

2025

ANNUAL DEVELOPMENT MEASURES AND INDICATORS REPORT BY THE PLANNING ADVISORY BOARD

Anne Arundel County, MD



Anne Arundel County
Office of Planning and Zoning
Planning Division
Research and GIS Section
June 3, 2026

Contents

Introduction	2
Amendments and Growth Related Changes in Development Patterns	2
Comprehensive Plan or Plan Elements	2
Region Plans	3
Zoning Map Amendments	4
Zoning Text Amendments	5
Changes to the PFA	7
Infrastructure Improvements	7
Consistency of Growth Related Changes	10
Planned Improvements to the Planning and Development Processes	10
Measures and Indicators	11
Amount, Net Density, and Share of Growth Inside and Outside the Priority Funding Area	11
Locally Funded Agriculture Preservation Program	15
Local Land Use Goal	16
Development Capacity Analysis (DCA)	16
Adequate Public Facility Ordinance (APFO) Restrictions	16
Impact Fees, Surcharges, or Excise Tax Collections	17
Planning Survey Questions	20
Growth Trends	21
Conclusion	26
Appendix – Maps	28

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 2025. 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, 2026. This report addresses these issues in Anne Arundel County during the calendar year of 2025 and builds on previous reports.

House Bill 131, passed in 2024, requires additional reporting related to development activity and building permits. Anne Arundel County submits this required information in a separate report.

House Bill 698, passed in 2025, requires counties to report the amount, use, and location of the use of impact fees, surcharges, and excise taxes. That information is included in this report for CY2025.

House Bill 286, also passed in 2025, requires local governments to implement Sustainable Growth Principles in the comprehensive planning process. Although Anne Arundel County's Plan2040 was adopted in 2021, many of the Sustainable Growth Principles are reflected in the plan. Anne Arundel County also produces a Plan2040 annual report, which describes implementation activities and progress toward achieving the goals of Plan2040.

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

The Anne Arundel County Council adopted the updated Comprehensive Plan, Plan2040, in May 2021. Plan2040 was developed through an extensive public engagement process over three years. Plan2040 was reviewed by the Maryland Department of Planning, Maryland Department of the Environment, and Maryland Department of Transportation for compliance with State requirements. Plan2040 includes an updated Planned Land Use Map, Growth Tiers Map, and sections on development regulations, water resources, sensitive resources, transportation, mineral resources, priority preservation areas, housing, and climate change. Plan2040 addresses equity in policies throughout the entirety of the plan. Plan2040 received the Maryland Sustainable Growth award for Sustainable Communities in December 2021.

Plan2040 continues Anne Arundel County's growth management policies of promoting development in specified targeted areas, conserving land in rural and environmentally sensitive areas, and supporting existing neighborhoods. This countywide plan also strengthens policies to improve multimodal mobility.

Region Plans

The Anne Arundel County Council approved the updated Comprehensive Plan, Plan2040, in May 2021; Plan2040 was followed by the preparation of 9 Region Plans to address unique needs in different areas of the County and provide more opportunities for residents to participate in planning for the future of their communities. The Plans were developed three at a time over the course of 4 years. Map 1 illustrates the Region Plan Areas in Anne Arundel County. The County Council adopted the Region 2 and Region 7 Plans and Comprehensive Zoning Maps in May 2024 and the Region 4 Plan and Comprehensive Zoning Map in July 2024. The Regions 1, 3, and 9 Plans and Comprehensive Zoning Maps were adopted by County Council in the spring of 2025. The Regions 5, 6, and 8 Plans and Comprehensive Zoning Maps are prepared and expected to be adopted by the County Council in the spring of 2026.

Amendments to Plan2040 in Calendar Year 2025 include the County Council approval of the Region 9 Plan in April 2025 and the Regions 1 and 3 Plans in May 2025. The Development Policy Area Map, the Planned Land Use Map, and many Goals and Strategies in each of the plans amended Plan2040. Final versions of these Region Plans are available on each Region's Hub site—aacounty.org/Region1, aacounty.org/region3, and aacounty.org/region9—and physical copies of the Region Plans are available at libraries in these Regions.

- **Region 1** is the County's northernmost Region and includes the communities of Brooklyn Park, Linthicum Heights, Curtis Bay, Ferndale, BWI Airport, Harmans, and parts of Hanover.
- **Region 3** encompasses Glen Burnie, Severn, and parts of Millersville.
- **Region 9** is the southern portion of the County along the Chesapeake Bay. This Region stretches from Edgewater to North Beach and is bound by MD 2 to the west. It includes the Mayo Peninsula, Galesville, West River, Shady Side, Churchton, Deale, Tracy's Landing, North Beach, and parts of Edgewater and Friendship.

The following strategies in the approved Region Plans are designed to manage, direct, or incentivize growth and development:

- **Region 1** strategies focus on the redevelopment and revitalization of underutilized properties, especially near transit hubs. Strategies in the Region 1 Plan expand the BWI Mixed Use Overlay; facilitate development and expansion of mixed-use, transit-oriented areas; improve traffic flow, connectivity, and safety for all traffic types, vehicular and

non-vehicular; expand on community programming and access to nature-based amenities; and rehabilitate commercial and residential building stock.

- **Region 3** strategies emphasize maintaining the area's character, while moving toward an identity that fits communities' modern needs and ambitions. Strategies ask for the protection of natural resources through stormwater management and stream restoration, especially on community-owned properties; prioritization of clustered affordable housing with minimal environmental impacts; improvement of housing conditions through stronger Code enforcement; revitalization of commercial centers; extension of the existing transit service with more public education; improvement of connections and closing of gaps in the multimodal network; enhancement of the safety and capacity of local roads and bridges; and promotion of community solar. Strategies in the Region 3 Plan also call for public amenities that encourage healthy living, such as community gardens, orchards, and open space; enhanced recreational facilities; and increased public safety around transit.
- **Region 9** strategies intend to keep the area's rural character intact, recommending revitalization in existing village centers and identifying small-scale housing solutions that preserve sensitive environmental areas and retain the integrity of infrastructure. This plan offers local recommendations for maintaining parkland, open spaces, and forests; expanding resource protection boundaries, especially in the southeast; restoring shorelines and coastal wetlands; enacting stronger protections for forested wetlands; locating housing in walkable areas with existing services and infrastructure; property rehabilitation; roadway safety and congestion improvements; increasing transit and multimodal connectivity; revitalizing commercial centers; incorporating clean energy; sustaining agricultural and maritime businesses; adding healthcare resources; assessing community programming needs; and creating more opportunities to access healthy foods.

Zoning Map Amendments

Anne Arundel County is undergoing a comprehensive rezoning process to align the Zoning Map more closely with the adopted General Development Plan's Planned Land Use Map, actual development on the ground, and desired community needs in the County's Region Planning Areas. This process of updating for consistency is taking place in tandem with comprehensive zoning that is occurring with the region planning process. In 2025, the County Council approved comprehensive zoning changes for Regions 1 and 3 (May 2025) and Region 9 (April 2025). Detailed zoning changes can be viewed on each Region's Hub site—aacounty.org/Region1, aacounty.org/region3, and aacounty.org/region9 and in the following zoning change tables. Map 2 shows the current locally approved Zoning Map for Anne Arundel County.

- Region 1: [Comprehensive](#) | [Consistency](#)
- Region 3: [Comprehensive](#) | [Consistency](#)
- Region 9: [Comprehensive](#) | [Consistency](#)

Zoning Text Amendments

The following zoning text amendments were adopted in CY2025.

Table 1-1 – Summary of Zoning Text Amendments in 2025

Bill No.	Topic	Description
<u>96-24</u>	Site Development - Pre-built Short-Term Buildings	Exempts a pre-built temporary structure from Site Development Plan requirements under certain conditions.
<u>97-24</u>	Zoning - School Bus Facilities	Allows school bus facilities as a conditional use in the C1(Commercial Local) district.
<u>2-25</u>	Subdivision and Development and Zoning - Redevelopment	Streamlines the development review process and creates additional incentives in Articles 17 and 18 to encourage redevelopment. (Former Bill 86-23 was defeated.)
<u>3-25</u>	Region 9 Plan	Region 9 master plan.
<u>4-25</u>	Comprehensive Zoning Region 9	Region 9 comprehensive zoning.
<u>5-25</u>	Zoning - Waterman's Home Commercial Use	Expands the hours of operation for onsite sale of seafood.
<u>6-25</u>	Zoning - Miniature Pigs in Residential Districts	Allows for the keeping of miniature pigs as pets in residential districts with certain conditions.
<u>9-25</u>	Region 1 Plan	Region 1 master plan.
<u>10-25</u>	Comprehensive Zoning Region 1	Region 1 comprehensive zoning.
<u>11-25</u>	Region 3 Plan	Region 3 master plan.
<u>12-25</u>	Comprehensive Zoning Region 3	Region 3 comprehensive zoning.
<u>13-25</u>	Zoning - Animal Hospitals and Vet Clinics	Allows for vet clinics that offer overnight stays for purposes other than medical treatment, as a conditional use in C2 - C4 (Commercial), W1 and W2 (Industrial), and establishes conditions.
<u>14-25</u>	Development - Archaeological Resources	Revises 17-6-502 with regard to requirements for archaeological surveys. Sponsored on behalf of Severnside owners.
<u>15-25</u>	Zoning - Measurement of Signage Area	Revises 18-3-304 so that background color or borders are not included in the calculation of signage area.

