



ANNUAL DEVELOPMENT MEASURES AND INDICATORS REPORT
BY THE PLANNING ADVISORY BOARD
CY 2020

Anne Arundel County, MD



Anne Arundel County Office of
Planning and Zoning

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Introduction

The annual report is required under the Land Use Article (§ 1-207 and § 1-208) of the Annotated Code of Maryland. The statute requires local planning commissions to prepare an annual report that addresses growth and development by reporting comprehensive plan and zoning changes, growth-related infrastructure improvements, and development in various stages of completion.

Section 1-207(b) of the Maryland Land use Article requires that each county or municipal Planning Commission/Board approve an Annual Report for the Reporting Year 2020. In addition, the Annual Report must be filed with the local legislative body (Anne Arundel County Council) and the Maryland Department of Planning no later than July 1, 2021.

This report addresses these issues in Anne Arundel County during the calendar year of 2020 and builds on previous reports.

Amendments and Growth Related Changes in Development Patterns

This section provides an overview of any significant changes in development patterns or programs and policies that impact development patterns.

Comprehensive Plan or Plan Elements

There were no amendments to Anne Arundel County's General Development Plan in 2020. The County has been working on an update to the 2009 General Development Plan and anticipates adoption of the updated plan in 2021.

Zoning Map Amendments

In CY2020, there were no Administrative Zoning Amendments. On July 15, 2018, Bill No. 17-18 was enacted, which imposed a temporary moratorium on the acceptance for administrative zoning reclassifications due to the update to the General Development Plan. Map 1 shows the current locally approved zoning map for Anne Arundel County.

Zoning Text Amendments

The following zoning text amendments were adopted in CY2020.

Table 1-2 – Summary of Zoning Text Amendments in 2020

Bill Number	Title	Purpose
5-20	Zoning- Administrative Hearings- Variances - RCA	Prohibits a variance to density within the Critical Area Resource Conservation Area (RCA)
6-20	Zoning- Residential Districts – Waterman's Commercial Use	Allows a waterman's commercial use in existence as of Jan. 1, 1990 as a permitted use in RA, RLD, R1, R2, and R5 districts
7-20	Zoning- Other Zoning Districts- Private Golf Course Facilities	Allows private golf course facilities as a conditional use in Open Space Districts

12-20	Subdivision and Development – Adequate School Facilities- Low Income Tax Credits	Exempts residential development that is funded in part by low income housing tax credits from the test for adequate school facilities
13-20	Finance, Taxation, Budget and Zoning – Commercial Revitalization Program	Designates a Commercial Revitalization Overlay Area in Harundale in Glen Burnie
14-20	Finance, Taxation, Budget and Zoning – Commercial Revitalization Program	Designates a Commercial Revitalization Overlay Area in Marley in Glen Burnie
15-20	Subdivision and Development- Adequate Road Facilities- Impact Areas	Adds a roadway located in the Broadneck peninsula to the list of road impact areas that may be extended for determining adequacy of public facilities and appropriate mitigation
16-20	Zoning- Residential Districts- Community Based Assisted Living Facilities and Group Homes	Defines community based assisted living facilities I and II and group homes I and II and establishes parking and conditional use requirements for the uses
22-20	Subdivision and Development – Forest Conservation	Expands the grandfathering provisions established by Bill 68-19 to include all applications associated with a special exception application
23-20	Zoning- Farm Breweries and Wineries- Conditional Use Requirements	Restricts the distance that direct vehicular access may be located from residential properties and allows vehicular access from private roads under specific circumstances
52-20	Zoning- Pawnshops- Special Exception Use Requirements	Allows entrance and parking areas to be located less than the required distance from residential structures
53-20	Zoning- Commercial Telecommunication Facilities	Amends the conditional and special exception use requirements to require a technical analysis for a commercial telecommunication facility that will be located on school property
57-20	Licensing- Zoning- Manufactured Mobile Homes	Allows a mobile home located outside of a mobile home park as a permitted use in RA residential districts and requires a license
64-20	Glen Burnie Sustainable Community Overlay Area	Establishes a zoning overlay over the Glen Burnie Sustainable Community for the purpose of facilitating and incentivizing redevelopment projects
65-20	Zoning- Mixed Use Districts- Workforce Housing	Allows workforce housing in lieu of an office use in mixed use districts, amends the percentage of office use required, and exempts workforce housing from density requirements in mixed use districts
68-20	Zoning- Farm Alcohol Production Facility	Allows a farm alcohol production facility in RA, RLD, and R1 residential districts,

		establishes conditional use requirements, and exempts a facility from the admission and amusement tax
69-20	Zoning- Farm or Agricultural Heritage Site Stays and Special Events	Expands the uses allowed on farms and agricultural heritage sites and establishes conditional and special exception use requirements
73-20	Zoning- Chicken and Ducks in Residential Districts	Amends the minimum distance a coop or enclosure for chickens or ducks is allowed to be located from a dwelling on a lot less than 40,000 SF
76-20	Subdivision and Development- Adequate Public School Facilities	Approves the 2022 School Utilization Chart
77-20	Planning and Development- Master Plan for Water Supply and Sewer Systems	Amends Sewer Map S-4
78-20	Subdivision and Development- Fees and Security	Allows development impact fees to be used to fund certain studies and analysis to determine the appropriate amount of impact fees
81-20	Zoning- Home Occupations	Allows cottage food businesses as home occupations
82-20	Zoning- Requirements for Special Exception Uses- Indoor Rifle, Pistol, Skeet, and Archery Ranges	Decreases the distance an indoor rifle, pistol, skeet, or archery range may be located from a residentially zoned property
87-20	Zoning- Pet Care Businesses and Commercial Kennels	Amends the definitions of the uses to allow training of pets
88-20	Zoning- Identification Signs on Automobile Gas Station Canopies	Amends the number allowed and size of signs on gas station canopies located in businesses complexes and commercial and industrial districts
90-20	Zoning- Data Storage Centers	Defines data storage centers, adds parking requirements, allows the use in certain commercial districts with conditions, allows the use in industrial districts and employment mixed use districts
99-20	Zoning- Glen Burnie Sustainable Community Overlay- Uses	Clarifies the application of the uses allowed within the overlay area
104-20	Zoning- Cosmetic Facial Hair Salons	Allows the use in certain industrial districts, mixed use districts, and small business districts and as a home occupation

Changes to the PFA

There were no changes to the PFA boundary in CY2020. The PFA boundary is expected to be comprehensively reviewed after adoption of each of the County's Region Plans.

Infrastructure Improvements

1. Water and Sewer plan changes

The County's 2017 Master Plan for Water Supply and Sewage Systems was amended in 2020. Map S-4 was amended to move Parcels 6, 102, 479, and 520 found on Tax Map 23 from the Broadneck Sewer Service Area to the Cox Creek Sewer Service Area. The current water and sewer geographies have been included in the Mapping and GIS Shapefiles.

2. Major Transportation projects

The following transportation projects were among those completed by the County in 2020. Sidewalks were constructed in several locations including along portions of Dorsey Road, Candlewood Road, and Old Dorsey Road, as well as along the north and south sides of LaSalle Place between Crossbay Drive and Old Georgetown Court in Severn.

Phase II of the Broadneck Peninsula Trail, from Bay Dale Drive to Green Holly Drive was completed. This is a segment of the ultimate paved multi-use (bicycle and pedestrian) trail running from Sandy Point State Park to the B & A Trail on the Broadneck Peninsula. Further west an on-road and off-road trail connection was constructed between Anne Arundel Community College with the B&A Trail where the trail intersects Jones Station Road adjacent to the Maryland Transit Administration Park & Ride Lot in Arnold.

Also completed was the replacement of an under-sized culvert on New Cut Road over the unnamed tributary to the Severn Run along with a road realignment to correct a substandard curve and other road improvements in Severn. Other major maintenance projects included a reconstruction of the Wayson Road Bridge over the Davidsonville Branch in Davidsonville and a replacement of selected deteriorated wood deck planks on the bridge along Wood Bridge Road over the tributary to Bell Branch in Davidsonville.

3. New or expanded schools

The following table lists all new and expanded school projects that were completed in 2020. It also quantifies the impact of these changes on each school's State Rated Capacity.

Table 1-2 – School Improvement Projects in 2020

School Name	Level	Address	ZIP	State Rated Capacity					
				Existing	Opening	Change	Type	Completion Date	PFA
Chesapeake Bay	MS	4804 Mountain Rd. Pasadena	21122	2058	1962	-96	Open Space Enclosure	1-Sep	No
Crofton	HS	2291 Davidsonville Rd. Gambrills	21054	0	1743	1743	New School	1-Aug	Yes
Crofton Woods	ES	1750 Urby Dr. Crofton	21144	639	753	114	Kindergarten Addition	5-Aug	Yes
George Cromwell	ES	221 Glen Dr. Glen Burnie	21061	322	477	155	Revitalization	6-Mar	Yes
Glen Burnie Park	ES	500 Marlboro Rd. Glen Burnie	21061	499	624	125	Program Addition	6-Feb	Yes
Linthicum	ES	101 School Lane Linthicum	21122	489	646	157	Kindergarten Addition	12-Aug	Yes
Millersville	ES	1601 Millersville Rd. Millersville	21108	362	430	68	Kindergarten Addition	15-Aug	No
Richard Henry Lee	ES	400 A St., SW Glen Burnie	21061	479	522	43	Revitalization	1-Sep	Yes

Consistency of Growth Related Changes

Development related changes including zoning changes, capital projects, new subdivisions, new public facilities, priority funding areas, and water/sewer map amendments are reviewed for consistency with adopted plans. Public facility improvements are consistent with development that is planned.

