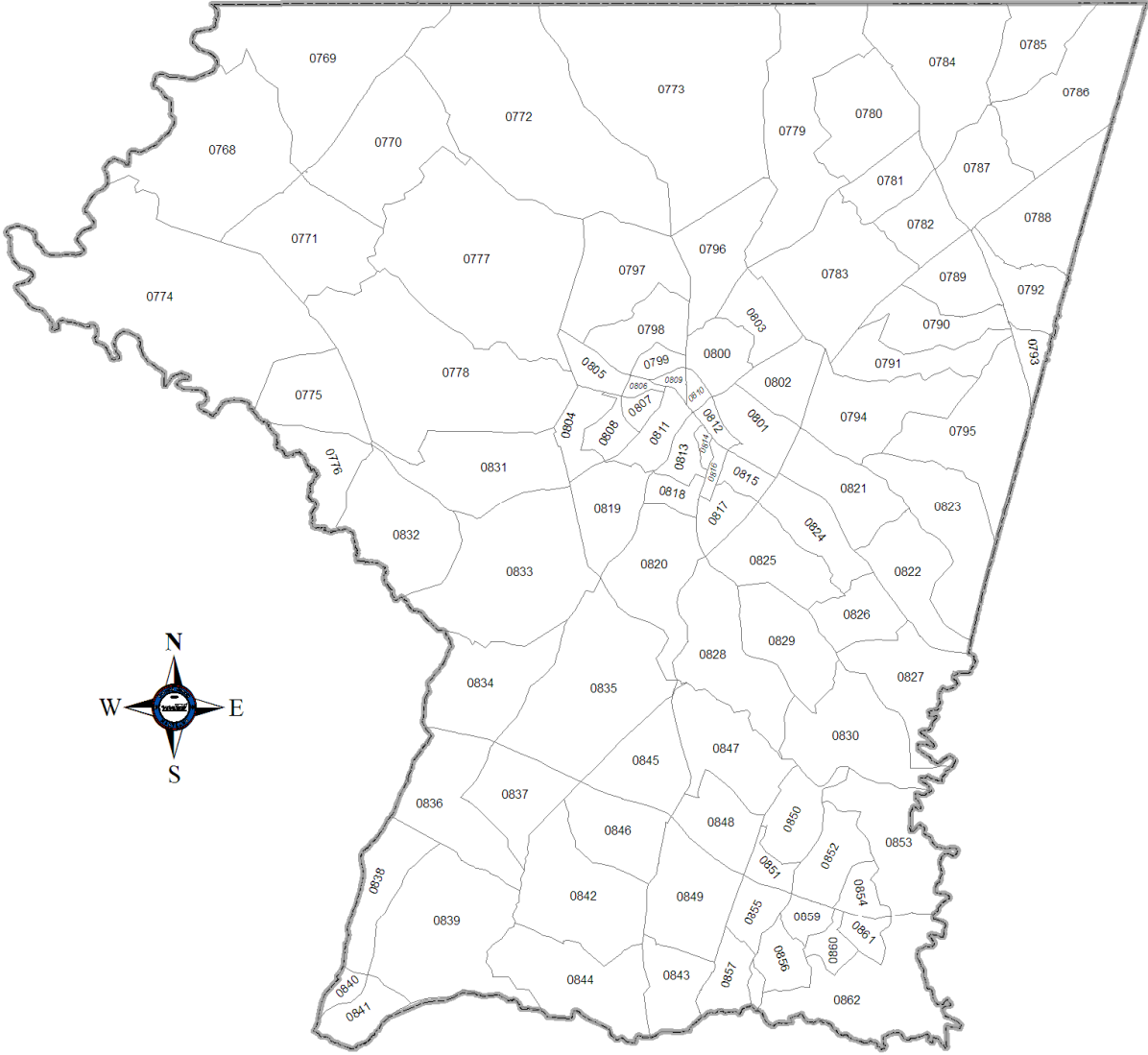
**Transportation Analysis Zone
March 2006**

In June of 2005, Carroll County conducted a Buildable Land Inventory (BLI) for the entire county, including the eight municipalities. This report summarizes the results of the BLI by Transportation Analysis Zone (TAZ). TAZs are small areas used in transportation planning to summarize demographic characteristics and travel data. TAZs follow census geography boundaries and are generally one or more block groups. Occasionally, however, TAZs are defined at a sub-block group level, that is, collections of census blocks. TAZs are identified by 1- to 4-digit numbers, ranging from 1 to 1151.