<u>Bill No.</u>	<u>Topic</u>	<u>Description</u>
<u>16-25</u>	Zoning - Assisted Living Facilities (ALF) - Community Piers	Allows increased height for ALFs on large lots, and allows community piers on lots controlled by an ALF.
<u>18-25</u>	BOA - Zoning - AHO (Office of Administrative Hearings) - Mixed Use Districts (MXD)	Requires a sector plan or study be completed before a property can be rezoned to MXD by the AHO under certain circumstances.
<u>20-25</u>	Zoning - Townhouse Dwellings and Workforce Housing	Provides for setback requirements for townhomes in a Workforce Housing development.
<u>21-25</u>	Zoning - Use and Merger of Unimproved Substandard Lots	Expands allowances for when a dwelling can be built on a substandard lot.
<u>22-25</u>	School Utilization Chart	Required annual update to the School Utilization Chart
<u>24-25</u>	Zoning - Regional Commercial Complexes (RCC)	Allows for increased residential density and reduced parking requirements in a RCC.
<u>26-25</u>	Subdivision and Development - Public Charter Schools	Revises the applicability of Art. 17 to exempt public charter schools.
<u>29-25</u>	Zoning - Large Animal Vet Clinics	Establishes a new conditional use for vet clinics specifically located in Ag Buildings on farms in the RA (Rural Agriculture) district to serve large farm animals and livestock.
<u>30-25</u>	Zoning - BWI Mixed Use Overlay	Revises the overlay regulations to allow stacked townhouses as a permitted use, makes adjustments to allowed density and building heights, and slightly expands the overlay boundary to include six additional lots.
<u>31-25</u>	Zoning - Conforming Bills 72-24, 75-24, and 80-24	Conforms provisions of Bills 72-24, 75-24, and 80-24 that conflict or have become obsolete.
<u>50-25</u>	BRAC Mixed Use Development	Expands the BRAC Mixed Use Development Area to include two additional "sites" outside of the Ft. Meade four mile radius.
<u>58-25</u>	Zoning - Conditional Uses - Home Occupations	Adds pet-grooming services as an allowed home occupation.
<u>63-25</u>	Zoning - Special Exception Requirements - Community Piers	Follow up to Bill 16-25 to revise 18-11-141 (4) regarding ADA access in order to comply with Maryland Critical Area Commission comments.

Bill No.	Topic	Description
66-25	Zoning - Eating Disorder Treatment Facility	Amends the definition of the use to align with State code and COMAR.
68-25	Zoning - Animal Rescue	Establishes an Animal Rescue as an allowed conditional use in certain zoning districts with related conditions.
69-25	Workforce Housing - Conditional Use	Allows workforce housing as a conditional use in the R22 district.
73-25	Zoning - Pile Driving and Marine Construction Operations	Allows marine construction as an Special Exception (SE) use in the MA2 (Light Commercial Marina) district, with SE requirements.
74-25	Zoning - BWI Mixed Use Overlay - Carwashes	Allows carwashes as a permitted use in the overlay in any underlying zoning district.
75-25	Zoning - Youth Nature Immersion Program	Establishes a youth nature immersion program as an allowed conditional use in certain zoning districts with related conditions.
81-25	Subdivision & Development - Adequate Public Facilities (APF) - Transportation Facilities	Revises transportation APF standards; provides for multi-modal transportation mitigation; revises standards for transportation impact fee credits.
84-25	Master Plan for Water and Sewer	Creates a new water pressure zone for the area served by the Crownsville Water Treatment Plant and includes related updates.
87-25	Odenton Town Center (OTC) Master Plan Amendments	Updates OTC zoning districts to align with the 2023 OTC Master Plan and moves some properties from one OTC district to another.

Changes to the PFA

There were no changes to the Priority Funding Area boundary in 2025.

Infrastructure Improvements

1. Water and Sewer plan changes

In 2025, the County Council approved amendments to the 2022 Anne Arundel County Master Plan for Water Supply and Sewerage Systems (WSMP) as follows:

- March 5, 2025 - MDE granted final approval of [Bill 93-24](#), which the County Council approved on December 16, 2024, for the following changes:
 - Amend section “4.7.9.5 Required Infrastructure Improvements” as shown in Exhibit A ([Bill 93-24](#)) , describing the decommissioning of the Piney Orchard

Wastewater Facility (WRF) once the new pump station and force main are in operation to convey flows to the Patuxent Water Reclamation Facility (WRF).

- For “Table 4-37 Wastewater Capital Improvement Projects, Anne Arundel County”, amend the row beginning with “Piney Orchard SPS & FM” as shown in Exhibit B-1 ([Bill 93-24](#)) to include the project for designing the new sewer pump station and force main at the Piney Orchard WRF.
- As shown on Exhibit C ([Bill 93-24](#)), on Sewer Map S-4, a new Capital Facility pump station and force main are added to the map in the Piney Orchard Sewer Service Area to show that the new pump station will take the flow from the Piney Orchard WRF and the existing sewer pump station and convey it to the Patuxent WRF; and a note is added to the map to indicate that once the new pump station and force main are in operation, the existing Piney Orchard WRF will be decommissioned.
- The County Council approved several amendments for County Capital Facility projects via [Bill 84-25](#) on November 3, 2025. MDE granted final approval of the amendments on January 15, 2026 for the following text and map amendments to the 2022 WSMP:
 - Changed the water service category from No Public Service to Planned Service to extend public water to the proposed Police Special Operations building (located at 8321 Grover Road, Millersville) and bring the parcel into the Glen Burnie High 295 Water Pressure Zone (WPZ).
 - Changed the sewer service category from Other and No Public Service to Existing Service to serve approximately 13 tenants and various other users within and around the Crownsville Hospital Memorial Park area. A new sanitary sewer pump station and a new restricted access forcemain will be constructed to convey the flow to the Annapolis sewer system and the existing Crownsville Wastewater Treatment Plant (WWTP) will be decommissioned.
 - Changed the water and sewer service categories from No Public Service to Planned Service to provide public water and sewer service to the proposed Joint 911 Center which includes multiple buildings and a fire training facility. The County is proposing the extension of water service along Generals Highway with restricted access to service only the Joint 911 Center parcel, and no privately owned properties will be allowed to connect. A new restricted access sanitary force main along Generals Highway is proposed to serve the Crownsville Memorial Park, which will have a stub to convey sanitary flows from the Joint 911 Center parcel.
 - Defined the boundary for the Crownsville WPZ (as shown on Maps W-6 and W-7), which includes properties currently served by the existing Crownsville Water

Treatment Plant (WTP) and changed the water service categories of the properties from No Planned Service to Existing Service.

- Amended several text, table, and figure amendments to the 2022 WSMP that related to the map changes above.

2. Major Transportation projects

There were seven transportation projects completed in 2025 within Anne Arundel County. Table 1-2 describes these projects:

Table 1-2 - Transportation Projects Completed in CY2025

Project Number	Project Name	Detailed Description
H547801	Brock Bridge/MD 198 (01)	Design, Right Of Way (ROW) acquisition and reconstruction of the existing northbound lane along Brock Bridge Road to create separate through and right turn lanes, modify the signal, and improve drainage at the intersection with MD 198.
H587101	Old Mill MS Offsite Improve.	This project will complete a traffic analysis for a possible extension of Old Mill Road to Oakwood Road, recommend any required improvements for acceptable traffic operations in association with the Old Mill Middle School South construction project, and design and construct the recommended improvements.
C478362	West County ES Connector	Installation of sidewalk along the north side of Conway Road the new West County Elementary School west to the WB&A Trail.
H583901	Andover Road Sight Distance	This project will improve the sight distances for all residential driveways from White Avenue to Main Avenue.
C478354	Schl Sidewalk-Elvaton Road	Construction of a sidewalk along Elvaton Road from Elvaton Towne Road to Shetlands Lane.
H508426	SW/BW Fund - Valley Road	Construction of a sidewalk along Valley Road from Wayward Dr to Knollwood Rd to improve pedestrian access to Rolling Knolls Elementary School.
H587201	New Cut / Crain Hwy Sidewalk -01	This project will design and construct a sidewalk along New Cut Road from Stevenson Road, at the new Old Mill West High School, north under I-97 along Crain Highway, terminating at the existing sidewalk at Green Branch Lane.

3. New or expanded schools

The following table lists all new and expanded school projects that were completed in 2025. It also quantifies the impact of these changes on each school's State Rated Capacity.

