

Residential Development Capacity Analysis Methods Document

[*View detailed methodology and analysis on Residential Capacity Analysis here*](#)

The Residential Development Capacity Analysis (RDCA) is an estimate of the total amount of residential development that may be built in Montgomery County under a certain set of assumptions and constraints. The methodology details the set of constraints and assumptions each parcel is measured against. These assumptions include applicable market trends, zoning rules and existing policy decisions. The RDCA will serve as a baseline measure that aims to estimate current residential capacity in Montgomery County, MD in dwelling units.

Environmental Constraints:

Environmental constraints may exist due to governmental policies that protect land or factors that limit the development potential of a site. These areas include areas protected under existing laws, regulations, and guidelines; preserved and conserved natural areas; parkland; agricultural easements; and already developed properties in agricultural areas.

For the purposes of calculating density for environmentally constrained sites, density can still be calculated from the entire site. Only sites that have a contiguous 0.25 acres and 33 percent unconstrained will be assessed for development capacity. For sites that are entirely constrained with no developable portion, zoning capacity will be removed.

Man-made Constraints:

Constraints that are man-made such as transportation and utility infrastructure may impede the ability for a site to reach its development potential and were removed from the consideration for capacity.

Man-made Assumptions:

To the extent possible, trends and market forces on realized density may impact the final calculation of capacity. Qualifiers that may influence redevelopment or development potential should be incorporated to further understand the full extent of capacity and the likelihood of redevelopment.

The analysis and results of the Residential Development Capacity Analysis are meant to provide an estimate of the available residential development options that can accommodate demand from future population growth. While this analysis provides an estimate number of dwelling units permitted to be built under existing zoning capacity, this estimate is only meant to be advisory. The RDCA is not meant to speak to an individual parcel's ability to develop or redevelop. Zoning is not a guarantee of future residential development and is subject to a variety of factors that can impede the number of units built in reality.

The RDCA aims to find the number of potential new dwelling units that could be accommodated in the county under existing regulations, and a continuation of recent market trends. In reality, regulations and market trends can change, and there are many factors that can impede the potential for residential development.

Summary of Residential Development Capacity methodology:

- 1) Establish the existing dwelling unit count.
- 2) Apply the current development pipeline to the County parcels.
- 3) Apply attributes to all parcels that will allow us to determine if a parcel is constrained by environmental or man-made factors.
- 4) Filter parcels by environmental or manmade constraints to determine the remaining additional residential development capacity.
- 5) Determine the residential zoning potential of all remaining parcels in the county.

Residential Development Capacity Analysis Process					
Category	Constraint	Qualifying Parcels	Additional Parcels Removed	Total Parcels Removed	Net Parcels Remaining
Pipeline	Assumption	2,235	2,235	2,235	308,138
HOA	Assumption	8,093	7,922	10,157	300,216
Public Ownership	Assumption	6,038	5,749	15,906	294,467
Ag Easement	Environmental	279	268	16,174	294,199
Utilities	Man-Made	1,087	556	16,730	293,643
Environmentally constrained	Environmental	28,414	23,354	40,084	270,289
Commercial Built After 1970	Assumption	1,337	1,289	41,373	269,000
Multifamily with no zoning capacity	Assumption	1,358	1,343	42,716	267,657
Residential Condos	Assumption	1,019	576	43,292	267,081
Single-unit Dwelling Units	Assumption	191,523	187,779	231,071	79,302

Single-unit Dwelling units (municipalities)	Assumption	27,032	26,644	257,715	52,548
Burial Sites	Assumption	222	147	257,862	52,511
Private Institutional Uses	Assumption	800	225	258,087	52,286
Improvements (Non-Retail Improvements were Assessed value is more than twice the land assessed value)	Assumption	18,131	3,845	261,932	48,441
Employment Zones	Assumption	2,680	1,321	263,253	47,120
CR Zones that net less than 10 units	Assumption	2,815	1,469	264,722	45,651
PD zoned parcels with existing single-family use	Assumption	8,583	6,899	271,621	38,752
Parks Land Use Code QC	Assumption	44,634	20,239	291,860	18,513
Golf courses	Assumption	31	9	291,869	18,504
Developable Parcels with No Residential Capacity	Assumption	273,207	14,154	306,023	4,350
PARCELS LEFT WITH RESIDENTIAL CAPACITY					4,350
Total additional existing residential					85,946

capacity (in units)					
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