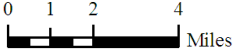
The figures in this report are organized by the total number of potential lots that could be developed and the sum of buildable acres for each zoning district located within the respective TAZ.

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
Transportation Analysis Zones



Transportation Analysis Zone
Carroll County Border



Prepared by Carroll County Bureau of Comprehensive Planning (AO), March 24, 2005

**Transportation Analysis Zone: Buildable Residential Land
High-End Estimate
Potential Lots That Could Be Developed
Based on January 2005 Zoning**

TAZ	Total Buildable Acreage	Potential Lot Yield
0768	2,956.47	955
0769	4,168.35	392
0770	1,788.67	1,042
0771	2,351.65	1,011
0772	4,694.21	513
0773	6,296.18	875
0774	6,007.47	591
0775	956.73	1,287
0776	639.70	358
0777	4,307.87	381
0778	3,590.72	378
0779	2,439.45	253
0780	1,908.72	400
0781	831.71	333
0782	731.89	647
0783	2,108.19	314
0784	2,666.59	366
0785	1,417.91	176
0786	2,295.79	260
0787	1,210.36	422
0788	1,849.33	402
0789	900.40	321
0790	826.67	257
0791	568.16	288
0792	753.02	1,169
0793	143.69	316
0794	1,497.35	251
0795	1,357.50	263
0796	775.04	103
0797	1,686.04	197
0798	724.31	120
0799	339.16	833
0800	501.70	480
0801	560.80	549
0802	693.99	349
0803	365.62	65
0804	442.80	139
0805	314.77	573
0806	31.57	85
0807	76.05	274
0808	179.59	318

**Transportation Analysis Zone: Buildable Residential Land
High-End Estimate
Potential Lots That Could Be Developed
Based on January 2005 Zoning**

TAZ	Total Buildable Acreage	Potential Lot Yield
0809	10.46	36
0810	39.01	216
0811	509.61	765
0812	44.69	228
0813	89.53	263
0814	41.35	141
0815	384.61	961
0816	74.71	298
0817	332.71	412
0818	301.35	310
0819	996.70	290
0820	1,494.94	205
0821	926.64	169
0822	878.28	460
0823	1,723.83	369
0824	891.96	644
0825	1,297.45	386
0826	618.32	449
0827	783.70	399
0828	1,821.21	511
0829	1,005.00	256
0830	1,559.61	223
0831	1,149.21	449
0832	1,088.41	226
0833	2,981.16	331
0834	1,887.54	195
0835	3,130.81	514
0836	1,416.74	182
0837	1,305.16	368
0838	479.51	215
0839	1,742.86	704
0840	33.61	65
0841	449.26	456
0842	2,203.73	369
0843	859.55	882
0844	1,847.87	212
0845	1,384.04	144
0846	1,264.58	190
0847	987.17	267
0848	669.78	218

**Transportation Analysis Zone: Buildable Residential Land
High-End Estimate
Potential Lots That Could Be Developed
Based on January 2005 Zoning**

TAZ	Total Buildable Acreage	Potential Lot Yield
0849	698.83	263
0850	439.55	351
0851	103.13	88
0852	496.33	513
0853	701.19	267
0854	148.77	201
0855	118.45	288
0856	30.88	128
0857	408.61	543
0858	33.60	110
0859	39.45	126
0860	85.05	264
0861	118.38	104
0862	889.51	655
TAZ Totals	112,974.59	36,185

Source: CC Bureau of Comprehensive Planning

**Transportation Analysis Zone: Buildable Residential Land
Medium-Range Estimate
Potential Lots That Could Be Developed
Based on January 2005 Zoning**

TAZ	Total Buildable Acreage	Net Buildable Acreage	Potential Lot Yield
0768	2,954.86	2,911.39	865
0769	4,163.71	4,157.00	376
0770	1,771.39	1,745.32	881
0771	2,342.48	2,318.09	880
0772	4,683.00	4,675.01	507
0773	6,293.10	6,229.30	848
0774	6,007.47	5,974.31	581
0775	953.05	912.49	1,124
0776	630.15	616.96	265
0777	4,307.87	4,307.87	381
0778	3,590.24	3,584.93	366