Table 1-3 School Improvement Projects in 2025

				State Rated Capacity					
School Name	Level	Address	ZIP	Existing	Opening	Change	Type	Completion Date	PFA
Park	ES	201 E 11th Ave, Brooklyn Park, MD	21225	621	745	124	Addition	Jun-25	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 must be 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.

Planned Improvements to the Planning and Development Processes

Since the adoption of Plan2040, approved Region Plans offer further recommendations for the improvement of the planning and development process. Relevant strategies center around reforming the County Code, streamlining the development process, improving coordination among agencies, encouraging economic vitality, and integrating environmental and infrastructure protections:

- The **Region 1 Plan** calls for sector plans and overlays in specific areas and an environmental justice analysis to identify region-specific solutions.
- In the **Region 2 Plan**, strategies recommend zoning reform to allow for more housing types and intensities, streamlining affordable housing review, and coordinating shared services with other levels of government.
- The **Region 3 Plan** identifies improved transparency, stronger Code enforcement to reduce substandard housing, and the creation of master plans for commercial centers.

- The **Region 4 Plan** also recommends streamlining affordable housing reviews and assessing Code allowances for redevelopment, maritime zoning, and childcare.
- In the **Region 7 Plan**, strategies encourage formal, regular coordination among jurisdictions; concentration of affordable, transit-oriented housing in the Parole Town Center; and the consideration of additional buffer requirements between residential areas and more intense uses.
- Strategies in the **Region 9 Plan** request zoning reform to allow for Missing Middle-type housing, mitigation of sea-level rise, updates to allowances for agricultural and maritime industries, and increased coordination for peninsula transportation.

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 2025, Anne Arundel County issued 1,585 residential building permits, 94.5% of which were inside the Priority Funding Area (PFA).

In 2025, the Maryland General Assembly passed new legislation requiring local governments to report information related to impact fees, surcharges, and excise taxes. The law requires local governments to report on the location, type and location of use of these fees. This information is included for the first time in this report and reflects activity in CY2025.

Map 3 shows the location of new residential and commercial building permits issued in CY2025 with respect to the County’s PFA. Map 4 illustrates the density of residential building permits issued in CY2025. Map 5 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	1,498	87	1,585

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 2025, 94.5% of residential building permits were issued inside the PFA and approximately 97% of residential construction occurred within the PFA. Seventy-three percent (73%) of approved residential lots and 97% of approved residential units were within the county's PFA. There were 17 approved subdivisions, 12 of which were within the PFA.

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 2025, there were a total of 37 residential demolition permits issued, 62% of which were located inside of the PFA.

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

<u>Residential</u>	PFA	Non-PFA	Total
# Units Approved	607	22	629
# Units Constructed	1,429	45	1,474
# Minor Subdivisions Approved	3	3	6
# Major Subdivisions Approved	9	2	11
Total Approved Subdivision Area (Gross Acres)	47	97	144
# Lots Approved	54	20	74
Total Approved Lot Area (Net Acres)	28	20	48
# Units Demolished	23	14	37

The majority of new non-residential growth in Anne Arundel County is located within the PFA. Sixty-eight percent (68%) of commercial and industrial building permits issued by the County were inside the PFA in 2025. One hundred percent (100%) of the new non-residential lots approved in 2025 were inside the PFA.

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

<u>Commercial</u>	PFA	Non-PFA	Total
# Permits Issued	21	10	31
# Lots Approved	8	0	8
Total Building Square Feet Approved (Gross)	1,076,936	157,025	1,233,961
Total Square Feet Constructed (Gross)	526,668	19,266	545,934

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. Ninety-six and one half percent (96.5%) of the units approved were inside of the PFA, while only 33% of the total development area (total approved subdivision area) was inside the PFA. Development inside the PFA tends to be on smaller lots and more concentrated (e.g. townhouses) than development outside the PFA (e.g. single family homes on 2-5 acre lots), meaning it takes less land area to accommodate more growth inside the PFA.

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

<u>Residential</u>	PFA	Non-PFA	Total
# Permits Issued	1,498	87	1,585
# Units Approved	607	22	629
# Units Constructed	1,429	45	1,474
Total Approved Subdivision Area (Gross Acres)	47	97	144
# Lots Approved	54	20	74

The net density of residential development inside the PFA is 21.6 du/acre. This calculation reflects only acreage associated with residential developed parcels. Gross density includes all land within a subdivision, such as common areas and roads. If density is calculated based on the gross density of subdivisions, the density inside the PFA is 12.9 du/acre. The net density of residential parcels outside the PFA is 1.08 du/acre, while the gross density is 0.23 du/acre.

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

<u>Residential</u>	PFA	Non-PFA	Total
# Units Approved	607	22	629
Total Approved Lot Size (Net Acres)	28	20	48

Approximately 96.5% of new units approved in 2025 occurred within the PFA. This is a slightly lower percentage than in CY2024 (99.5%), and exceeds the County's 80% goal. Residential building permits issued in 2025 exceeded the County's 80% goal, with 94.5% 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	607	22	629
% of Total Units (# Units/Total Units)	96.5%	3.5%	

Sixty-eight percent (68%) of commercial and industrial building permits issued by the County were inside the PFA in 2025. One hundred percent (100%) of the non-residential lots approved in 2025 were located inside the PFA. Eighty-nine percent (89%) of the approved square footage of new non-residential development was located inside the PFA in 2025. The following tables show detailed information about non-residential development in 2025.

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

<u>Commercial</u>	PFA	Non-PFA	Total
# Permits Issued	21	10	31
Total Building Square Feet Approved (Gross)	1,321,011	157,025	1,478,036
# Lots Approved	8	0	8
Total Subdivision Area (Gross Acres)	233.24	94.17	327.41

Table 2-7: Net Density of Commercial Growth (Inside and Outside the PFA)

<u>Commercial</u>	PFA	Non-PFA	Total
Total Building Square Feet Approved (Gross)	1,321,011	157,025	1,478,036
Total Lot Size (Net Acres)	215.42	94.17	309.59

Table 2-8: Share of Commercial Growth (Inside and Outside the PFA)

Commercial	PFA	Non-PFA	Total
Total Building Square Feet Approved (Gross)	1,321,011	157,025	1,478,036
% of Total Building Sq. Ft. (Total Bldg. Sq. Ft./Total Sq. Ft.)	89.38%	10.62%	

Locally Funded Agriculture Preservation Program

There were three new areas of preserved land in the calendar year 2025 under the County's Agricultural and Woodland Preservation Program and Maryland Agricultural Land Preservation Foundation (MALPF) program. Two properties were preserved under the County's Agriculture and Woodland Easement Program and one property was protected under the MALPF program. The County's total preserved acres is 14,838 acres (including MALPF, Rural Legacy, and the County's Agricultural and Woodland Preservation Program). Map 6 illustrates protected lands in Anne Arundel County.

Table 2-9: Locally Funded Agricultural Land Preservation

Local Preservation Program Type	Acres	Value (\$)
Agricultural and Woodland Easements	191.96	\$1,848,851
Maryland Agricultural Land Preservation Foundation Easements	120.24	\$1,369,596
Total	312.2	\$3,218,447

Local Land Use Goal

Anne Arundel County set a goal to focus 80% of new development within Priority Funding Areas (PFAs). While some variation occurs year to year, the County's five-year average of 88% for new residential permits inside of PFAs, which meets the land use goal of 80% of new residential growth being located within the PFA. This is a six-percent increase from the previous five-year average. In 2025, the County issued 94.5% of new residential permits and 67.7% of non-residential permits inside PFAs.

Land use and development policies established within the County's plans—the General Development Plan, Plan2040; WSMP; Land Preservation, Parks, and Recreation Plan; and other master plans—promote and facilitate the trend in maintaining progress toward this goal. Plan2040 includes an update to the Development Policy Areas map that identifies Targeted Development, Redevelopment, and Revitalization Areas. Plan2040's land use, transportation, and infrastructure policies promote future development in these Targeted Areas, which are smaller and more concentrated than PFAs. Funding is the necessary resource for infrastructure improvements within PFAs; 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 to implement land preservation outside of PFAs: the Maryland Agricultural Land Preservation Foundation, the County's Agricultural and Woodland Preservation Program, and the Rural Legacy Program. Other mechanisms are also used, including land use policies, zoning, marketing, and public outreach.

Development Capacity Analysis (DCA)

Anne Arundel County maintains and updates a residential development capacity analysis (DCA). One of the key input datasets to this analysis is zoning. As part of the regional planning process, Anne Arundel County is completing a comprehensive rezoning process by Region Plan Area. This multi-year process is expected to conclude in 2026, which will result in an updated countywide zoning layer. The County made the decision to hold the update of the DCA so that the updated analysis reflects the complete updated zoning map. An updated DCA was completed in 2024, which was included in the CY2023 annual report. The County will report new capacity numbers in next year's annual report.

