



Hampstead Community Comprehensive Plan



Chapter 14: Housing & Community Design Goals

❖ Goals

- To encourage efforts to maintain the quality and appearance of individual properties to help retain property values
- To achieve features in new construction and development in the Town that mimic traditional town amenities and design
- To create usable and friendly public spaces that enhance the small-town atmosphere and foster a neighborly community
- To create pedestrian links that connect neighborhoods with each other, the downtown, and other major features
- To integrate housing opportunities to meet the needs of the young and elderly population

❖ Current Conditions

1 Housing

A ⇨ Acreage of Land in Each Residential Zoning District

The total land area of the Hampstead Study Area is approximately 18,879 acres. In 1999, slightly less than 20 percent of that total, or 3,744 acres, was in some type of residential zoning district. Since the last comprehensive plan update in 1986, the Hampstead area has experienced a substantial amount of growth. However, based on information obtained from tracking Use and Occupancy Permits, most of that growth has occurred either within or in close proximity to the Town. In 1986, the Hampstead corporate limits contained 623 households with 2,464 households existing within the study area outside of town. In 1999, households within town limits had nearly tripled to 1,797, with only a slight increase in households in the surrounding study area (2,969).

As of 2000, Carroll County had four categories of residential zoning. These zoning designations are also followed by the Town of Hampstead. R-7,500, or urban residential, requires a minimum lot size of 7,500 square feet. R-10,000, or suburban

| Residential Zoning Acreage Hampstead Study Area 1999 | | | | |
|--|-------------------|-------------------------|---------------------------|--------------------------|
| Zoning Category | Town of Hampstead | Remainder of Study Area | Total Residential Acreage | Percentage of Study Area |
| R-7,500 | 53.13 | 149.92 | 203.05 | 0.08% |
| R-10,000 | 543.51 | 827.65 | 1,371.16 | 4.38% |
| R-20,000 | 27.63 | 1,094.91 | 1,122.54 | 5.80% |
| R-40,000 | 0.00 | 1,671.89 | 1,671.89 | 8.86% |
| Conservation | 361.12 | 2,479.33 | 2,840.45 | 14.93% |
| Total | 985.39 | 6,223.70 | 7,209.09 | 37.91% |

Source: Carroll County Department of Planning





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residential, requires a minimum lot size of 10,000 square feet. R-20,000, or medium-density residential, requires a minimum lot size of 20,000 square feet. R-40,000, or low-density residential, requires a minimum lot size of 40,000 square feet. The table titled “Residential Zoning Acreage” presents a breakdown of the amount of land within each residential zoning category for both the Town and the remainder of the study area.

B ⇔ Percentage of Different Housing Types

Almost 90 percent of all units in the study area in 1990 were single-family detached and attached (townhouse) units with multi-family units representing only 8 percent. During the period of 1980-1990, the number of units in the study area

| Housing Type Hampstead Study Area 1980 and 1990 | | | | | |
|---|--------------|------------|--------------|------------|-----------|
| Housing Type | 1980 | | 1990 | | % Change |
| | Units | % | Units | % | |
| Single-family detached and attached | 2,361 | 88 | 3,384 | 89 | 43 |
| Multi-family | 298 | 11 | 320 | 8 | 7 |
| Mobile Home/Trailer | 23 | 1 | 59 | 2 | 157 |
| Other | n/a | n/a | 31 | 1 | n/a |
| Total Units | 2,682 | 100 | 3,794 | 100 | 41 |

Source: U.S. Census

increased; however, there was little change in the distribution by housing type. The table titled “Housing Type: Hampstead Study Area” shows the percentage of housing types within the study area for 1980 and 1990.

The housing stock in the downtown area exhibits roughly the same characteristics. The chart below gives a comprehensive list of all residential housing types contained within the Main Street corridor as defined in the *Hampstead Main Street Revitalization Plan*.

| Housing Type Main Street Corridor 1999 | |
|--|-----------------|
| Residential Type | Number of Units |
| Single-family detached | 157 |
| Single-family detached (apartments) | 24 |
| Single-family attached | 22 |
| Single-family attached (apartments) | 8 |
| Multi-family | 9 |
| Residential office | 17 |
| Total | 237 |

Source: Town of Hampstead Main Street Revitalization Plan

C ⇔ Current Density

The current densities for the Town of Hampstead and surrounding jurisdictions were calculated using the complete acreage of the Town, Election District, County, and State. These acreages include all public and private properties as well as open space, parks, public lands, bodies of water, etc.





