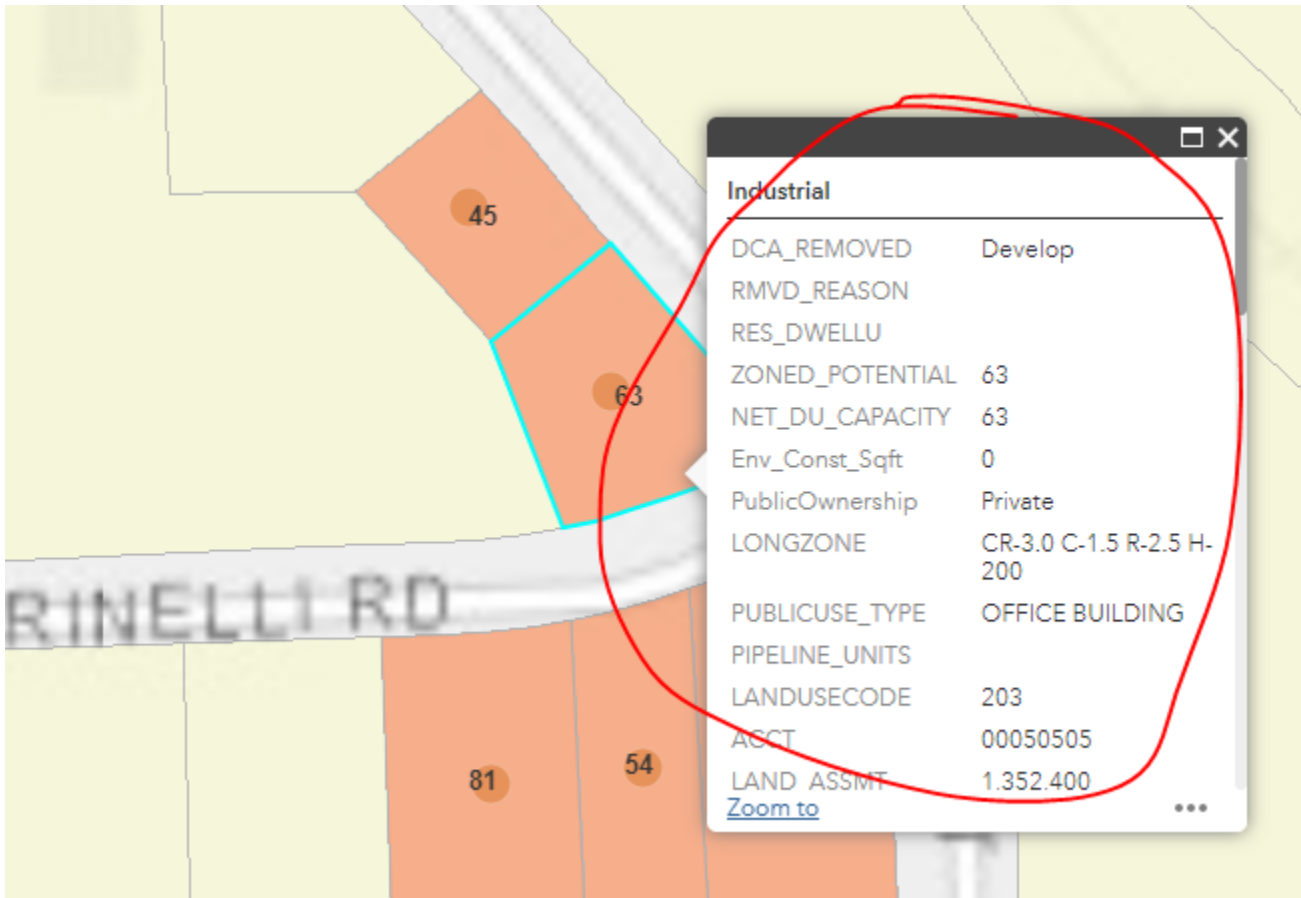Data dictionary for the resulting GIS layer displaying our Residential Development Capacity Analysis. The fields listed below are from the layer in our web application displaying this data. When zoomed in, you can see the parcel level data. And when you click on one of those parcels these fields are exposed on a per parcel basis.

DCA_REMOVED	This is the resulting judgement as to whether this parcel is likely to redevelop or not based on the rules listed in the Methodology document. It either says Develop or Remove.
RMVD_REASON	If a parcel is removed, this field lists the flagging reasons why it was removed. There can be one or more reasons a parcel is removed. If DCA_REMOVED=DEVELOP this field is blank.
RES_DWELLU	This field displays the existing dwelling unit count as currently listed by the State Assessments office (SDAT).
ZONED_POTENTIAL	This field lists the maximum possible dwelling unit count possible for the parcel based on its zoning and parcel size. The zone is listed in the LONGZONE field.
NET_DU_CAPACITY	This field represents how many dwelling units more than are already existing on a parcel. **NET_DU_CAPACITY = ZONED_POTENTIAL - RES_DWELLU**
Env_Const_Sqft	Environmental constraints is a GIS layer containing multiple inputs such as floodplains, stream valley buffers, conservation easements and more. This field represents the intersection of that layer with this parcel and lists the amount of SQFT of this constraint within that parcel.
PublicOwnership	This field flags properties that are PRIVATE or otherwise publicly owned (State, Federal, County, WMATA)

