

Residential Development Capacity Analysis Methods Document

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	Net Parcels Remaining
Pipeline	Assumption	8,938	8,938	269,889
HOA	Assumption	8,911	7,992	261,897
Public Ownership	Assumption	6,484	6,271	255,626
Ag Easement	Environmental	294	277	255,349
Utilities	Man-Made	1,082	548	254,801
Environmentally Constrained	Environmental	8,939	3,751	251,050
Commercial Built After 1970	Assumption	1,309	1,200	249,850
Multifamily with No Zoning Capacity	Assumption	1,105	1,030	248,820
Residential Condos	Assumption	1,125	774	248,046
Single-Unit Dwelling Units	Assumption	196,008	192,539	55,507

Single-unit Dwelling Units (municipalities)	Assumption	28,662	27,184	28,323
Burial Sites	Assumption	233	158	28,165
Private Institutional Uses	Assumption	870	298	27,867
Improvements (assessed value is more than twice assessed value of the land)	Assumption	38,134	5,810	22,057
Employment Zones	Assumption	1,348	605	21,452
CR zones that Net Fewer than 10 Units	Assumption	7,437	1,574	19,878
PD-Zoned Parcels with Existing Single-Family Use	Assumption	8,372	5,643	14,235
Parks Land Use Code QC	Assumption	3,837	50	14,185
Golf Courses	Assumption	31	9	14,176
Developable Parcels with No Residential Capacity	Assumption	241,725	9,782	4,394
Removed Remaining Parcels within Municipalities	Assumption	33,200	544	3,850
Remaining Parcels				3850