The review process for subdivision plans, development plans and map amendments involves finding consistency with adopted plans of Anne Arundel County such as the General Development Plan; the Land Preservation, Parks and Recreation Plan; the Water and Sewer Master Plan; Educational Facilities Master Plan; and other strategic or functional plans.

The adopted plans of adjoining jurisdictions are received and reviewed for consistency with the County’s plans and vice versa. All changes in development patterns are consistent with adjoining jurisdictions. All changes in development patterns are consistent with State and local jurisdictions that have responsibility for financing or constructing improvements necessary to implement the County’s Plan.

Measures and Indicators

In 2009, the State of Maryland enacted the “Smart, Green, and Growing - Annual Report - Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions” legislation (SB 276/HB 295). Annual reports for development activity during the previous calendar year are to be adopted by the planning commission and filed with the local legislative body before July 1 of each year. In order to satisfy the requirements in the legislation, in addition to the existing requirements, the annual report examines and reports on several measures and indicators.

The Measures and Indicators section of the annual report requirement is required for jurisdictions that issued more than 50 residential building permits for the calendar year of the report. In 2020, Anne Arundel County issued 2,078 residential building permits, 69% of which were inside the Priority Funding Area (PFA).

Map 2 shows the location of new residential and commercial building permits issued in CY2020 with respect to the County’s PFA. Map 3 illustrates the density of residential building permits issued in CY2020. Map 4 illustrates new subdivisions that were approved relative to the County’s PFA.

Table 2-1: New Residential Permits Issued (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non-PFA	Total
# Permits Issued	1,427	651	2,078

Amount, Net Density, and Share of Growth Inside and Outside the Priority Funding Area

This section reports on the amount of residential and non-residential development that is happening inside and outside of the PFA.

The majority of the residential development that was built in Anne Arundel County occurred inside the County’s PFA. In 2020, approximately 69% of residential building permits were issued inside the PFA and approximately 73% of residential construction occurred within the PFA. Sixty seven percent (67%) of approved residential lots were within the county’s PFA within 11 subdivisions.

Although the County does not have a way to specifically track redevelopment in its building permit database, the number of residential demolition permits issued can be an indicator of possible areas of redevelopment. In 2020, there were a total of 33 residential demolition permits issued, 85% of which were inside the PFA.

Table 2-2A: Amount of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non-PFA	Total
# Units Approved	595	287	882
# Units Constructed	1,746	637	2,383
# Minor Subdivisions Approved	4	6	10
# Major Subdivisions Approved	7	9	16
Total Approved Subdivision Area (Gross Acres)	123	429	552
# Lots Approved	585	281	866
Total Approved Lot Area (Net Acres)	57	275	332
# Units Demolished	28	5	33

The majority of new non-residential growth in Anne Arundel County is located within the PFA. Eighty eight percent of commercial and industrial building permits issued by the county were inside the PFA in 2020. One hundred percent of the non-residential lots approved in 2020 were inside the PFA.

Table 2-2B: Non-residential Growth Inside and Outside the PFA

<u>Commercial</u>	PFA	Non-PFA	Total
# Permits Issued	22	3	25
# Lots Approved	4	0	4
Total Building Square Feet Approved (Gross)	410,943	0	410,943
Total Square Feet Constructed (Gross)	403,552	76,999	480,551

As in most previous years, the majority of residential growth in Anne Arundel County happened inside the PFA. This growth inside the PFA has less of an impact on land resources than growth outside of the PFA. Sixty seven percent (67%) of the units approved were inside of the PFA, while only 22% of the total development area (total approved subdivision area) was inside the PFA.

Table 2-3: Amount of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non - PFA	Total
# Permits Issued	1,427	651	2,078
# Units Approved	595	287	882
# Units Constructed	1,746	637	2,383
Total Approved Subdivision Area (Gross Acres)	123.38	428.73	552.12
# Lots Approved	585	281	866

The net density of residential development inside the PFA is 10.4 du/acre. This calculation reflects only acreage associated with residential developed parcels. If density is calculated based on the gross density of subdivisions, the density is 4.81 du/acre. The net density of residential parcels outside the PFA is 1.04 du/acre, while the gross density is 0.67 du/acre.

Table 2-4: Net Density of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non – PFA	Total
# Units Approved	595	287	882
Total Approved Lot Size (Net Acres)	57	275	332

Approximately 67% of new units approved in 2020 happened within the PFA. This is a much higher percentage than in CY2019 (38%), but is short of the County’s 80% goal. Residential building permits also fell short of the County’s 80% goal, with 69% of new residential building permits issued falling inside the PFA.

Table 2-5: Share of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non – PFA	Total
# Units Approved	595	287	882
% of Total Units (# Units/Total Units)	67.46%	32.54%	

Eighty eight percent (88%) of commercial and industrial building permits issued by the county were inside the PFA in 2020. One hundred percent (100%) of the non-residential lots approved in 2020 were located inside the PFA. One hundred percent (100%) of the approved square footage of new non-residential development was located inside the PFA in 2020. The following tables show detailed information about non-residential development in 2020.

Table 2-6: Amount of Commercial Growth (Inside and Outside the PFA)

<u>Commercial</u>	PFA	Non - PFA	Total
# Permits Issued	22	3	25
Total Building Square Feet Approved (Gross)	410,943	0	410,943
# Lots Approved	4	0	4
Total Subdivision Area (Gross Acres)	52.92	0.00	52.92

Table 7: Net Density of Commercial Growth (Inside and Outside the PFA)

<u>Commercial</u>	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	410,943	0	410,943
Total Lot Size (Net Acres)	38.74	0.00	38.74

Table 8: Share of Commercial Growth (Inside and Outside the PFA)

Commercial	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	410,943	0	410,943
% of Total Building Sq. Ft. (Total Bldg. Sq. Ft./Total Sq. Ft.)	100.00%	0.00%	

Locally Funded Agriculture Preservation Program

There were no new areas of preserved land in calendar year 2020 under the County’s Agricultural and Woodland Preservation Program. The County’s total preserved acres is 13,716 acres (including MALPF, Rural Legacy, and the County’s Agricultural and Woodland Preservation Program). Map 5 illustrates protected lands in Anne Arundel County.

Table 9: Locally Funded Agricultural Land Preservation

Local Preservation Program Type	Acres	Value (\$)
Agricultural and Woodland Easements	0	-
Total	0	-

Local Land Use Goal

Anne Arundel County’s goal is for 80% of new development to occur within the PFA. While there is some variation from year to year, the County is very close to achieving this goal overall with a five year average of 76% for new residential permits inside the PFA. In CY2020, 69% of new residential permits and 88% of non-residential permits were issued inside the PFA.

Land use and development policies established within the County’s General Development Plan, Water and Sewer Master Plan, Land Preservation, Parks and Recreation Plan, etc. promote and facilitate this continued trend in maintaining this goal.

Funding is the necessary resource for infrastructure improvements within the PFA. This is addressed annually through the County’s six-year Capital Budget and Improvement Program and State funding sources.

The County uses three easement acquisition programs: the Maryland Agricultural Land Preservation Foundation, the County’s Agricultural and Woodland Preservation Program, and the Rural Legacy Program to implement land preservation outside of the PFA. Other mechanisms including land use policies, zoning, marketing, and public outreach are also used.

Development Capacity Analysis (DCA)

Anne Arundel County is not reporting an update to the development capacity analysis (DCA) for this annual report. The County maintains and updates a residential development capacity analysis (DCA) and is in the process of making significant changes and updates to the GIS models that calculate holding capacity. This update will result in the ability to measure capacity for infill and redevelopment, and will incorporate changes to the County's parcel dataset. This analysis is expected to be updated in 2022.

Adequate Public Facility Ordinance (APFO) Restrictions

Anne Arundel County's Adequate Public Facilities Ordinance seeks to enable the County to provide adequate public schools, roads, and other infrastructure facilities in a timely manner and achieve General Development Plan growth objectives. It applies to water and sewerage, roads, schools, and other infrastructure. Each project that goes through the development process is tested for each of these APFO standards.

The only APFO restrictions that are in place for current development projects are related to schools. In September, 2020, a new high school, Crofton High School, opened to ninth (9th) and tenth (10th) graders. The new feeder district was developed from parts of the South River and Arundel school feeder areas. As of May 1, 2020, six high schools are closed to additional development for the 2022 school year. These include: Annapolis, Broadneck, Crofton, Glen Burnie, North County, and Old Mill High Schools. Arundel, Crofton, Meade, Lindale, Central, Old Mill North, Old Mill South, and Severna Park Middle Schools are closed for the 2022 school year. A total of 27 elementary schools are currently closed. Four (4) elementary schools are closed in each of the following feeder districts: Arundel and Meade. Three (3) elementary schools are closed in the North County and Old Mill feeder districts, two (2) in the Annapolis, Broadneck, Crofton, Glen Burnie, Northeast, and Severna Park feeder districts, and one in the Southern feeder district. Maps 6 through 8 show the closed areas for High, Middle, and Elementary Schools.

For the restricted schools, projects remain on a waiting list until capacity is available or six (6) years has lapsed, whichever comes first. In addition, there are upcoming CIP projects to relieve capacity constraints.

Planning Survey Questions

This information was provided by the Anne Arundel County Office of Transportation.