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| Current Density 2000 | | | | | |
|-------------------------|--------|---------------------|-------------------------------|----------------|-----------|
| Measure | Town | Election District 8 | Election District 8 Less Town | Carroll County | Maryland |
| Household units | 1,851 | 4,787 | 2,936 | 54,260 | 2,145,283 |
| Acres | 1,717 | 19,904 | 18,189 | 289,568 | 7,803,501 |
| Square miles | 2.68 | 31.10 | 28.42 | 452.45 | 12,192.97 |
| Units per acre | 1.088 | 0.241 | 0.161 | 0.187 | 0.275 |
| Units per sq. mile | 690.67 | 153.9 | 103.3 | 119.9 | 175.9 |

Source: U.S. Census

D ⇔ Renters vs. Owners

Of the residential structures within the Hampstead Study Area, approximately 80 percent were owner-occupied as of 1990. Sixteen percent were renter-occupied, with 3 percent being vacant. The following table exhibits the occupancy status by type of dwelling within the study area in 1990.

| Occupancy by Type of Dwelling Hampstead Study Area 1990 | | | | | |
|---|----------------|-----------------|------------|--------------|--|
| Structure | Owner Occupied | Renter Occupied | Vacant | Total | |
| Single-family detached | 2,554 | 175 | 67 | 2,796 | |
| Single-family attached | 343 | 69 | 9 | 421 | |
| 2 units | 24 | 131 | 12 | 167 | |
| 3-4 units | 3 | 69 | 9 | 81 | |
| 5-9 units | 6 | 72 | 2 | 80 | |
| 10+ units | 60 | 84 | 15 | 159 | |
| Mobile Home | 46 | 11 | 2 | 59 | |
| Other | 18 | 10 | 3 | 31 | |
| Total | 3,054 | 621 | 119 | 3,794 | |

Source: U.S. Census

Census data gathered from 1980, 1990, and 2000 showed that the numbers for owner-occupied, renter-occupied,

and vacant dwellings had increased within the study area over that time period. Yet as a portion of the total dwellings available, renter occupied (665) had decreased from 20.9 percent in 1980 to 13.9 percent in 2000, even though the number of units had increased. In 2000, 83.4 percent of all units were owner-occupied, and 2.7 percent of all units were vacant in the study area. Over half of all renter-occupied units were multi-family units. The following table shows the shift in these increases from data provided in the 1980, 1990, and 2000 Census.





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Since 1970, the study area realized a steady increase in the number and percentage of owner-occupied units. As of 1990, the majority of owner-occupied residential units (50.6%) fell in the \$100,000 - \$149,000 range with an overall median housing value of \$117,900. The table titled "Specified Owner-Occupied Value" presents the number of residential units falling in each value range in 1990.

**Occupancy by Type of Tenant
Hampstead Study Area
1980-2000**

| Occupant | Units | | | | | |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | 1980 | % | 1990 | % | 2000 | % |
| Owner | 2,023 | 75.3 | 3,054 | 80.5 | 3,994 | 83.4 |
| Renter | 562 | 20.9 | 621 | 16.4 | 665 | 13.9 |
| Vacant | 102 | 3.8 | 119 | 3.1 | 128 | 2.7 |
| Total | 2,687 | 100.0 | 3,794 | 100.0 | 4,787 | 100.0 |

Source: U.S. Census

Cash rent values were also tabulated for renter-occupied residences in the Hampstead Study Area based on 1990 Census returns. The majority of the units (63.5%) fell into the \$250 - \$499 range. The median contract rent in 1990 was \$374. The following tables exhibit the monthly cash rent values for specified renter-occupied units in 1990.

**Specified Owner-Occupied Value
Hampstead Study Area
1990**

| Value | # of Units |
|-----------------------|--------------|
| Less than \$50,000 | 22 |
| \$50,000 - \$99,999 | 744 |
| \$100,000 - \$149,999 | 1,315 |
| \$150,000 - \$199,999 | 383 |
| \$200,000 - \$299,999 | 123 |
| \$300,000 or more | 13 |
| Total | 2,600 |
| Median Housing Value | \$117,900 |

Source: U.S. Census, Note: table is not inclusive of the total number of owner-occupied units (3,054); values are based on data taken from returned Census questionnaires.