Adequate Public Facility Ordinance (APFO) Restrictions

Anne Arundel County's Adequate Public Facilities Ordinance (APFO) 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 2023, changes to the County's APFO law¹ allowed adjacent public school feeder districts to accommodate new developments. The result is that there were very few new developments added to the school waiting list during the reporting period and many projects were removed from the school waiting list. As of July 2024, the Crofton high school feeder district is closed. This updated school utilization information is a result of Bill No. 52-23. Arundel Middle and Crofton Middle Schools are closed for the 2025 school year. A total of six elementary schools are currently closed. Two (2) elementary schools are closed in the Arundel feeder district. One elementary school is closed in each of the following high school feeder districts: Broadneck, Crofton, South River, and Southern. Maps 7 through 9 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 when six (6) years has lapsed, whichever comes first. In addition, there are upcoming CIP projects to relieve capacity constraints and the Board of Education has embarked on a school redistricting process for the northern part of the County, which will be implemented in the fall of 2026 and may also relieve capacity constraints.

Impact Fees, Surcharges, or Excise Tax Collections

There are new reporting requirements passed by the General Assembly related to impact fees, surcharges, or excise tax collections. Passed in 2025, the legislation amends [Title 20, Subsection 7](#), Local Government Article, to require additional reporting for code home rule counties, charter counties, and commission counties that collect development impact fees, surcharges, or excise taxes from development.

Anne Arundel County implements impact fees for transportation, public schools, and public safety. [§ 17-11-201](#) of The Anne Arundel County Code requires new development to pay its proportionate share of impacts of the development on transportation, public school, and public safety facilities in the County. In CY2025, the County collected \$936,997.67 in transportation impact fees, with 88% of the impact fee funds collected coming from projects located inside of the PFA. There were no impact fees collected for schools or public safety in CY2025.

¹ Bill 52-23, adopted by the County Council on July 3, 2023, added a definition of "affordable housing"; added certain requirements and exemptions of workforce housing and affordable housing for passing the adequacy of public facilities tests; amended the timelines for preparing a school utilization chart; amended the test for school capacity by requiring schools with enrollment at or greater than 100% of the State-Rated Capacity to be listed as closed on the annual school utilization chart; and amended the method for determining projected enrollment of a school.

Table 2-10: Inventory of Development Impact Fees Inside and Outside the Priority Funding Area (PFA)

Collections Calendar Year 2025	PFA*	Non – PFA*	Total Fees Paid	Total Fees Paid to County
Transportation	\$831,558.67	\$105,439.00	\$936,997.67	\$936,997.67
Public School	\$0	\$0	\$0	\$0
Public Safety	\$0	\$0	\$0	\$0

In 2025, impact fees for transportation were collected from five (5) development projects. They are listed in Table 2-11. Only one project, Gardetto Ridge, is located outside of the PFA. The locations of these projects are displayed in Map 10.

Table 2-11: Development Impact Fees Inventory Report For CY2025

Map Index #	Project/Development Name	Address/Location	Amount of Fee Collected
1.	Brumwell Hoyas Property	See map	\$155,620.67
2.	Gardetto Ridge (formerly Copperleaf)	See map	\$105,439.00
3.	Knight Property	See map	\$88,000.00
4.	Tanyard Cove North Section 3	See map	\$187,769.00
5.	The Highlands	See map	\$400,169.00

Of the \$937,997.67 collected in impact fees in 2025, 83% of the money is allocated to projects located inside the PFA. See Map 11 for the approximate locations of these transportation projects that are utilizing impact fees.

Table 2-12: Inventory of Projects Receiving Development Impact Fees, Surcharges, or Excise Tax Capital Improvement Expenditures Inside and Outside the Priority Funding Area (PFA)

Expenditures Calendar Year 2025	Local Fund(s) Name	PFA (\$)	Non – PFA (\$)	Total Fees Used by County (\$)
Impact Fees, Surcharges, or Excise Taxes Used for Transportation Improvements or Maintenance	Transportation Impact Fee	\$781,377	\$155,620.67	\$936,997.67
Impact Fees, Surcharges, or Excise Taxes Used for School Improvements or Maintenance	Public School Impact Fee	\$0	\$0	\$0
Impact Fees, Surcharges, or Excise Taxes Used for Other Capital Projects	Public Safety Impact Fee	\$0	\$0	\$0

Planning Survey Questions

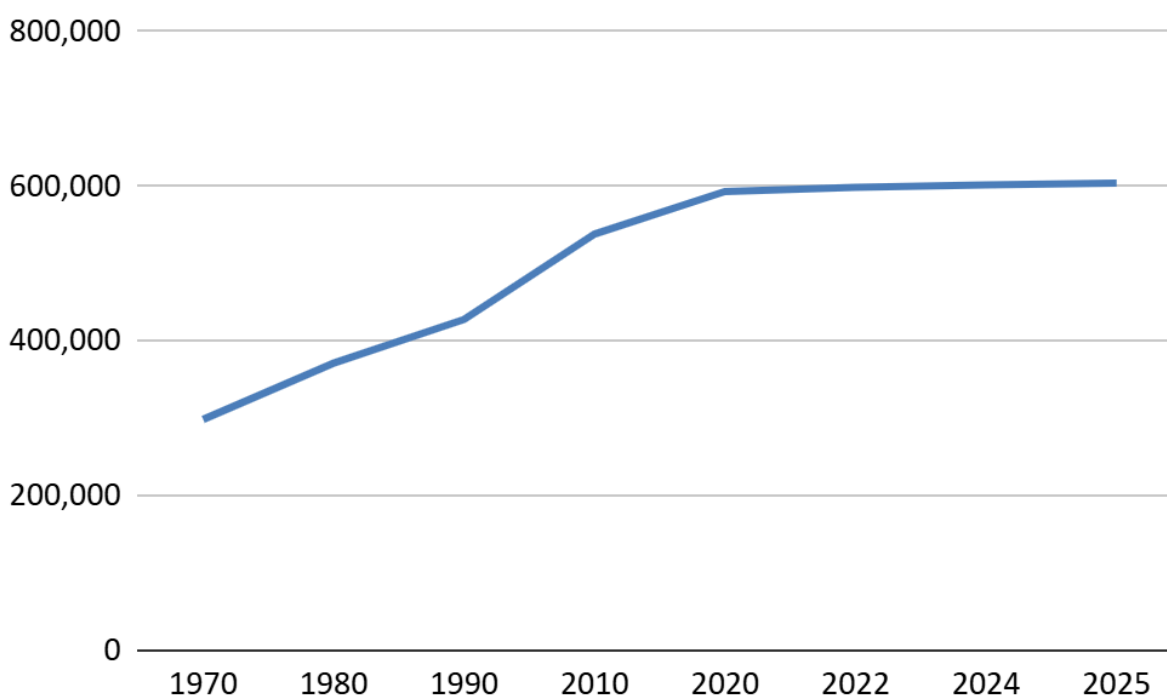
This information was provided by the Anne Arundel County Office of Transportation.

- (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) 01/2023
 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? Based on previous reporting cycles, every ten 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. As of 2025, the County has a total population of 603,380. Market conditions in this region affect how the County grows. These market forces greatly impact what type of development occurs and when development occurs. 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 102% between 1970 and 2025. 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 – 2025), the population growth rate has slowed to 12.22%.

Chart 1: Total Population 1970 – 2025

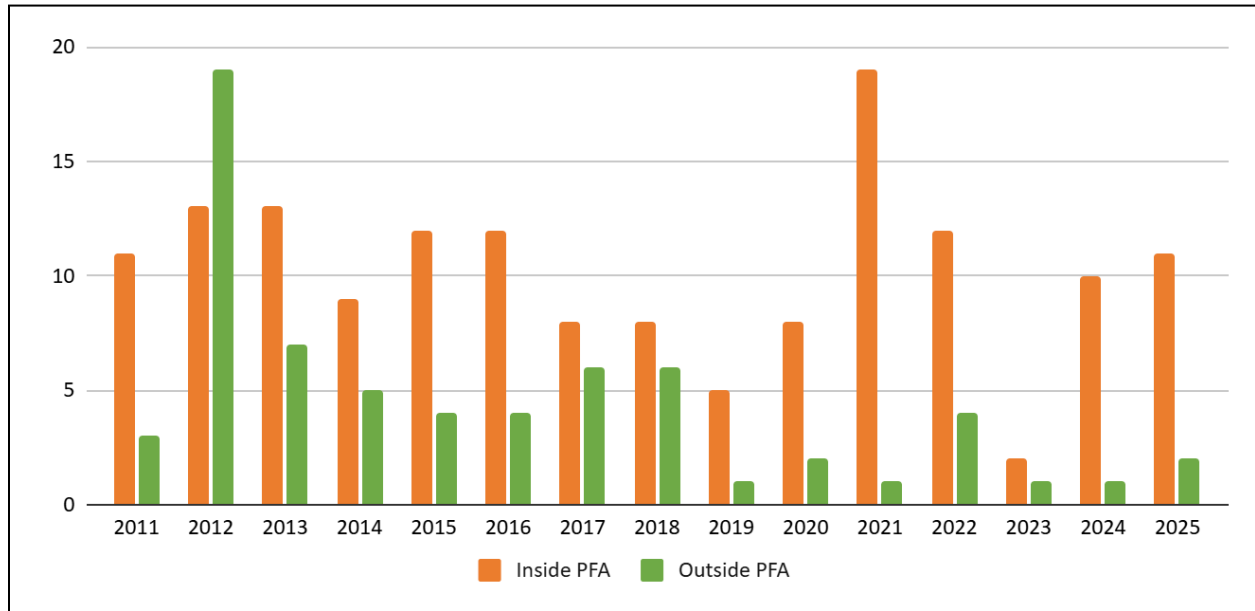


Source: Population Division, U.S. Census Bureau, release date March 2026

There were a total of 219 residential preliminary, sketch, and modifications to skip the sketch plan process approved in Anne Arundel County since 2011 that could be mapped. Seventy (70%) 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. Since 2020, 85% of approved plans were located inside the PFA.