- (A)** Does your jurisdiction have a bicycle and pedestrian plan? Y N
1. Plan name - Anne Arundel County Pedestrian and Bicycle Master Plan, 2013 Plan Update
 2. Date Completed (MM/DD/YR) 06/2013
 3. Has the plan been adopted? Y N
 4. Is the plan available online? Y N
 5. How often do you intend to update it? (Every ____ years) There is no set time frame, but it is intended to be updated in the next 2-3 years.
 6. Are existing and planned bicycle and pedestrian facilities mapped? Y N

- (B)** Does your jurisdiction have a transportation functional plan in addition to your

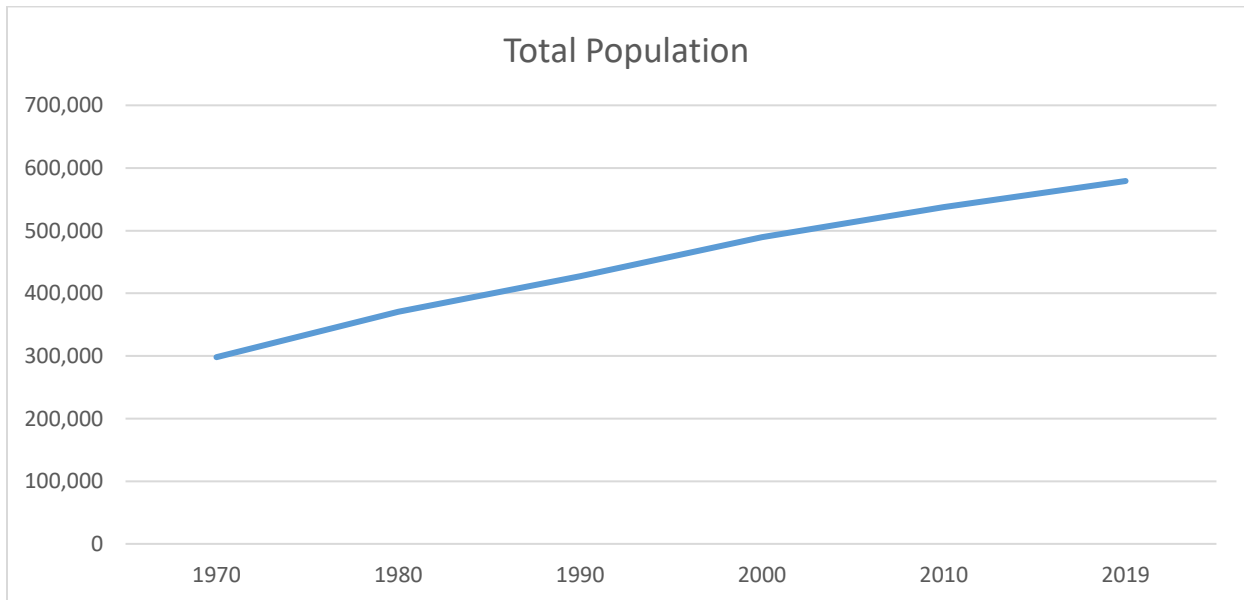
comprehensive plan? Y N

1. Plan name – Move Anne Arundel! County Transportation Master Plan
2. Date completed (MM/DD/YY) 12/2019
3. Has plan been adopted? Y N
4. Is the plan available online? Y N
5. How often do you intend to update it? (Every 3-5 ____ years)

Growth Trends

Anne Arundel County is located within the Baltimore Metropolitan Region and has seen steady population growth over the last several decades. Market conditions in this region affect how the County grows. These market forces greatly impact what type of development occurs and when. While market conditions will always play a role, growth is also affected by current policies and regulations that are in place. According to the US Census Bureau, Anne Arundel County's population grew by 94% between 1970 and 2019. The County experienced higher growth rates in the decade of the 1970's (15.23% increase) and 1980's (14.61% increase). In the most recent years (2010 – 2019), the population growth rate has slowed to 7.73%.

Chart 1: Total Population 1970 - 2019



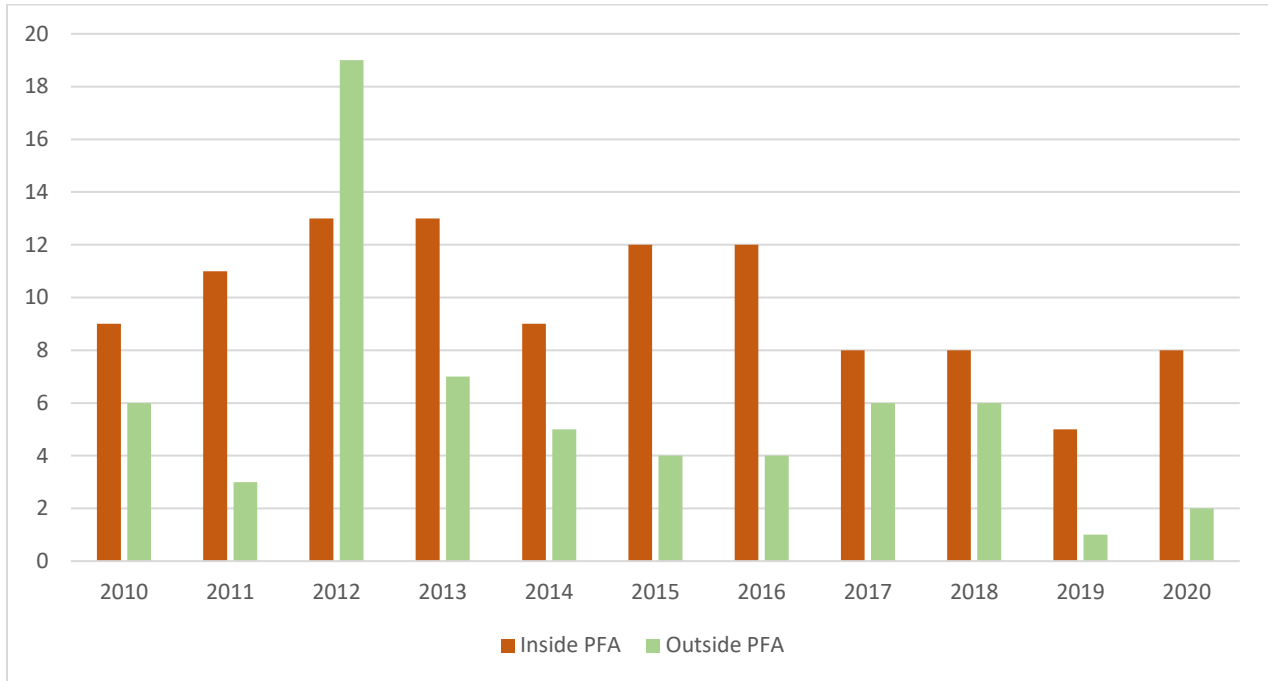
Source: Maryland Department of Planning, Projections and State Data Center, August 2017, US Census Bureau, ACS 2019

There were a total of 171 residential preliminary, sketch, and modification to skip sketch plans approved in Anne Arundel County since 2010 that could be mapped. Sixty-three (63%) percent of these plans were located inside of the PFA. Chart 2 shows that there was one year, 2012, where there were more plans approved outside of the PFA than inside the PFA.

Charts 3 and 4 illustrate the number of lots and units by year inside and outside of the PFA. There were a total of 1,698 new lots approved through the preliminary, sketch, and modification to skip sketch

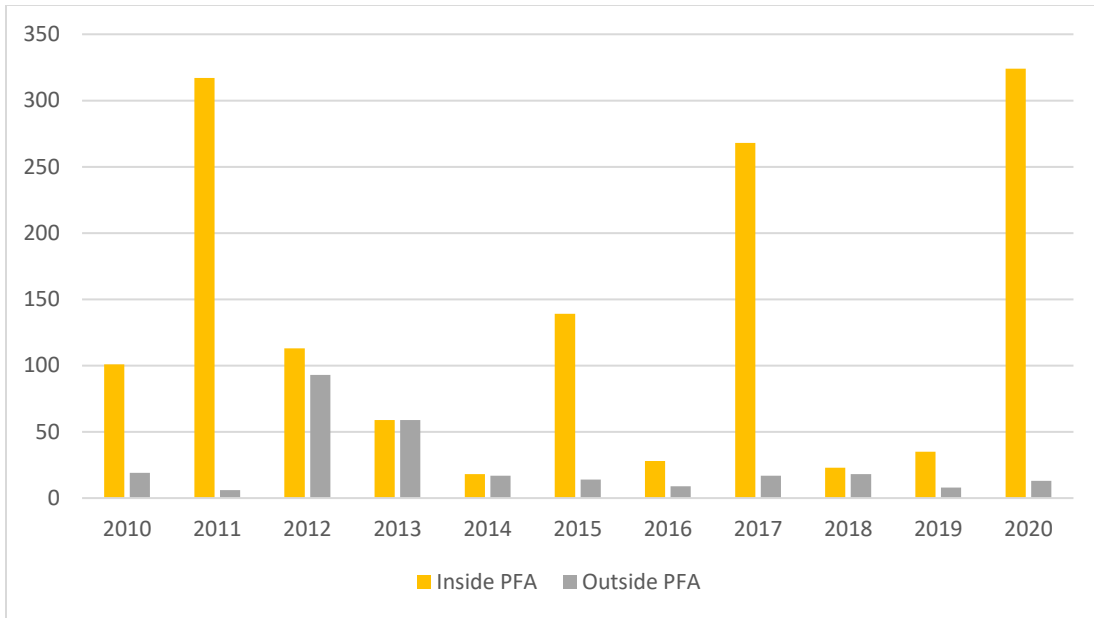
process and the vast majority of new lots approved since 2010 were inside the PFA (84%). There were 5,402 new units approved since 2010, 95% of which were inside of the PFA.

