382,027   DU ppwd12
44383-1863   pipeline units (2,235 parcels)
424,547   dwelling units including pipeline

- Parcels already in Pipeline   **2,230 removed**
  - PIPELINE_UNITS is not null
- HOA lands   **10,152 removed**
  - NEW_LANDUSECODE = '740' or LANDUSECODE_QC = '740' or LANDUSE_CODE = '740'
- Parcels in public ownership   **15,901 removed**
  - PublicOwnership IN('WSSC' , 'WMATA' , 'Montgomery County' , 'MNCPPC' , 'MC Board of Education' , 'Maryland State' , 'Federal')
- Parcels in Ag_easement.   **16,169** total removed
  - AG_easementFlag in ('BLT', 'AgEasemnt')
- Removing utility sites.   **16,725 total removed**
  - PUBLICUSE_TYPE IN('POTOMAC ELECTRIC - Operating Property' , 'ASHINGTON GAS LIGHT - Operating Property' , 'CSX TRANSPORTATION - Operating Property' , 'TRANSCO GAS PIPE - Operating Property', 'BELL ATLANTIC - MARYLAND - Operating Property')
  - NEW_LANDUSECODE in ('470', '480')
- Environmentally constrained properties   **20,908 total removed**
  - Properties who are no more than 33% covered by environmentally regulated areas AND where that un-regulated area totals at least a quarter acre.
  - (SHAPE_Area - Env_Const_Sqft) / SHAPE_Area < .33
- Commercial older than 50 years (1970)   **22,193 total removed**
  - LU_CATEGORY IN('Office' , 'Retail') and YEAR_BUILT > 1970
- Multifamily older than 50years with zoning capacity   **23,534   total removed**
  - (NEW_LANDUSECODE in ('113', '117', '119', '118') or LU_CATEGORY = 'Multi-Family') and (DU_Zoned_Potential < (RES_DWELLU*3))
- Residential Condos   **24,109 total removed**
  - ACCT like 'C%' and LU_CATEGORY not in ('Institutional/Community Facility', 'Office', 'Research and Development', 'Retail')
- Single Family on small lot zones – not munis   **188, 499 total removed**
  - ZONING_SCHEDULE IN ('MC_Regular', 'MPDUrequired') and LONGZONE IN ('TMD' , 'TLD' , 'THD', 'R-90' , 'R-60', 'RT-10.0', 'RT-12.5', 'RT-15.0', 'RT-6.0', 'RT-8.0', 'R-200') and (NEW_LANDUSECODE in ('111', '116', '114')or LU_CATEGORY IN ('Cooperative' , 'Single Family Attached' , 'Single Family Detached'))
- Single Family small lots Muni   **215,938 total removed**
  - ZONING_SCHEDULE NOT IN('MC_Regular' , 'MPDUrequired') and NEW_LANDUSECODE in ('111', '116', '114')
- Burial Sites   **215,295 total removed**
  - BurialSite = 'Buri*'
- Private Institutional   **215,520 total removed**
  - PUBLICUSE_TYPE IN('ASSISTED LIVING (AMBULATORY)' , 'HOSPITAL' , 'JAIL/CORRECTIONAL FACILITIES' , 'NURSING HOME' , 'SCHOOL')
  - NEW_LANDUSECODE IN ('672', '674', '675', '681', '682', '731', '711')

Total additional Capacity   114,697