**Specified Renter-Occupied Residences Cash Rent
Hampstead Study Area
1990**

| Rent | # of Units |
|-----------------|------------|
| Less than \$250 | 90 |
| \$250 - \$499 | 348 |
| \$500 - \$749 | 88 |
| \$750 - \$999 | 20 |
| \$1000 or more | 2 |
| Total | 548 |
| Median rent | \$374 |

Source: U.S. Census, Note: table is not inclusive of the total number of renter-occupied units (621); values are based on data taken from returned Census questionnaires

E ⇨ Current Affordable Housing Programs

There are currently several housing assistance programs available to the Hampstead area. They are as follows: Section 8 Rental Assistance, Rental Assistance Program, Rural Development, and the Interfaith Self Help Program. Carroll County Section 8 Program exists to assure decent, safe, and sanitary housing in communities of their choice to eligible families based on the family's income, assets, and deductions. Fifty-eight households, making up 14 percent of Carroll County's total Section 8 participants, are currently receiving assistance in the 8th Election District. The Rental Assistance Program offers temporary rental assistance for low-income households. Rural Development assistance can be used by low-income families to purchase, refinance, and rehabilitate a dwelling with no down payment. Interfaith Housing helps working families build their own affordable homes, working with their neighbors and with the assistance of a construction supervisor.





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F ⇒ General Assessment of Condition of Current Housing Stock

Most of the existing structures in the Hampstead Study Area are of a relatively young age. Roughly 13 percent of Hampstead's current housing stock existed before 1940. As of 1970, just over 30 percent of the current residential structures existed. Approximately 23 percent of the housing stock was built between 1970 and 1979, with the remaining 46 percent being constructed within the last 20 years. The following table indicates the age of the study area's housing stock in 1999.

As mentioned earlier, the Town of Hampstead recently hired a consultant to devise a downtown revitalization strategy for land directly surrounding the MD 30 corridor (see summary in Chapter 14). The study area for the revitalization plan extended along Main Street from the North Woods Trail intersection northward to the CSX railroad crossings. The total distance of the area was approximately 1.5 miles and includes all lots with frontage on Main Street, as well as the properties that lie behind the lots that front Main Street.

An inventory was taken of the Main Street area by the consultant who prepared that plan, and parcels were categorized as residential, commercial, community facilities, parking areas, vacant lots, or utilities. Approximately 344 parcels made up the study area. Of that number, 219 of the parcels were considered to be strictly residential (single-family, multi-family, apartment, etc), with 19 parcels containing both residential and office uses.

Age of Housing Hampstead Study Area 2000

| Year Built | # of Units | % of Units |
|-----------------|--------------|--------------|
| 1995 - 1999 | 379 | 7.7 |
| 1990 - 1994 | 717 | 14.6 |
| 1985 - 1989 | 829 | 16.9 |
| 1980 - 1984 | 348 | 7.1 |
| 1970 - 1979 | 1,139 | 23.3 |
| 1960 - 1969 | 416 | 8.6 |
| 1950 - 1959 | 306 | 6.2 |
| 1940 - 1949 | 104 | 2.1 |
| 1939 or earlier | 659 | 13.5 |
| Total | 4,897 | 100.0 |

Source: U.S. Census, Carroll County Department of Permits, Inspections, and Review

Condition of Housing Main Street Corridor 1999

| Residential Type | Acceptable | Questionable | Unfit |
|-------------------------------------|------------|--------------|-------|
| Single-family detached | 151 | 5 | 0 |
| Single-family detached (apartments) | 22 | 2 | 0 |
| Single-family attached | 18 | 2 | 2 |
| Single-family attached (apartments) | 6 | 2 | 0 |
| Multi-family | 9 | 0 | 0 |
| Residential office | 19 | 0 | 0 |

Source: Town of Hampstead Main Street Revitalization Plan

An inventory was also performed on the structural condition of the buildings within the scope of the study. There were three categories that the buildings could fall under: acceptable, questionable, and unfit. Acceptable was defined as needing no repair or in need of minor maintenance or cosmetic

repair. Questionable was defined as needing structural repair or in need of necessary cosmetic repair. The structures beyond reasonable repair or in dilapidated condition were deemed unfit. Of the 238 residential structures inventoried, 225 were rated acceptable, with 11 being seen as questionable, and 2 deemed unfit. The table titled "Condition of Housing" compares the





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residential type with the three possible categories.

A large percentage (40%) of the population moved into the housing unit prior to 1980. A significant percentage of households (46%) moved into the housing unit between 1985 and 1990. While these figures represent newcomers to the area, they also represent households that have moved from one unit to another within the study area.