Chart 2: New Residential Preliminary, Sketch, and Modification to Skip Sketch Plans
2010 – 2020



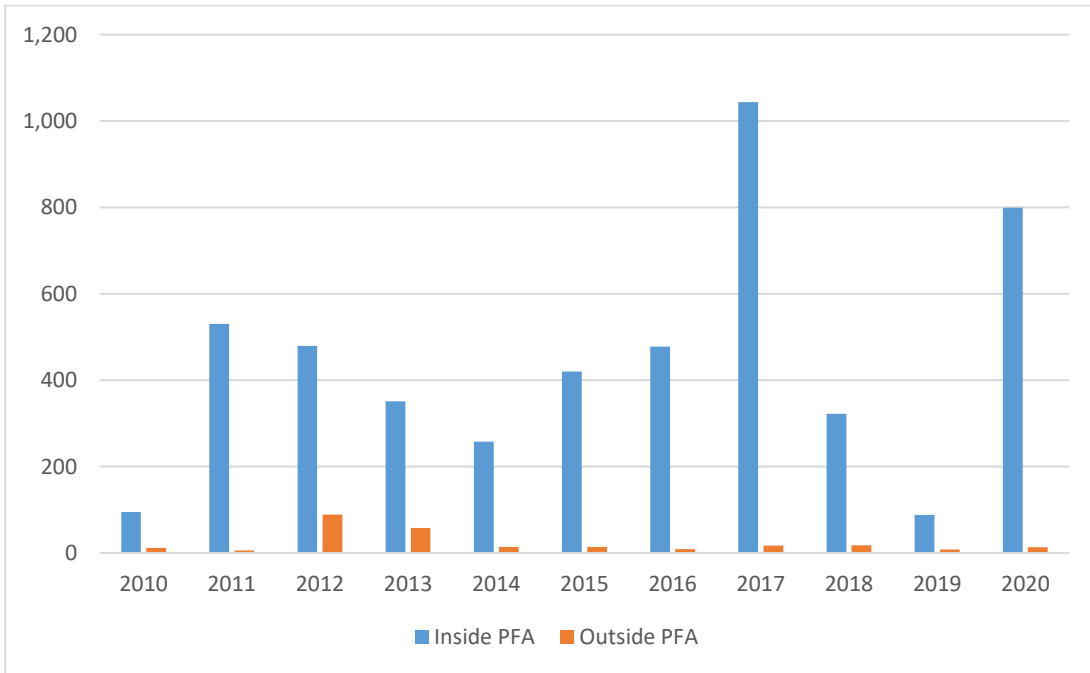
Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

Chart 3: New Residential Lots Approved in Preliminary, Sketch, and Modification to Skip Sketch Plans
2010 – 2020



Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

Chart 4: New Residential Units Approved in Preliminary, Sketch, and Modification to Skip Sketch Plans
2010 – 2020



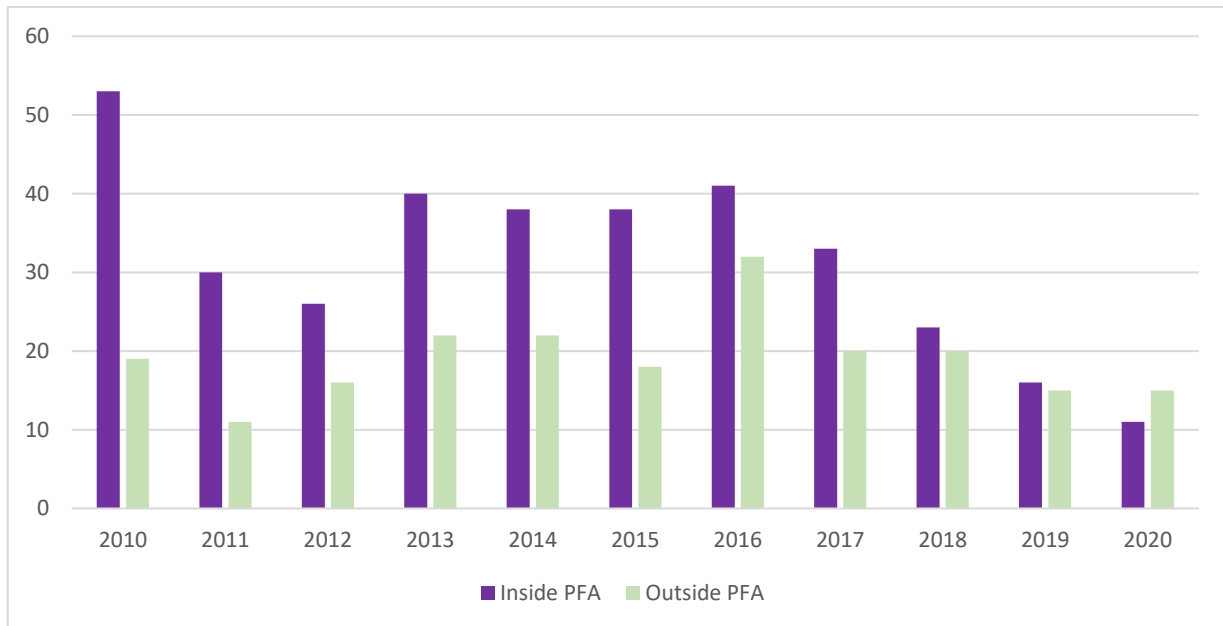
Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

There were a total of 559 residential final plans approved in Anne Arundel County since 2009 that could be mapped. Sixty-two percent (62%) of these plans were located inside of the PFA. Chart 5 shows the distribution of projects by year. Most years there were more projects inside the PFA. In 2020, there were more projects outside the PFA.

Charts 6 and 7 illustrate the number of lots and units by year inside and outside of the PFA. There were a total of 16,385 new lots approved through the final plat process and the vast majority of new lots approved since 2010 were inside the PFA (73%). There were 19,063 new units approved since 2010, 75% of which were inside of the PFA.

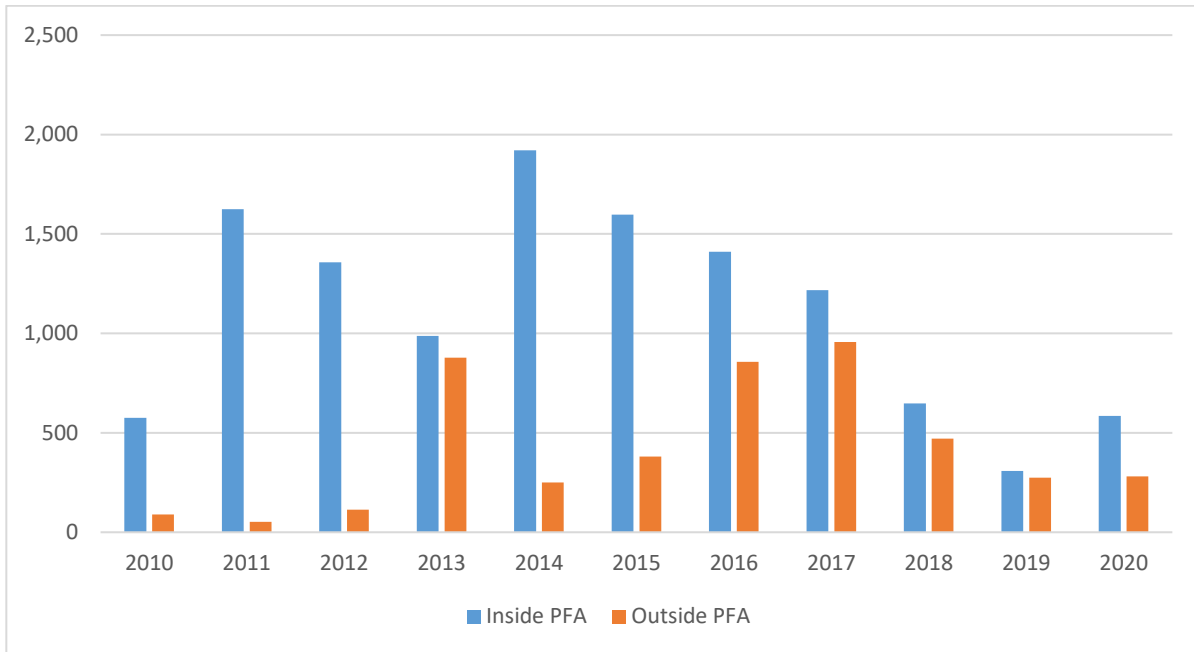
Chart 5: Number of Approved Final Subdivision Plans