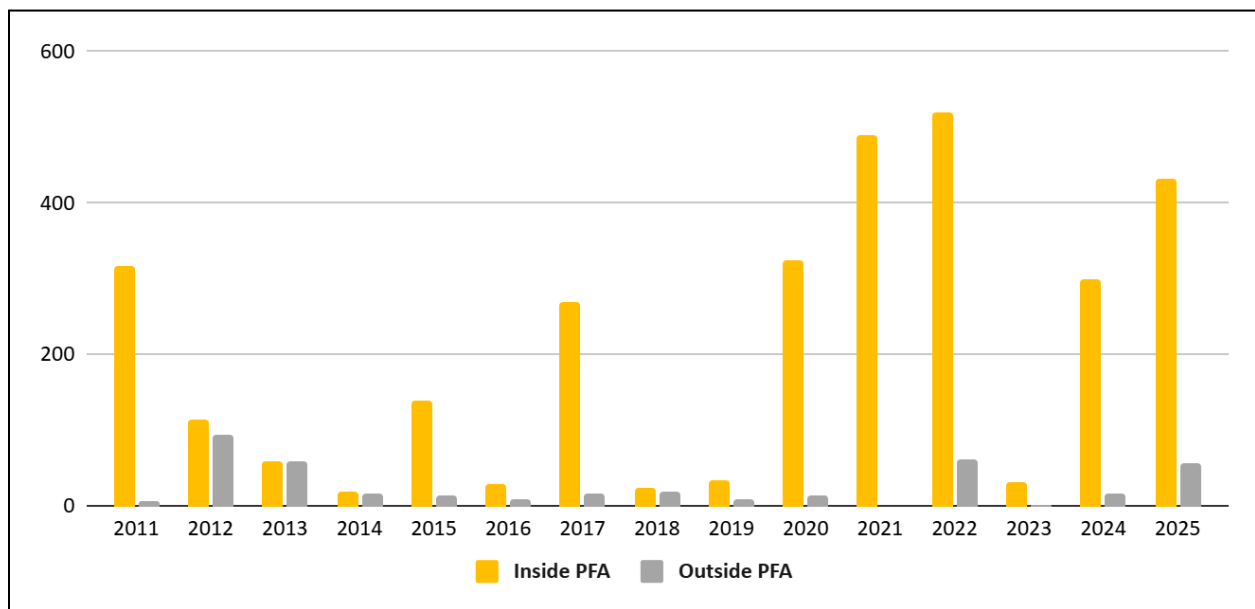
Charts 3 and 4 illustrate the number of lots and units by year inside and outside of the PFA. There were a total of 3,486 new lots approved through the preliminary, sketch, and modifications to skip the sketch plan process and the vast majority of new lots approved since 2011 were inside the PFA (89%). There were 9,811 new units approved since 2011, 96% of which were inside of the PFA.

**Chart 2: New Residential Projects Approved in the Preliminary, Sketch, and Modification to Skip the Sketch Plan Process
2011 – 2025**



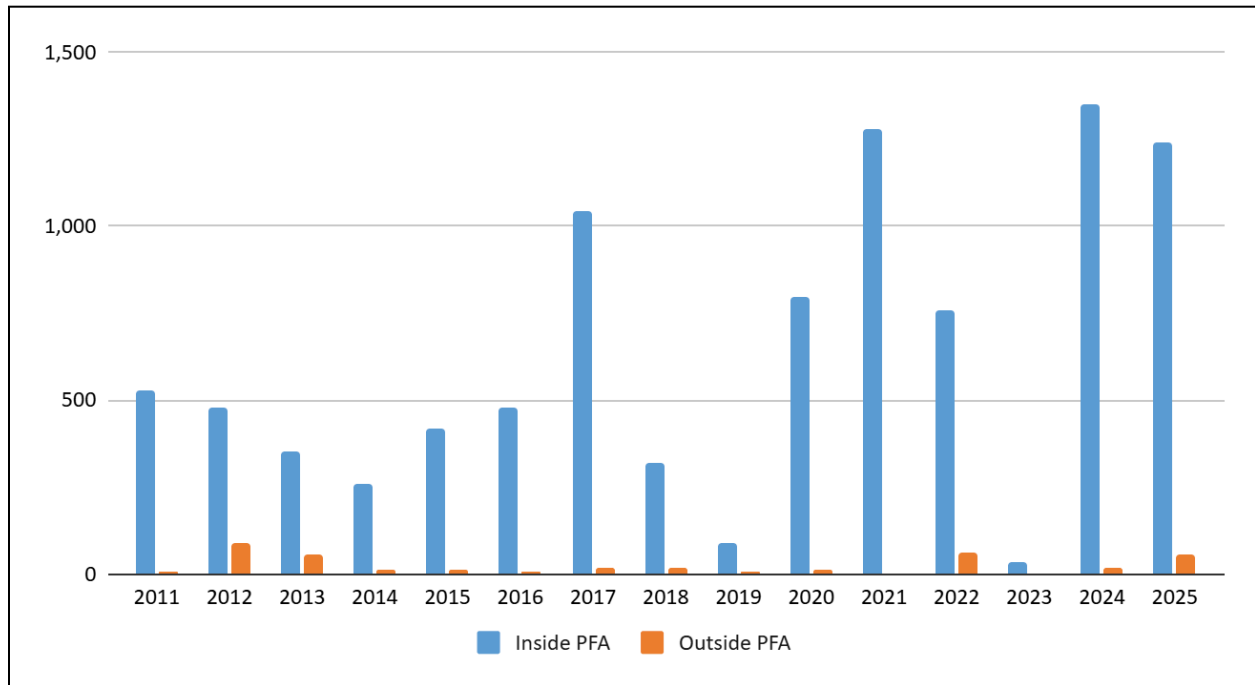
Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

**Chart 3: New Residential Lots Approved in Preliminary, Sketch, and Modification to Skip the Sketch Plan Process
2011 – 2025**



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

**Chart 4: New Residential Units Approved in the Preliminary, Sketch, and Modification to Skip the Sketch Plan Process
2011 – 2025**

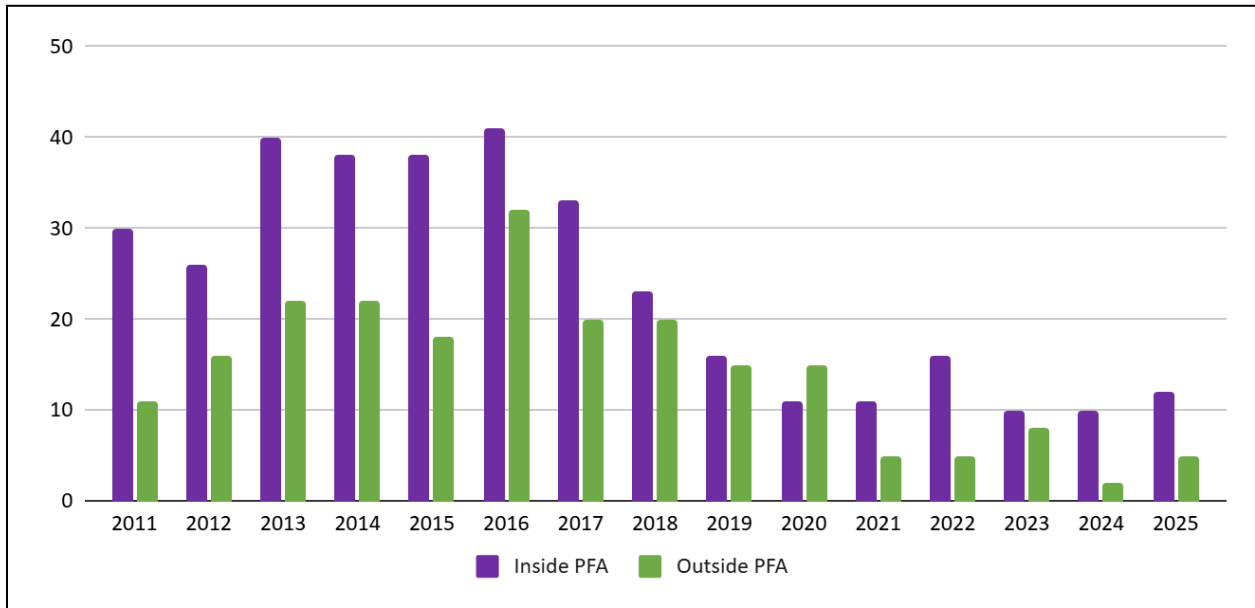


Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

There were a total of 571 residential final plans approved in Anne Arundel County since 2011 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. In the last decade, the only year where there were more projects outside the PFA than inside the PFA was 2020.