Transportation Analysis Zone: Buildable Residential Land
Medium-Range Estimate
Potential Lots That Could Be Developed
Based on January 2005 Zoning

TAZ	Total Buildable Acreage	Net Buildable Acreage	Potential Lot Yield
0779	2,436.30	2,430.00	249
0780	1,908.72	1,887.53	378
0781	817.53	796.47	282
0782	715.62	683.45	562
0783	2,105.27	2,091.46	306
0784	2,666.20	2,657.91	349
0785	1,414.81	1,404.85	172
0786	2,292.72	2,281.43	257
0787	1,203.71	1,176.29	378
0788	1,842.58	1,814.71	372
0789	893.31	869.45	292
0790	821.34	801.27	233
0791	566.72	554.22	257
0792	738.25	672.87	1,025
0793	142.98	129.19	278
0794	1,497.35	1,473.47	242
0795	1,355.06	1,341.55	250
0796	775.04	766.24	101
0797	1,682.19	1,680.05	192
0798	723.39	718.41	112
0799	337.62	307.83	719
0800	499.76	463.81	443
0801	560.32	530.67	485
0802	686.50	651.96	321
0803	364.69	358.13	58
0804	442.80	435.09	128
0805	314.84	305.06	508
0806	31.35	28.96	74
0807	74.69	71.61	258
0808	170.08	151.55	267
0809	10.98	10.21	35
0810	38.85	35.89	165
0811	509.61	473.64	693
0812	43.94	40.32	191
0813	85.50	77.63	221
0814	42.18	39.22	130

Transportation Analysis Zone: Buildable Residential Land
Medium-Range Estimate
Potential Lots That Could Be Developed
Based on January 2005 Zoning

TAZ	Total Buildable Acreage	Net Buildable Acreage	Potential Lot Yield
0815	383.60	346.38	847
0816	74.71	66.21	245
0817	325.93	301.13	368
0818	299.37	278.87	277
0819	987.82	960.79	269
0820	1,492.54	1,483.13	192
0821	923.73	904.06	162
0822	846.08	796.17	397
0823	1,706.33	1,661.03	335
0824	882.70	833.91	576
0825	1,281.68	1,254.66	347
0826	569.02	531.13	388
0827	769.19	728.33	356
0828	1,806.77	1,767.59	470
0829	993.56	976.54	235
0830	1,550.69	1,535.91	214
0831	1,149.21	1,140.16	399
0832	1,082.08	1,076.74	203
0833	2,981.16	2,976.85	326
0834	1,877.66	1,873.56	192
0835	3,103.18	3,054.97	490
0836	1,414.86	1,403.35	172
0837	1,260.94	1,218.51	325
0838	479.51	473.60	209
0839	1,718.31	1,641.91	657
0840	33.61	31.63	63
0841	443.16	419.06	410
0842	2,160.50	2,117.37	342
0843	838.98	780.12	791
0844	1,835.76	1,819.81	208
0845	1,384.04	1,380.48	143
0846	1,254.67	1,240.40	180
0847	980.40	946.02	245
0848	655.31	636.72	183
0849	672.96	645.27	233
0850	390.56	361.60	289

Transportation Analysis Zone: Buildable Residential Land
Medium-Range Estimate
Potential Lots That Could Be Developed
Based on January 2005 Zoning

TAZ	Total Buildable Acreage	Net Buildable Acreage	Potential Lot Yield
0851	100.29	93.63	76
0852	476.03	440.00	455
0853	687.48	663.46	235
0854	143.96	131.21	172
0855	112.16	100.54	245
0856	19.61	16.67	80
0857	377.37	346.84	442
0858	30.55	26.41	94
0859	38.52	33.98	110
0860	84.06	74.51	230
0861	109.16	100.39	84
0862	866.63	809.11	582
TAZ Totals	112,166.54	110,145.83	32,600

Source: CC Bureau of Comprehensive Planning

Transportation Analysis Zone: Buildable Residential Land
Low-End Estimate
Potential Lots That Could Be Developed
Based on January 2005 Zoning