2010 – 2020



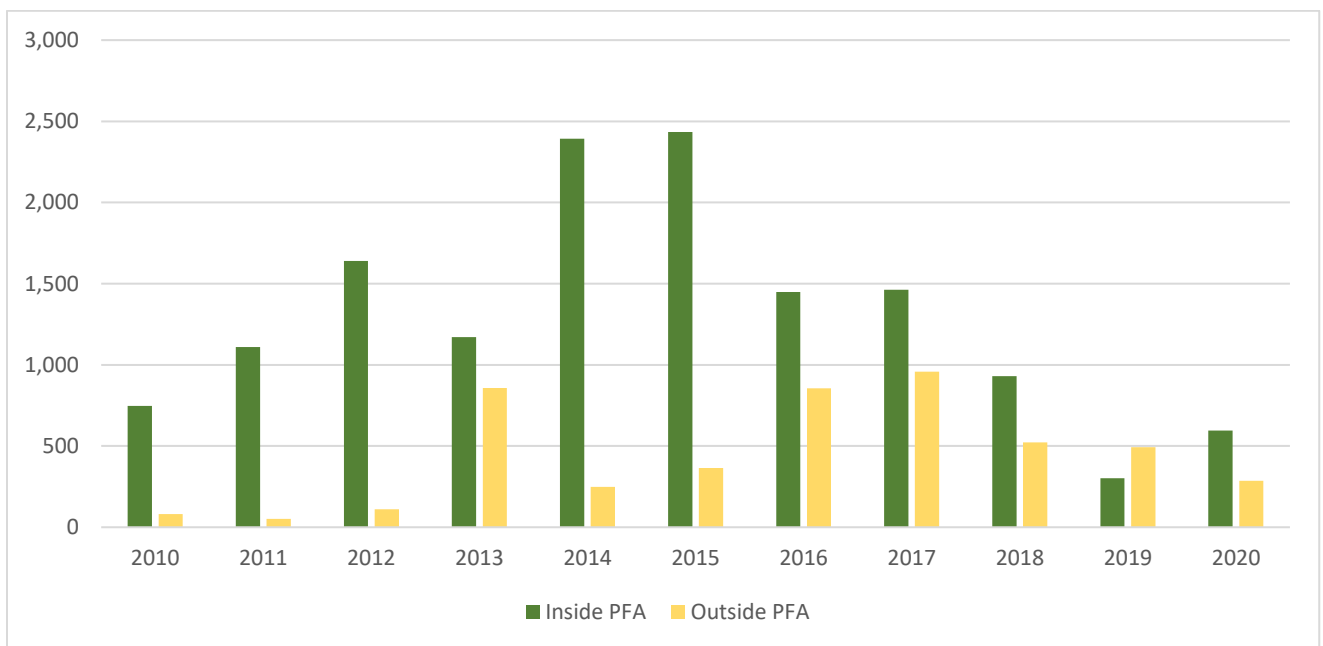
Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

Chart 6: New Residential Lots Approved in Final Subdivision Plans
2010 – 2020



Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

Chart 7: New Residential Units Approved in Final Subdivision Plans
2010 – 2020



Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

Anne Arundel County’s residential building permit activity is illustrated in Chart 8. Between 2001 and 2020, the County has issued a total of 49,323 residential building permits. The year with the highest number of building permits issued is 2005, with 3,684 permits issued. In 2008 and 2009, the number of new building permits dropped significantly. This is coincident with the Great Recession that impacted the economy across the United States. It is also coincident with a “slower growth” policy in Anne Arundel County, in response to rapid growth in the County over the previous years. Since 2009, the number of new residential building permits has fluctuated, but has generally increased over the last 10 years. In 2020, the County issued 2,078 residential building permits, which is a decrease from 2019, and is nearly equal to the number of permits issued in 2018.

Chart 8: Residential Building Permits Issued
2001 – 2020



Source: Anne Arundel County Office of Planning & Zoning, building permit tracking database

It is also important to look at the type of residential building permits that have been issued over the last 20 years. Overall, the majority of the total building permits issued were single family detached units, with approximately 48% of all issued residential building permits. Multi-family permits made up 28% of the total and townhomes made up 25% of the total issued residential building permits. Since 2010, the trend has shifted, and there have been more multi-family and townhouse permits issued than single family residential, with the exception of 2018 and 2020.

Chart 9: Residential Building Permits Issued
2001 – 2020



Source: Anne Arundel County Office of Planning & Zoning, building permit tracking database

Conclusion

As in previous years, Anne Arundel County’s pattern of development remains consistent with its plans and programs as well as with smart growth goals. The indicators for 2020 illustrate that these patterns show that the majority of development is located within areas with existing water and sewer infrastructure. The indicators also indicate the County’s strong position in continuing to preserve valuable farmland and natural resource areas. Anne Arundel County’s APFO for schools has resulted in several areas of the County being temporarily closed to development, which help ensure that there is school capacity for new development within the County. The County has recently adopted an update to the GDP, which will result in implementation recommendations for comprehensive rezoning and a comprehensive update to the Priority Funding Area.

The population of Anne Arundel County has steadily grown since 1970, with the highest growth rate being in the 1970s and 1980s. Total Countywide population nearly doubled between 1970 and 2019.

Since 2010, the number of lots and units approved through the preliminary, sketch, and modification to skip sketch process peaked in 2017, and have been variable. There is a similar pattern when looking at final subdivision plans, where the number of lots and units peaked in 2014 and 2015. The vast majority of the lots and units subdivided in the County over the last decade have been approved inside of the PFA.

There have been just over 49,000 residential building permits issued in Anne Arundel County since 2001. Total issued permits dipped in 2009, and have increased since then, with 2020 having just over 2,000 new permits issued, which is a decline from 2019. From 2001 – 2008, single family residential permits made up the majority of the issued building permits in Anne Arundel County. Since then, townhome and multi-family permits have made up a more significant portion of residential building permits issued. This points to a trend where more residents are interested in smaller, less expensive homes.

As the County works toward adoption and implementation of the GDP update, known as “Plan 2040”, the information and data compiled in this report will be useful in informing that effort. The updated plan is expected to be adopted in 2021.