2 Description of Rural Villages in the Study Area

To date, eight towns in Carroll County have incorporated under the provisions of state law. Since the adoption of the first Carroll County Master Plan in 1964, these eight towns have been recognized as being the heart of existing and planned growth. However, numerous unincorporated villages have also formed over the years to serve the agricultural community on a smaller scale. Some villages flourished in the past, while others continued relatively unchanged.

The 1997 General Assembly adopted several specific programs, which together formed the Smart Growth initiatives. The Act designated specific Priority Funding and Growth Areas throughout Maryland based on an area's existing characteristics and infrastructure thresholds. These regulations called for the designation of Rural Villages which coincide with the County's existing vision "to preserve the County's historic, cultural, scenic, and architectural heritage".

When designating Rural Villages throughout the County, several qualifying criteria were factored into each designation. Those factors included:

- The Village is unincorporated
- The Village is primarily residential in character
- The Village may include historic structures
- The Village is an older community with a high potential for water/sewer problems
- The Village is in a rural or agricultural area
- The Village is not within a designated growth area
- The Village boundary only recognizes new growth that would come primarily from infill development or limited peripheral expansion

The final list of 35 Rural Villages was compiled and presented to the County Commissioners, who in April of 1998 adopted the Rural Villages Element as part of the Carroll County Master Plan. The Hampstead Study Area has two such Rural Villages that meet these criteria. Both Snydersburg and Maple Grove straddle the western boundary of the study area.

| Length of Residency Hampstead Study Area 1990 | | |
|---|--------------------|--------------------|
| Year Household Moved Into Unit | # of Households | % of Households |
| 1989 - March 1990 | 518 | 14.1 |
| 1985 - 1988 | 1,171 | 31.9 |
| 1980 - 1987 | 512 | 13.9 |
| 1970 - 1979 | 882 | 24.0 |
| 1960 - 1969 | 334 | 9.1 |
| 1959 or earlier | 258 | 7.0 |
| Total | 3,675 | 100.0 |

Source: U.S. Census





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A ⇨ Snyderburg

Located north of MD 482, Snyderburg sits at the intersection of Snyderburg Road and Cape Horn Road. The main stretch of the Village is approximately 0.5 miles long and contains many historical buildings. The land area of the Village that lies within its designated boundary totals 95 acres. The Village has been designated as a water/sewer problem area by the Carroll County Health Department. Snyderburg's only business is Simmons Homemade Ice Cream. The Village also contains St. Mark's Church and adjoining cemetery. The residences are mostly brick and siding-covered homes, with some containing Victorian-styling. Newer residential development exists to the northwest and southwest of the Village. Cascade Lake, a successful summer recreational site, is located east of the Village off of Snyderburg Road. The land surrounding Snyderburg is mainly rolling hills, corn fields, and wooded areas. An Agricultural Preservation easement is located to the west of the Village.

B ⇨ Maple Grove

Located north/northwest of the Town of Hampstead, Maple Grove extends along Maple Grove Road in the vicinity of the CSX Railroad crossing. The main stretch of the Village is approximately 1.0 miles long, and the total land area contained within the designated boundary is 114 acres. Maple Grove's historic qualities constitute its eligibility for the National Register of Historic Places. The Village's businesses include Princess Milling, Maple Swamp Dairy Farm, and J.C. Wilhelm, Inc. (sawmilling, mulch, and sawdust). The residential buildings are mainly brick, with some wood and some siding-covered homes. A few new homes exist within the general area. The land surrounding Maple Grove is made up of corn fields, cattle farms, and new residential development. The spray irrigation fields for the Town of Manchester, which are used for agricultural purposes, are located to the north of the Village. An Agricultural Preservation District is located east of the Village.

❖ Analysis of Community Needs

The desire for affordable apartments and homes by residents often conflict with crime levels and property appearance issues resulting from absentee landlords who do not invest in their rental properties. Most housing types are represented and available in the area at reasonable prices. However, aesthetic issues and building maintenance concerns often are not addressed. Many buildings and houses have not been well maintained. These buildings detract from and diminish the overall character of the Town.

In terms of community design, the community lacks accessible park areas and convenient pedestrian or bicycle access as a part of the community design. Sidewalks are not available in all areas of town to connect residential neighborhoods to goods and services. Little, if any, bicycle and pedestrian pathways exist to connect open spaces and parks, as well as outlying areas, to downtown and Main Street. Parking for residents and patrons is currently available throughout the Town. Further development and revitalization may create a need for additional parking options in developed areas, primarily downtown.