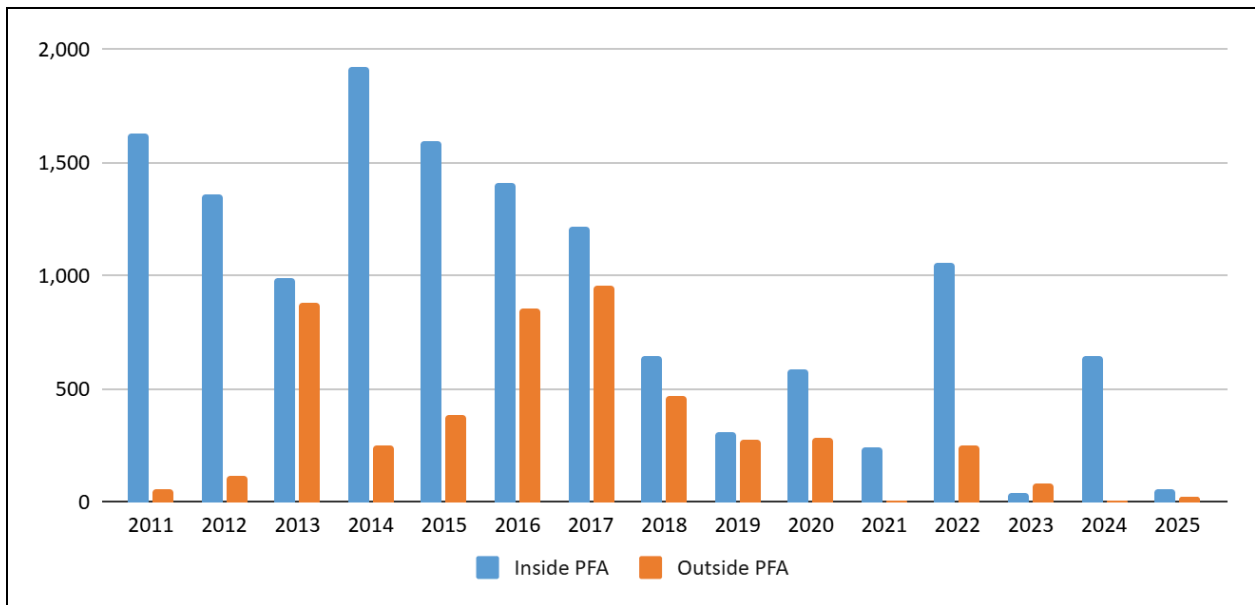
Charts 6 and 7 illustrate the number of lots and units by year inside and outside of the PFA. There were a total of 18,567 new lots approved through the final plat process and the vast majority of new lots approved since 2011 were inside the PFA (74%). There were 23,502 new units approved since 2011, 78% of which were inside of the PFA.

**Chart 5: Number of Approved Final Subdivision Plans
2011 – 2025**



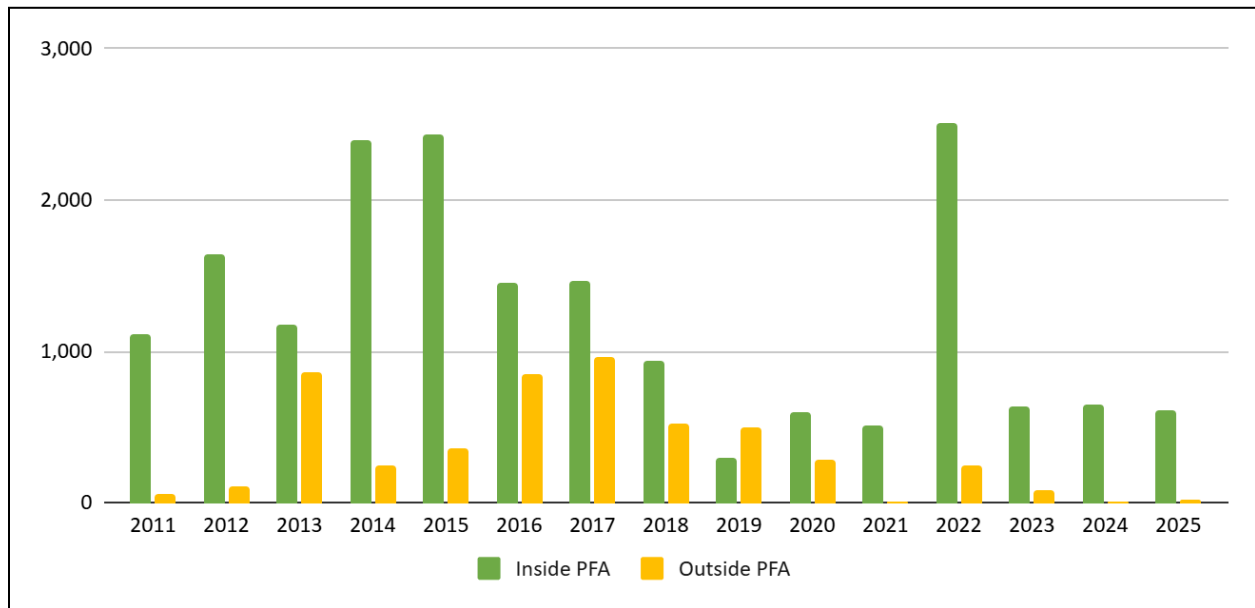
Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

**Chart 6: New Residential Lots Approved in Final Subdivision Plans
2011 – 2025**



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

**Chart 7: New Residential Units Approved in Final Subdivision Plans
2011 – 2025**

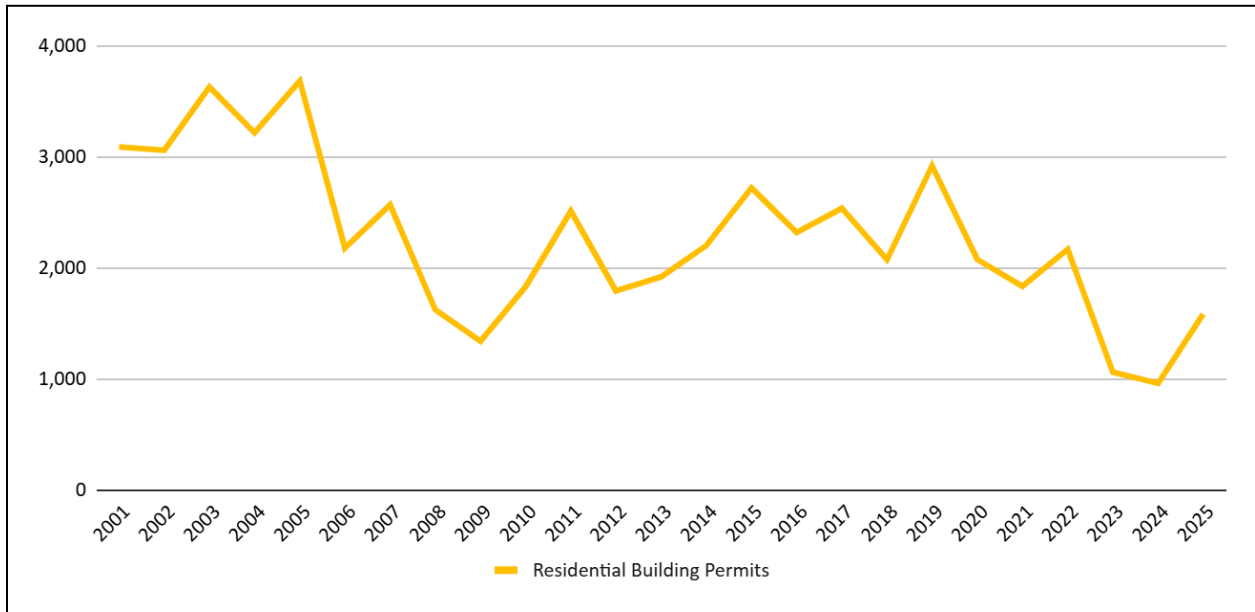


Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

Anne Arundel County’s residential building permit activity is illustrated in Chart 8. Between 2001 and 2025, the County has issued a total of 56,938 residential building permits. The year with the highest number of building permits issued was 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 until 2023. In 2023, the County issued 51% fewer residential building permits from 2022. After a slight decrease in 2024, the County issued 1,585 residential permits in 2025, which is a 65% increase from 2024.