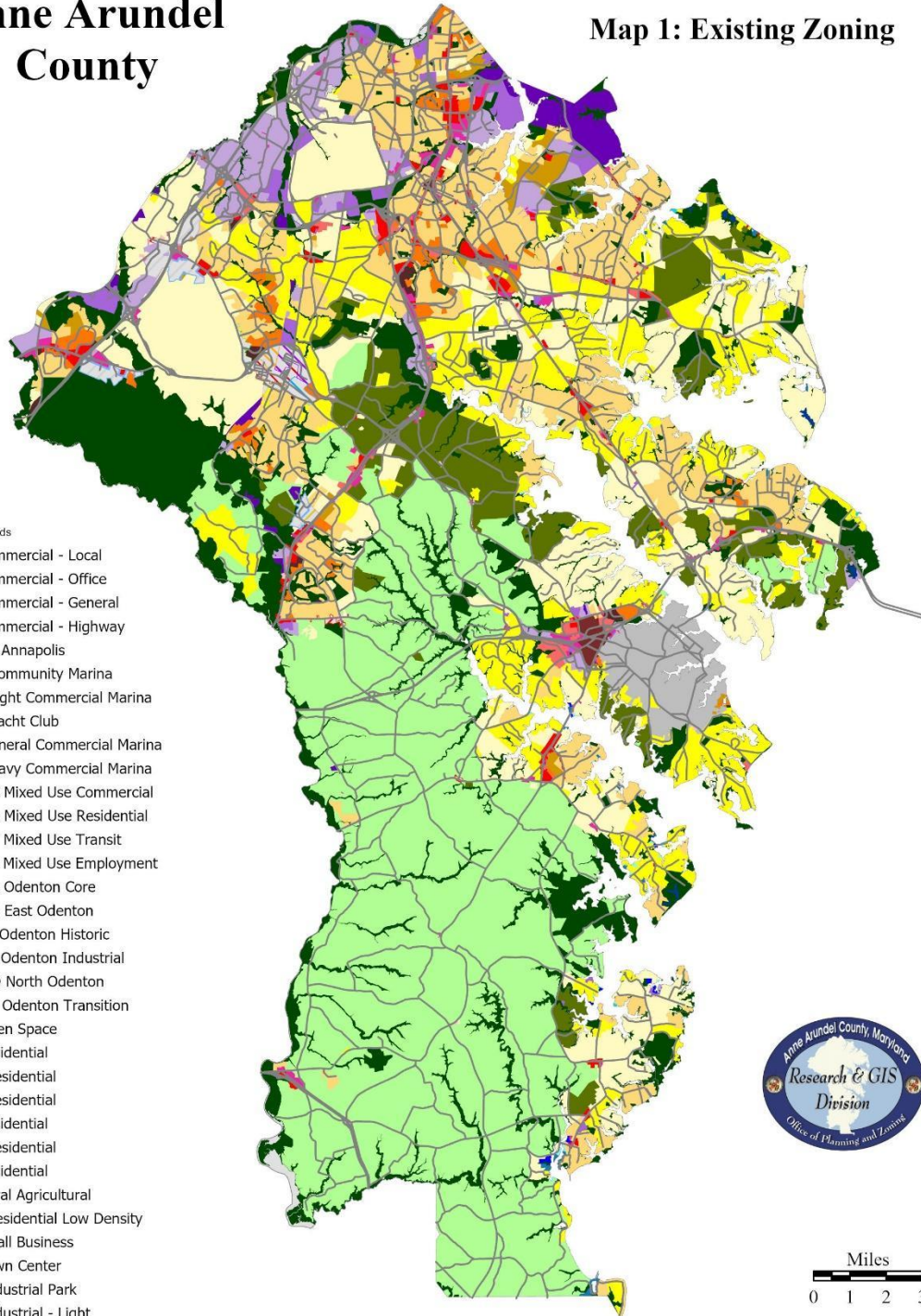
Appendix – Maps

Anne Arundel County

Map 1: Existing Zoning

Legend

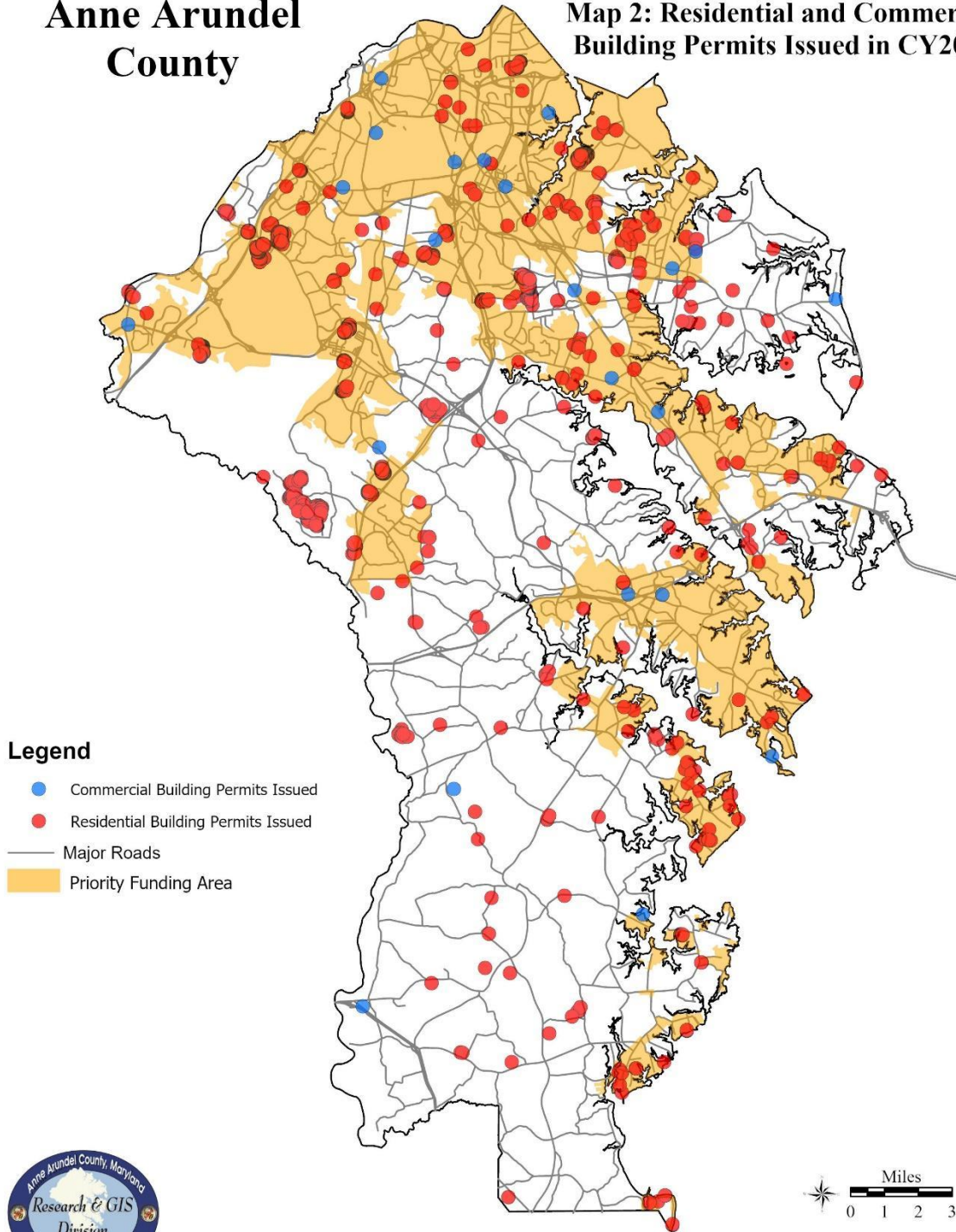
- Major Roads
- C1 Commercial - Local
- C2 Commercial - Office
- C3 Commercial - General
- C4 Commercial - Highway
- City of Annapolis
- MA1-Community Marina
- MA2-Light Commercial Marina
- MA3-Yacht Club
- MB-General Commercial Marina
- MC-Heavy Commercial Marina
- MXD-C Mixed Use Commercial
- MXD-R Mixed Use Residential
- MXD-T Mixed Use Transit
- MXD-E Mixed Use Employment
- O-COR Odenton Core
- O-EOD East Odenton
- O-HIS Odenton Historic
- O-IND Odenton Industrial
- O-NOD North Odenton
- O-TRA Odenton Transition
- OS Open Space
- R1 Residential
- R10 Residential
- R15 Residential
- R2 Residential
- R22 Residential
- R5 Residential
- RA Rural Agricultural
- RLD Residential Low Density
- SB Small Business
- TC Town Center
- W1 Industrial Park
- W2 Industrial - Light
- W3 Industrial - Heavy
- Water



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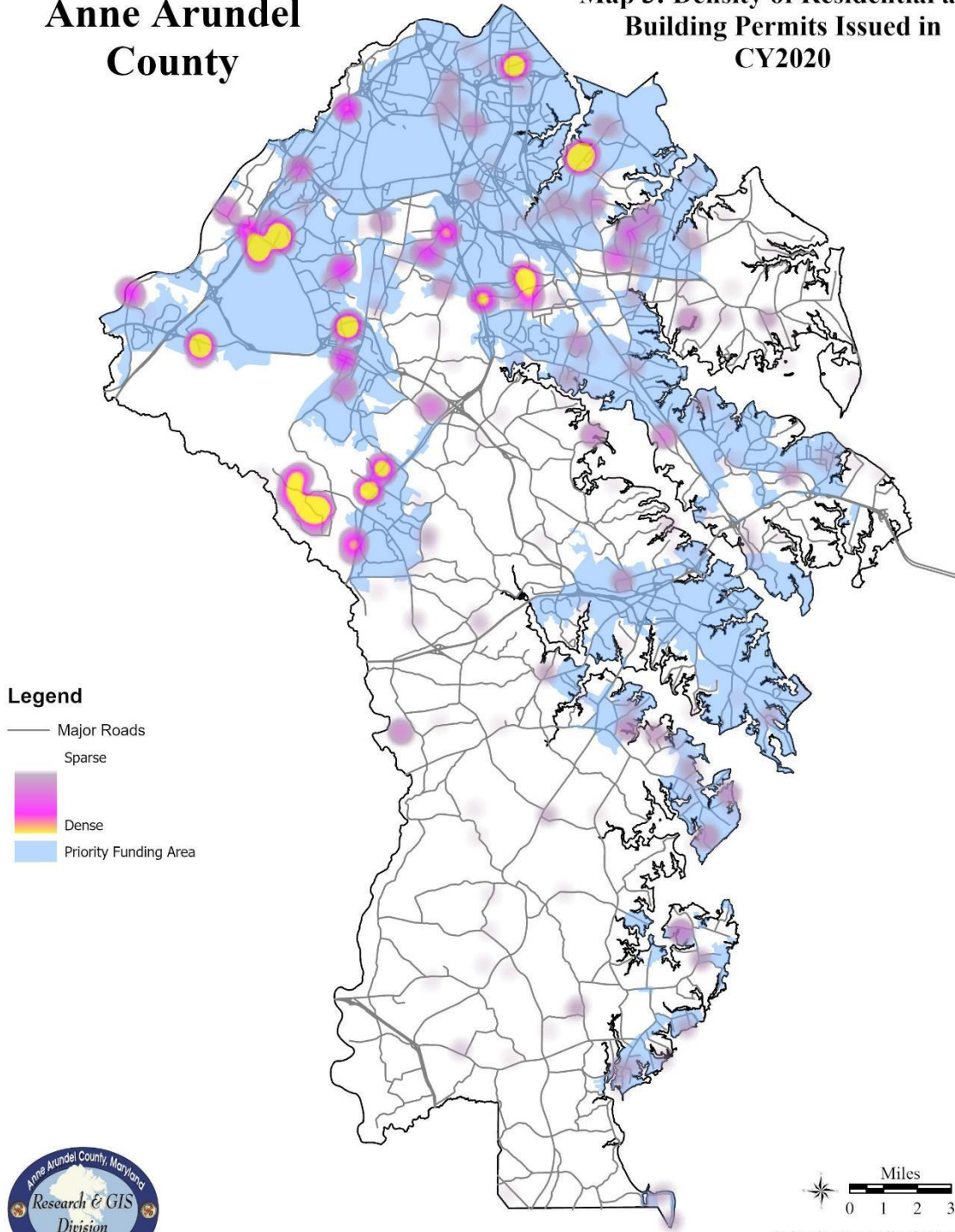
Map 2: Residential and Commercial Building Permits Issued in CY2020



Note: Multiple building permits can be represented in one location.

