

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 click on the parcels to view the attributes.

DCA_REMOVED	This is the resulting judgement as to whether this parcel is likely to be redeveloped or not based on the rules listed in the Methodology document. Values are either Develop or Remove15.
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, based on the fields from 'PIPELINE_UNITS' to 'NoResCapacity'. Where each field is not blank (null), it indicates a constraint. If DCA_REMOVED=DEVELOP this field is blank.
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.
RES_DWELLU	This field displays the existing dwelling unit count as currently listed by the State Assessments office (SDAT).
NET_DU_CAPACITY	This field indicates the number of additional possible dwelling units that are possible on the parcel based on the zoned potential and existing number of residential units: <b>NET_DU_CAPACITY = ZONED_POTENTIAL - RES_DWELLU</b>
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.
ZONE1	Zoning on a parcel with detailed mixed CR zoning standard. Used in concert with the ZONING_SCHEDULE to determine a parcel's ZONED_POTENTIAL for maximum possible dwelling units.
ZONING_SCHEDULE	This field lists what zoning authority a parcel falls within. For Montgomery County we list three schedules: MC_REGULAR, MPDUrequired, MPDURequiredBethesda 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.
PIPELINE_UNITS	Constraint: If a parcel is already under an existing development approval it is in the 'Pipeline of Development'. This field lists whether the parcel is under an existing development approval as 'In Pipeline'.
HOA	Constraint: Parcels owned by a Homeowner's Association.
PublicOwnership	Constraint: This field flags properties that are publicly owned (State, Federal, County, WMATA, WSSC).
AG_easementFlag	Constraint: Parcel under an Agricultural easement are flagged in this field.
Utilities	Constraint: Land used for utility sites (WSSC, transmission lines, railroads, etc).
Env_Const_SqFft	Constraint: Using multiple environmental inputs such as floodplains, stream valley buffers, conservation easements and more, this field indicates where less than 1/3 or less than 0.25 acres is not constrained by environmental factors.
ComBuiltAfter1970	Constraint: Commercial properties newer than 50 years (built after 1973).

MFNoCapacity	Constraint: Multi-unit residential with zoning capacity less than three times the existing number of units.
ResCondos	Constraint: Multi-owner buildings (condos).
SU_DU	Constraint: Single-unit detached and attached parcels that have achieved max lot coverage in small lot and large lot zones (Montgomery County zoning only, no municipalities).
SU_DU_Municipal	Constraint: Single-unit detached and attached parcels that have achieved max lot coverage in small lot and large lot zones (municipalities only).
BurialSites	Constraint: Cemeteries or burial sites.
PrivateInstitutional	Constraint: Private institutional uses including hospitals, private schools, assisted living, jails/correctional institutions.
ImprovementRatio	Constraint: Parcel where assessed value is more than twice the land assessed value, indicated as a ratio of total assessed value to land assessed value.
EmploymentZones	Constraint: Parcel under zoning that does not include residential uses.
CRNetDU	Constraint: Parcel in CR zones with less than 10 net developable unit capacity.
PD_SF	Constraint: PD zoned parcels with existing single-family use.
Parks	Constraint: Parkland.
GolfCourses	Constraint: Golf courses individually evaluated to be unlikely to be developed.
NoResCapacity	Constraint: developable parcels with no residential capacity (net developable unit capacity < 1).
Municipalities	Lists the municipality that the parcel is in, if located in a municipality with independent zoning authority: Barnesville, Brookville, Gaithersburg, Laytonsville, Poolesville, Rockville, Washington Grove.