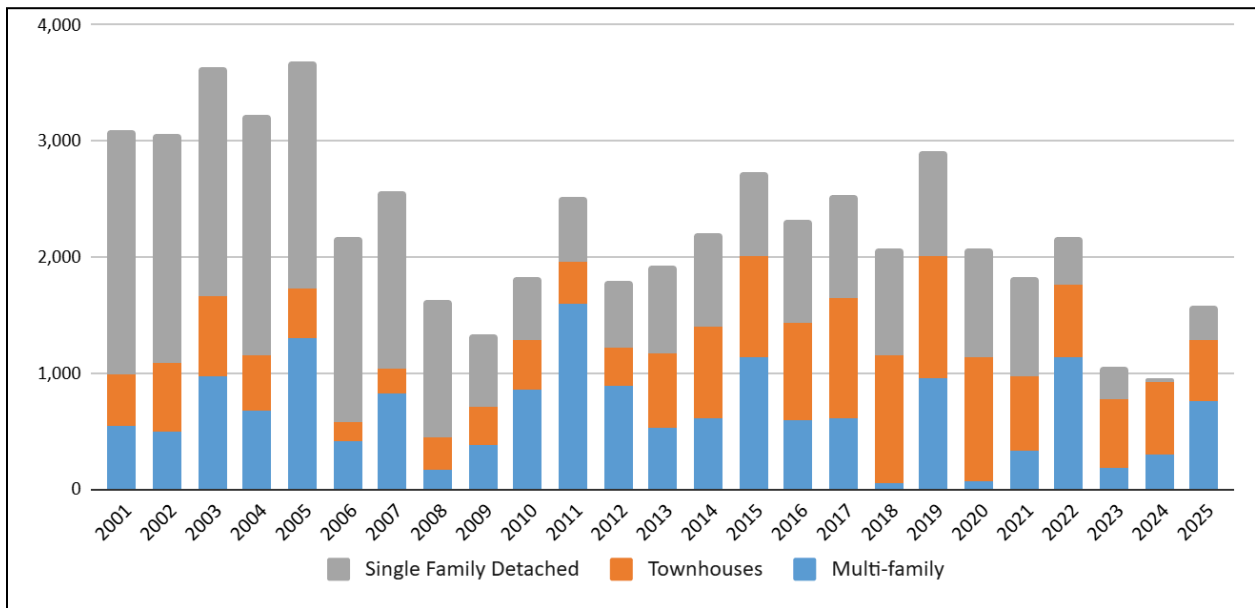
It is also important to look at the type of residential building permits that have been issued over the last 20 years. Overall, the majority of the total building permits issued were single family detached units, with approximately 44.7% of all issued residential building permits. Multi-family permits made up 28.8% of the total and townhomes made up 26.5% 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. Nineteen percent of the permits issued in 2025 were for single family residential units.

**Chart 8: Residential Building Permits Issued
2001 – 2025**



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

Chart 9: Residential Building Permits Issued by Type, 2001 – 2025



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 2025 illustrate that these patterns

show that the majority of development is located within areas with existing water and sewer infrastructure. The indicators also show 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 adopted an update to the GDP in 2021, which will result in implementation recommendations for comprehensive rezoning and a comprehensive update to the Priority Funding Area. Region Plans are underway, which serve as an important implementation tool of Plan2040, and each Region Plan will include comprehensive zoning. Six of the nine Region Plans for Regions 2, 4, and 7 were adopted by the County Council in 2024 and Region Plans for Regions 1, 3, and 9 were adopted in 2025. Region Plans for Regions 5, 6, and 8 are expected to be adopted in 2026.

The population of Anne Arundel County has steadily grown since 1970, with the highest growth rate being in the 1970s and 1980s. The total Countywide population doubled between 1970 and 2025.

Since 2010, the number of lots and units approved through the preliminary, sketch, and modifications to skip the sketch plan process have been variable, but have increased in 2020, 2021, and 2022, with a sharp decline in 2023. There was a sharp increase in 2024, with a total of 1,366 units approved through these processes and a slight decrease in 2025, with a total of 1,296 units approved through the pre-final phases. There is a similar pattern when looking at final subdivision plans, where the number of lots and units peaked in 2014 and 2015, with a second peak in 2022. There was a decrease in the total number of lots and units approved since 2022, with the lowest in 2025 of 632 units. The majority of the lots and units subdivided in the County over the last decade have been approved inside of the PFA.

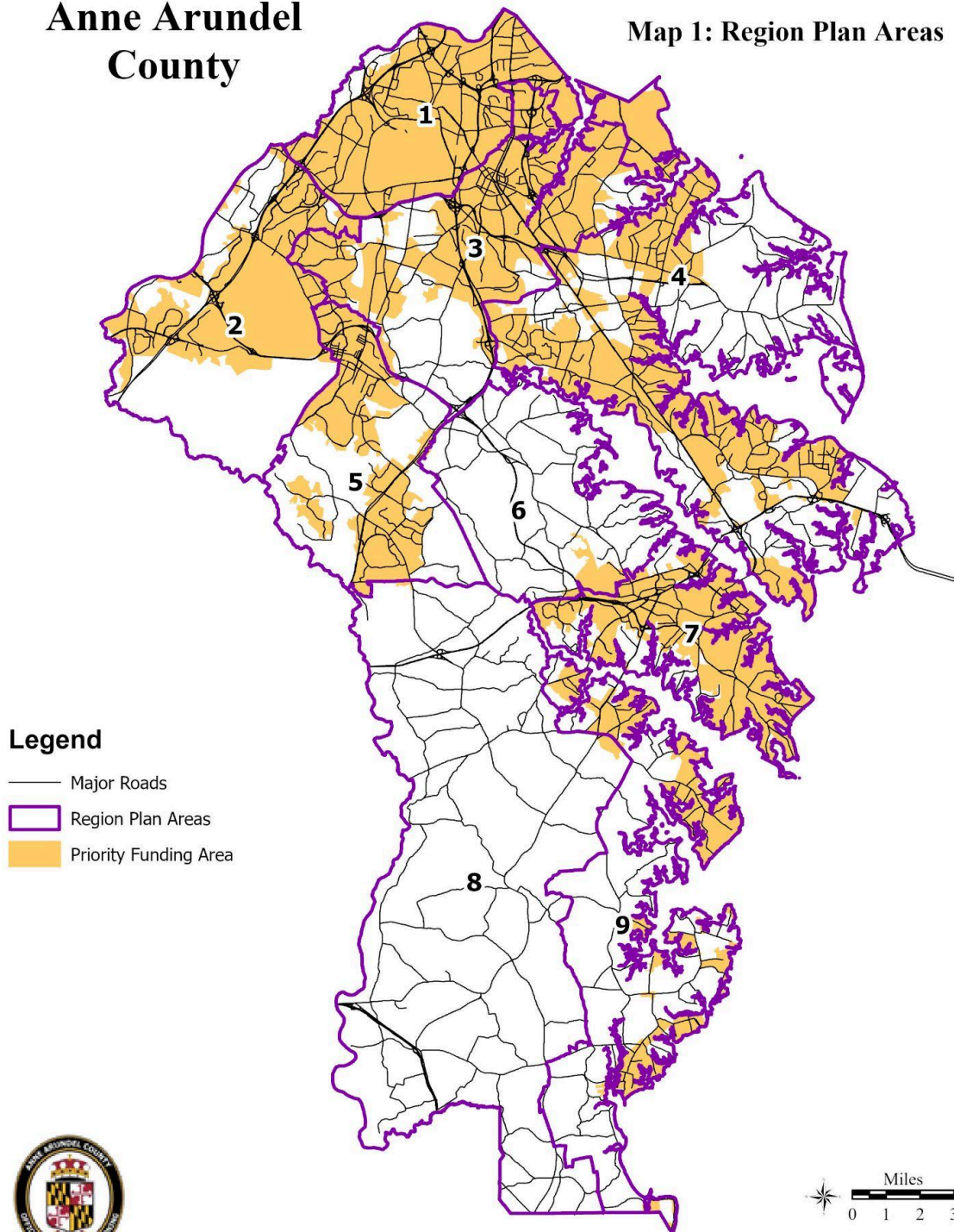
There have been nearly 57,000 residential building permits issued in Anne Arundel County since 2001. Total issued permits dipped in 2009, and have increased since then. There has been a decline in the number of new residential building permits issued from 2019 - 2021, with an increase in 2022, and a significant decrease in 2023 and 2024. The number of residential building permits issued increased from 2024 by 65% in 2025. 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 less expensive homes.

As the County continues the implementation phase of its GDP, known as "Plan2040", the information and data compiled in this report will be useful in informing that effort.