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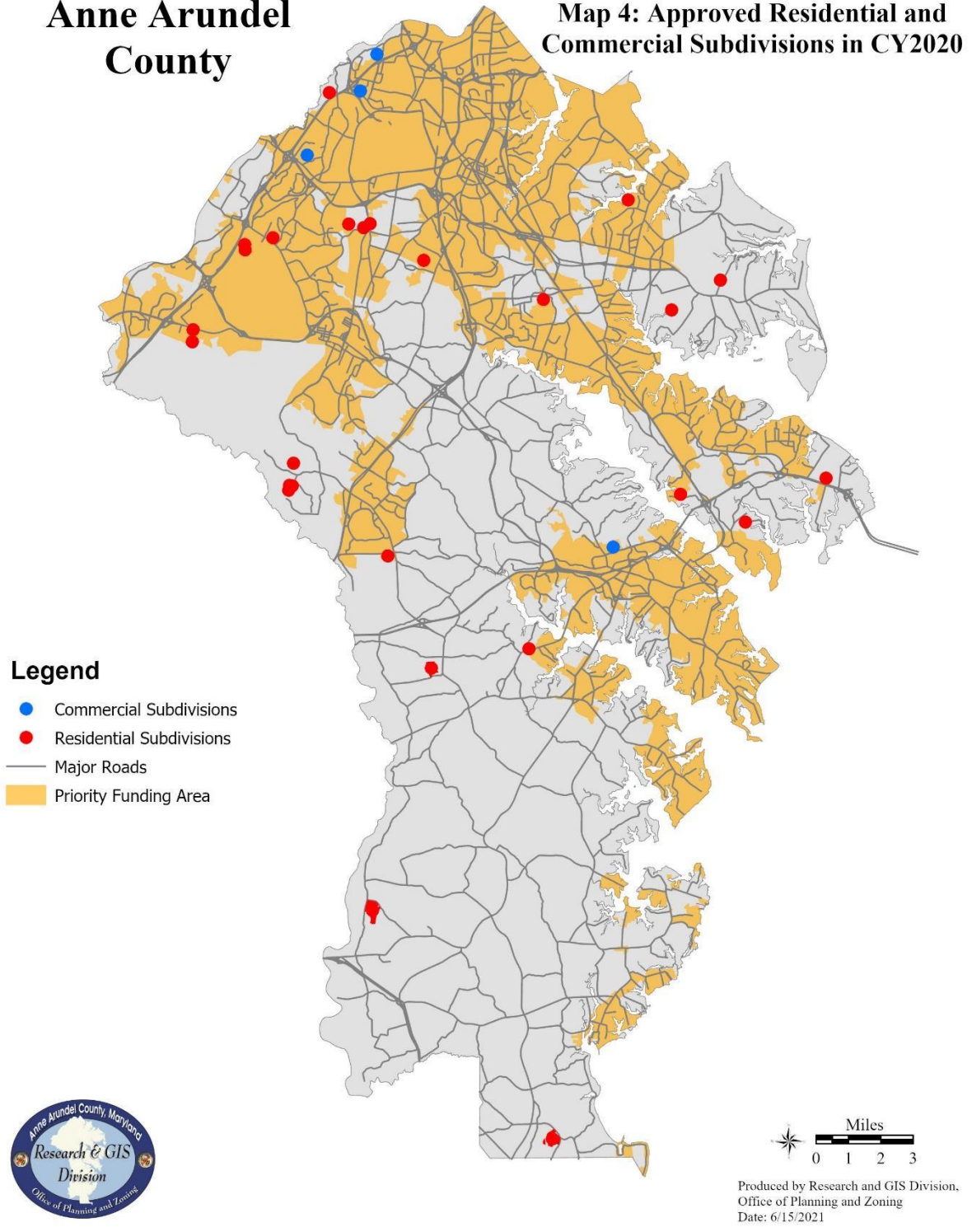
Map 3: Density of Residential and Building Permits Issued in CY2020



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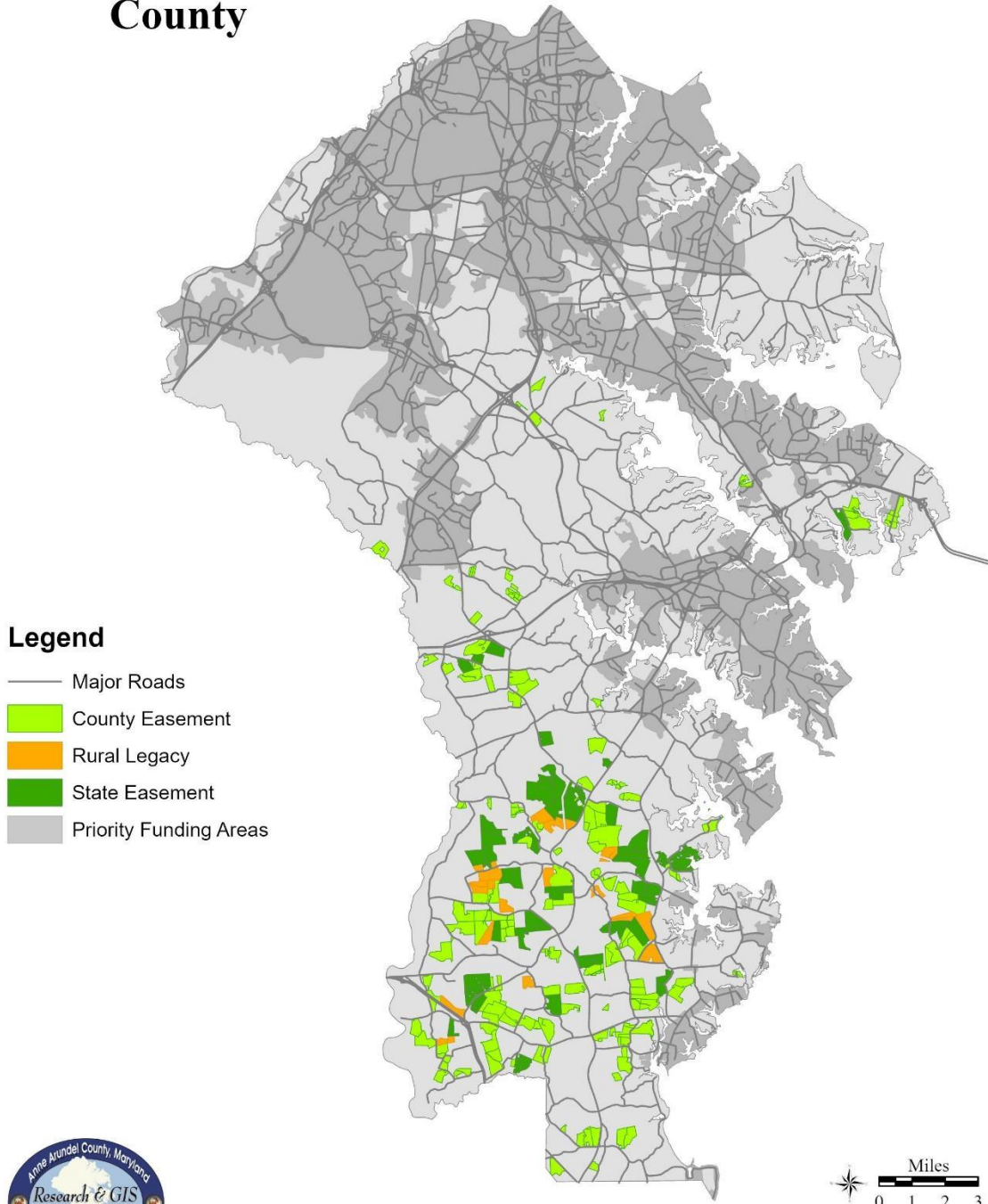
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Map 4: Approved Residential and Commercial Subdivisions in CY2020



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Map 5: Protected Lands



Legend

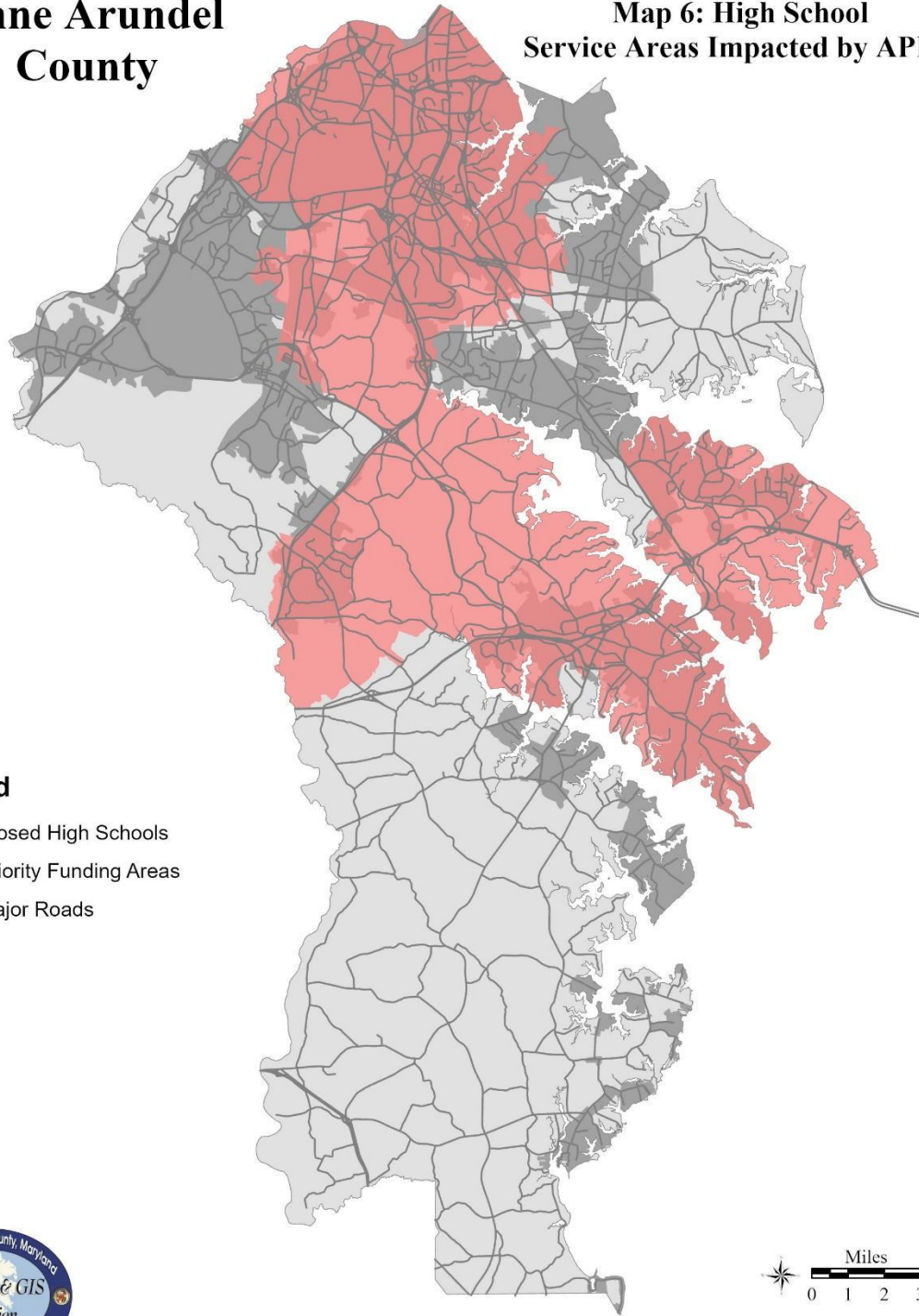
- Major Roads
- County Easement
- Rural Legacy
- State Easement
- Priority Funding Areas