LONGZONE	This is the zoning on the parcel. Since zoning can come from Montgomery County or one of the municipalities with zoning authority, the zoning standard applied here is designated by the ZONING_SCHEDULE field.
PUBLICUSE_TYPE	SDAT listed data which lists a use type for public properties.
PIPELINE_UNITS	If a parcel is already under an existing development approval it is considered to be already in the 'Pipeline of Development'. This field list how many dwelling units were approved for the parcel. Otherwise it is blank (null). Parcels in the pipeline are exempt from calculation of additional ZONED_POTENTIAL.
LANDUSECODE	This field represents the county landuse code in use on existing parcels. The system is provided by SDAT but was originally defined by MNCPPC in the early 1980s. This field has corrections applied to it as part of this analysis. These corrections come where LANDUSE_QC entries were filled in. Various developability decisions (DCA_REMOVED) are based in part by this field.
ACCT	This is the SDAT TAX ID for a parcel.
LAND_ASSMT	The Land assessment for a parcel by SDAT. Developability decisions (DCA_REMOVED) are based in part by this field.
PREF_ASSMT	SDAT assessment value for agricultural parcels.
IMPROV_ASSMT	SDAT assessment value for built items on a parcel (buildings etc.). Vacant land parcels list zero for improvement assessment.
EXEMPT_CODE	SDAT provided field designating a reason for a parcel that is tax exempt. Most taxed parcels list blank (null) in this field. The number refers to if it was state federal, parks, schools owned or other tax-exempt entity.
LU_CATEGORY	This is the MNCPPC category description given to a parcel based on its specific LANDUSE_CODE.
AZCODE_NAME	SDAT landuse category description for its statewide landuse coding system. This system is not useful as it is an overly simplified system designed to work for all jurisdictions in Maryland.
ConstrctCode	SDAT attribute that describes structure types. This is used in their IMPROV_ASSESSMENT determination workflow.
DWELL TYPE	SDAT dwelling attribute for improvement assessment workflow.
TRANSFER_DATE	SDAT recorded date of most recent parcel sale.
SALES_PRICE	SDAT recorded sales price of most recent parcel sale.
LEGAL_DESC	SDAT recorded legal description. Found on deed.
HOUSENO	SDAT primary premise address house number for the parcel. SDAT only lists one premise address per parcel even though there can be multiple addresses on a parcel.
ADDR_DIR	SDAT primary premise address house number suffix for the parcel. SDAT only lists one premise address per parcel even though there can be multiple addresses on a parcel.
STREET	SDAT primary premise address street name for the parcel. SDAT only lists one premise address per parcel even though there can be multiple addresses on a parcel.
STREET TYPE	SDAT primary premise address street type for the parcel (ST, AVE, RD, CT, etc.). SDAT only lists one premise address per parcel even though there can be multiple addresses on a parcel.

CITY	SDAT primary premise address CITY for the parcel. SDAT only lists one premise address per parcel even though there can be multiple addresses on a parcel.
ADDR_ZIP	SDAT primary premise address CITY for the parcel. SDAT only lists one premise address per parcel even though there can be multiple addresses on a parcel.
OWNERS_NAME	SDAT recorded owner name.
GR_FLR_AREA	SDAT recorded gross floor area on parcel. Informs their improvement assessment value.
NO_DWELLINGS	SDAT recorded number of units. This is the same as RES_DWELLU if a parcel is residential. However, SDAT also uses this field to denote parking units, storage units, and more where the LANDUSE_CODE is not a residential code.
DWELLINGTYPE	NoData1
YEAR_BUILT	SDAT recorded build year for a building on a parcel. RDCA uses this field as part of the developability criteria.
DWELLING_GRADE	SDAT attribute. Not used in this analysis.
PLAT_LINK	If a parcel has a plat (many parcels are not platted which is a requirement for building permits) this field lists a link to the State Archive web viewer for that plat.
BING3D	MNCPPC GIS provides a BING isometric link for each parcel here. BING doesn't provide this view for all parts of the county, so where that's the case it is merely a normal 2d map.
STREETVIEW	MNCPPC GIS provides a streetview link for each parcel here.
NONRES_DWELLU	Where SDAT lists a landuse code that is not parking nor residential, their NO_DWELLINGS value is shown here.
PARKING_UNITS	Where SDAT lists a parking landuse code, their NO_DWELLINGS value is shown here.
SQFT_RESIDENTIAL	
SQFT_OFFICE	
SQFT_RETAIL	
SQFT_INDUSTRIAL	
SQFT_OTHER	
LAND_ASSMT_RES	
IMPROV_ASSMT_RES	
LANDASMT_NORES	
YEARBUILT_QC	MNCPPC staff populated corrections the SDAT listed year built which we derived from COSTAR for multifamily and commercial buildings.
AG_easementFlag	Parcel under an Agricultural easement are flagged in this field, all others are blank(null). This field makes up one of the criteria for removing developability flag in DCA_REMOVED.
LANDUSECODE_QC	MNCPPC field recording where staff has recorded a correction to the SDAT LANDUSE_CODE.
ZONE1	Zoning on a parcel. It's the same as LONGZONE listed above. Used in concert with the ZONING_SCHEDULE to determine a parcel's ZONED_POTENTIAL for maximum possible dwelling units.
R_VALUE	This field contains the R value (residential FAR) for parcels using one of the County's new CRT, CRN, or CR zones which individually record a maximum residential FAR within the LONGZONE attribute.

ZONING_SCHEDULE	This field lists what zoning authority a parcel falls within. For Montgomery county we list two schedules MC_REGULAR and MC_MPDU required which contain small differences per zone. There are also designations for the other municipalities with zoning authority: Barnesville, Brookville, Gaithersburg, Laytonsville, Poolesville, Rockville, Washington Grove. Zoning standards for each of these jurisdictions was determined and applied separately for parcels in each of these designations.