TAZ	Total Buildable Acreage	Net Buildable Acreage	Potential Lot Yield
0768	2,733.06	2,704.77	775
0769	4,104.07	4,100.89	350
0770	1,752.62	1,733.68	854
0771	2,323.76	2,305.25	841
0772	4,620.19	4,615.85	484
0773	5,784.76	5,746.67	708
0774	5,833.00	5,808.56	529
0775	841.34	808.04	1,016
0776	563.43	553.94	237
0777	4,307.87	4,307.87	381
0778	3,584.45	3,579.66	357
0779	2,400.84	2,396.31	242

Transportation Analysis Zone: Buildable Residential Land
Low-End Estimate
Potential Lots That Could Be Developed
Based on January 2005 Zoning

TAZ	Total Buildable Acreage	Net Buildable Acreage	Potential Lot Yield
0780	1,818.42	1,802.50	335
0781	763.85	746.63	246
0782	566.87	548.27	337
0783	2,011.10	2,001.99	285
0784	2,633.48	2,627.38	328
0785	1,316.01	1,310.99	148
0786	2,131.78	2,128.54	217
0787	1,091.43	1,070.10	367
0788	1,650.58	1,633.13	314
0789	787.00	769.13	247
0790	657.06	646.18	160
0791	504.40	495.87	204
0792	607.47	551.75	902
0793	130.18	117.90	236
0794	1,252.79	1,241.30	177
0795	1,294.26	1,284.00	229
0796	727.66	721.23	87
0797	1,673.85	1,672.34	186
0798	660.58	658.93	92
0799	250.72	228.03	612
0800	390.73	361.59	376
0801	419.82	397.83	426
0802	530.99	505.14	257
0803	334.08	329.06	50
0804	411.55	405.64	116
0805	290.11	282.08	420
0806	24.30	22.40	60
0807	66.08	63.75	247
0808	43.80	39.11	74
0809	8.04	7.48	26
0810	39.08	36.10	185
0811	414.97	384.73	599
0812	32.93	30.10	137
0813	54.16	49.27	144
0814	36.44	34.00	122
0815	330.85	298.61	733

Transportation Analysis Zone: Buildable Residential Land
Low-End Estimate
Potential Lots That Could Be Developed
Based on January 2005 Zoning

TAZ	Total Buildable Acreage	Net Buildable Acreage	Potential Lot Yield
0816	68.06	60.36	228
0817	270.84	250.19	308
0818	231.01	215.46	200
0819	863.36	843.11	224
0820	1,470.40	1,462.23	182
0821	799.76	786.52	128
0822	573.75	539.20	285
0823	1,274.26	1,251.66	212
0824	758.86	717.69	515
0825	1,200.39	1,178.48	300
0826	333.72	310.42	247
0827	562.57	533.05	282
0828	1,613.69	1,586.93	361
0829	902.03	890.60	195
0830	1,474.92	1,464.07	189
0831	1,130.17	1,082.15	339
0832	1,061.25	1,055.58	193
0833	2,967.40	2,963.87	321
0834	1,877.46	1,873.37	191
0835	2,687.69	2,660.41	372
0836	1,383.14	1,373.29	162
0837	1,088.91	1,056.29	250
0838	459.67	455.08	197
0839	1,479.11	1,415.51	568
0840	33.61	31.63	63
0841	390.35	369.26	386
0842	2,003.09	1,968.09	297
0843	671.40	623.83	645
0844	1,710.48	1,700.79	179
0845	1,358.92	1,356.62	137
0846	1,143.66	1,135.73	143
0847	793.00	768.41	186
0848	573.90	560.75	132
0849	552.24	530.95	195
0850	220.23	203.63	169
0851	29.49	26.54	48

Transportation Analysis Zone: Buildable Residential Land
Low-End Estimate
Potential Lots That Could Be Developed
Based on January 2005 Zoning

TAZ	Total Buildable Acreage	Net Buildable Acreage	Potential Lot Yield
0852	362.22	334.18	364
0853	609.87	590.61	200
0854	111.88	101.83	146
0855	67.23	59.51	169
0856	19.61	16.67	80
0857	282.65	258.52	362
0858	30.55	26.41	94
0859	25.41	22.40	69
0860	73.59	65.11	207
0861	95.57	88.04	70
0862	685.60	638.64	493

<i>TAZ Totals</i>	<i>103,183.78</i>	<i>101,668.21</i>	<i>27,738</i>
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Source: CC Bureau of Comprehensive Planning			
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