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Map 6: High School Service Areas Impacted by APFO



Legend

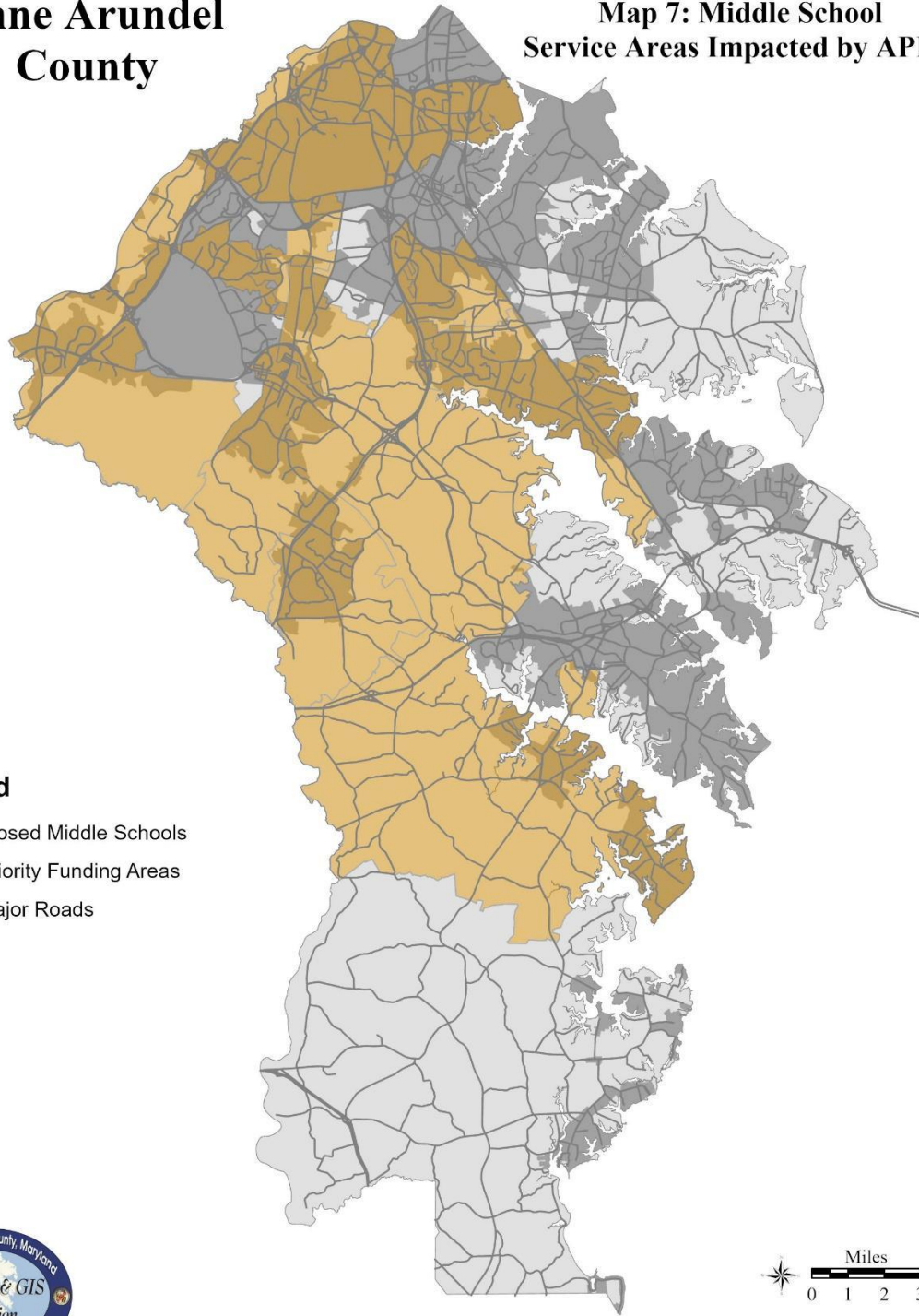
-  Closed High Schools
-  Priority Funding Areas
-  Major Roads






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Map 7: Middle School Service Areas Impacted by APFO



Legend

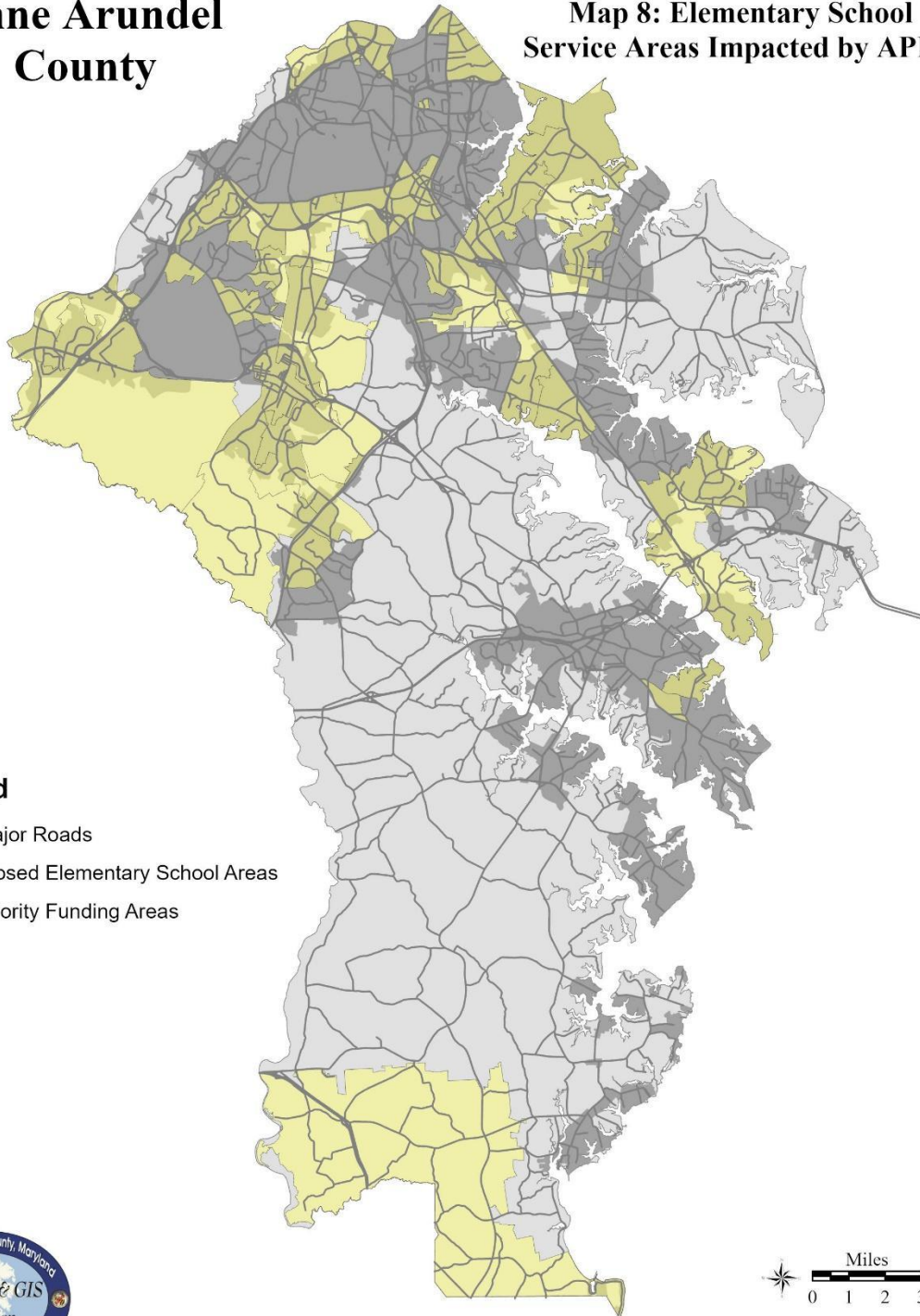
-  Closed Middle Schools
-  Priority Funding Areas
-  Major Roads



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Map 8: Elementary School Service Areas Impacted by APFO



Legend

- Major Roads
- Closed Elementary School Areas
- Priority Funding Areas



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