Hampstead serves as a gateway to Carroll County from neighboring Baltimore County.





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The appearance of the MD 30 corridor, as a gateway to the Town and County, serves as a visual first impression to the community and should reflect and be representative of the rural nature of the County.

❖ Recommended Actions

- ◆ *Review parking requirements and availability and adopt standards that are more flexible and appropriate to specific uses*

Parking regulations, much like traditional zoning ordinances, often tend not to be flexible enough to compensate for the differences between the parking needs of various types of businesses. For example, many “big box” stores are quite large to accommodate a lot of inventory. However, they don’t necessarily have any more customers at one time than some smaller stores. Needless to say, they wind up with huge parking lots that are always half empty. Other businesses within close proximity to each other may be able to share space, as not all businesses operate at the same hours or drawn large numbers of customers at one time. Reduction in the amount of required spaces where appropriate would result in less impervious surface and more effective use of the land.

- ◆ *Require developers to design open space areas that connect greenways and other open space areas*

As the layout of a development is created, open space areas should be located and designed to connect with the open space areas and greenways in other developments. This would help to create connections between neighborhoods and provide greater opportunities for the use of the open space.

- ◆ *Require developers to construct trail amenities in their developments during the first phase of construction*

The trail amenities included as part of an approved final plan do not always get constructed when the development is complete. Most often, the developer has waited until the housing units are constructed to put in the trail. By then, residents who adjoin the trail object to its construction. The rest of the residents then lose out. If the developer constructs the trail before the housing units are built and residents are aware of its inclusion on the development plan, the residents will be more likely to accept and get used to the trail. If the trail is constructed prior to the houses, its construction is less likely to be halted.

- ◆ *Expand the design review process to require mandatory participation but allow voluntary compliance*

A design review process for the Hampstead revitalization area helps to provide consistent character among the new or redeveloped properties within the Main Street corridor. The process requires developers to submit a concept to the Planning Commission for changes to properties within the Main Street area prior to official submittal of a site plan, subdivision plan, or building permit application. The Planning Commission will review the concept and offer suggestions and





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ideas for the concept that will help improve or keep the project looking consistent with the rural and architectural character of Main Street. These suggestions or changes are not mandatory for the developer but should help the developer in preparing a site plan that follows the vision of the revitalization plan for the Planning Commission to approve. Traditional site plan review and requirements will still be applied to all site plans.

- ◆ *Revise the town zoning ordinance to provide greater flexibility to allow lot and subdivision design and layout in a traditional neighborhood style*

As Euclidean zoning ordinances were developed over the years, many jurisdictions wound up with requirements that were inflexible and produced developments that did not resemble the original development within the town. As a result, newer developments do not blend in well with the character of the town and lack some of the amenities of the traditional neighborhood design. Many jurisdictions are now going back and revising their zoning ordinances to allow more flexibility so that new development can blend in better with old development, thereby maintaining the character of the neighborhood. They're allowing setbacks to resemble that of traditional neighborhoods, and some are calling for architectural design that resembles the older part of the town.

- ◆ *Identify locations where sidewalks are absent or not connected and plan for construction of these segments*

Many areas of the Town are not connected by sidewalks. Sidewalks connecting large residential areas to commercial areas and downtown are especially important. Areas where sidewalks could be constructed to help provide access for pedestrians to these locations should be identified. Construction of sidewalks would also help to reduce traffic congestion and increase pedestrian safety.

- ◆ *Minimize uses which are inconsistent with the goals of the Main Street Revitalization Plan and the small-town atmosphere, such as "big box" retail*

The ultimate aim of the Main Street Revitalization Plan is to create a downtown area that looks nice, has successful businesses, and attracts residents to the area. A small-town atmosphere suggests personal service in an environment where the customers know the business owners. Big box retail uses draw customers away from the downtown area to buy goods and services. They also do not blend in with the character of the old part of the small town.

- ◆ *Create visual gateways at the major entrance points to the Town*

The gateway to a community provides people with a first impression of the town. The gateway should be inviting and attractive and project the image that the community would like to promote. The Town and County should work together to identify ways that the appearance and image of the entranceways to the community can be improved.





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❖ Anticipated CIP Projects

CIP projects related to recommendations in this chapter cannot be anticipated at this time. The projects associated with these recommendations need to be developed in more detail before specific CIP projects and their estimated costs can be identified. The following are projects (recommendations) which will have future fiscal impacts to the Town or County:

- ◆ Creation of gateways to the community
- ◆ Sidewalk improvements and connections