Appendix – Maps

Anne Arundel County

Map 1: Region Plan Areas



Produced by Research and GIS Section
Office of Planning and Zoning
Date: 4/8/2026

Anne Arundel County

Map 2: Existing Zoning

Legend

- Major Roads
- County Boundary
- C1 Commercial - Local
- C2 Commercial - Office
- C3 Commercial - General
- C4 Commercial - Highway
- City of Annapolis
- MA1 Community Marina
- MA1-B Neighborhood Marina
- MA2 Light Commercial Marina
- MA3 Yacht Club
- MB General Commercial Marina
- MC Heavy Commercial Marina
- MXD-G Mixed Use General
- MXD-N Mixed Use Neighborhood
- MXD-S Mixed Use Suburban
- MXD-U Mixed Use Urban
- MXD-V Mixed Use Village
- OS Open Space
- OTC-C Odenton Town Center Core
- OTC-E Odenton Town Center East Odenton Village Mix
- OTC-FM Odenton Town Center Fort Meade Business Mix
- OTC-H Odenton Town Center Historic
- OTC-I Odenton Town Center Industrial
- OTC-T Odenton Town Center Transition
- R1 Residential
- R10 Residential
- R15 Residential
- R2 Residential
- R22 Residential
- R5 Residential
- RA Rural Agricultural
- RLD Residential Low Density
- SB Small Business District
- TC Town Center
- W1 Industrial Park
- W2 Industrial - Light
- W3 Industrial - Heavy
- Water

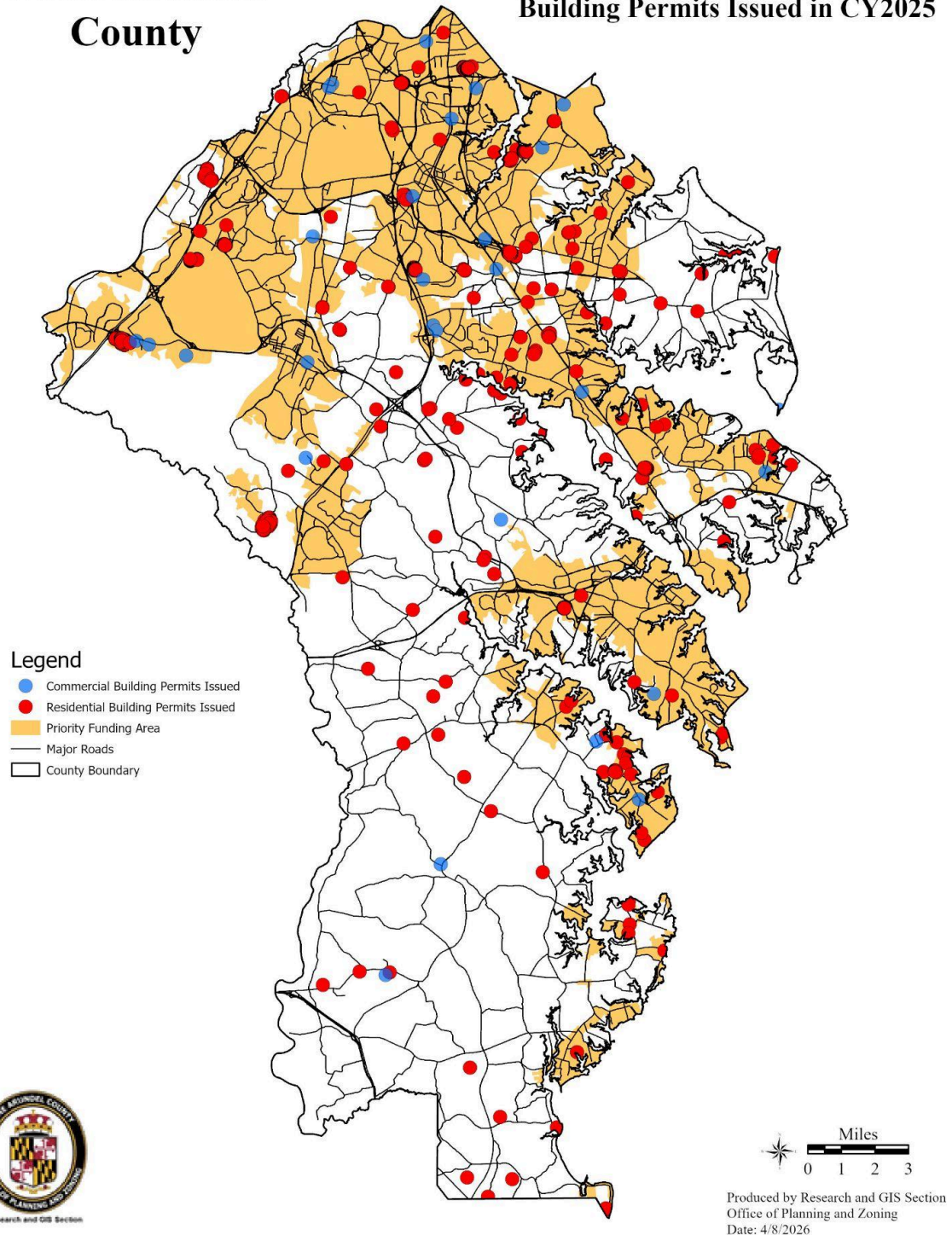


Miles
0 1 2 3

Produced by Research and GIS Section
Office of Planning and Zoning
Date: 4/8/2026

Anne Arundel County

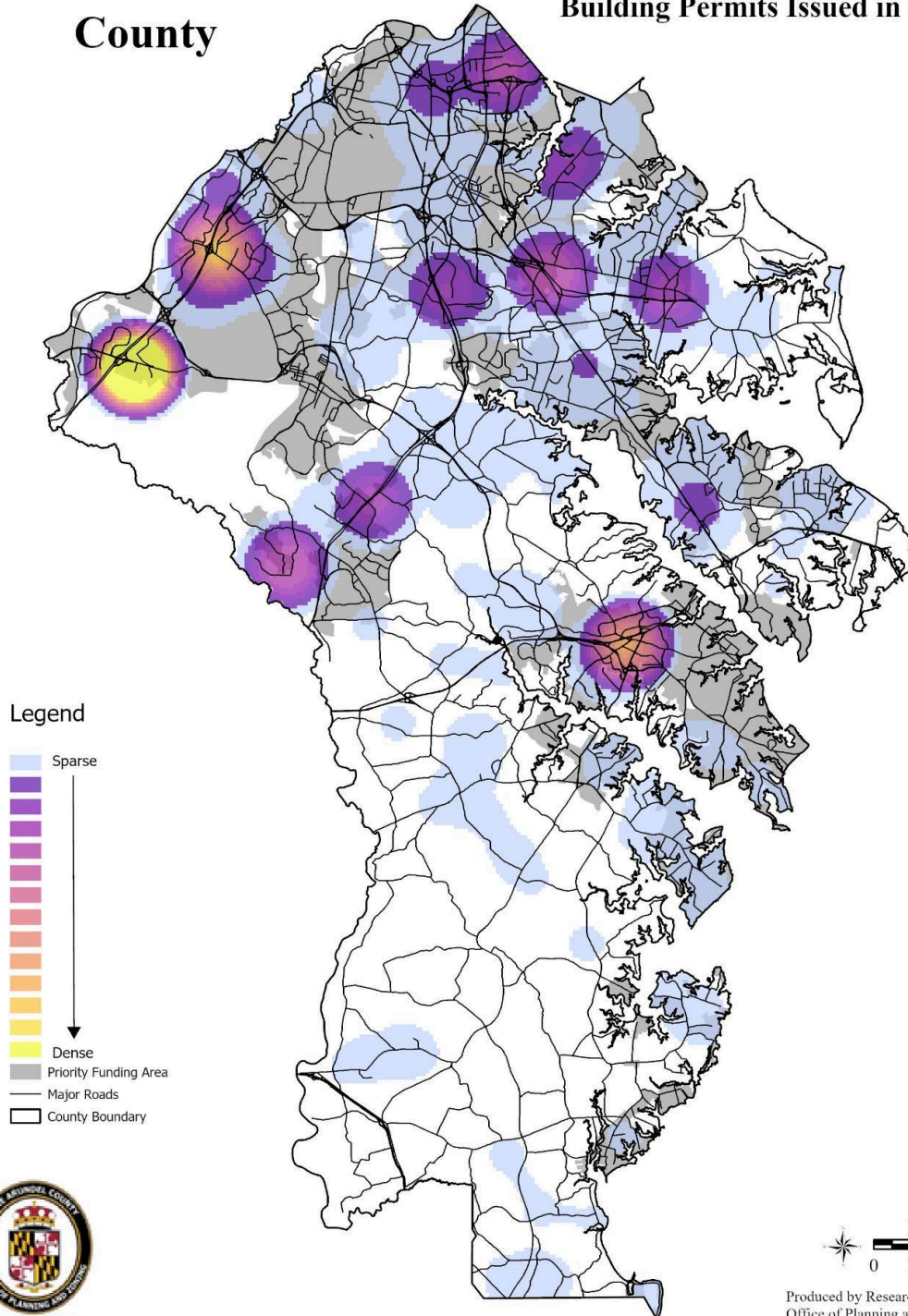
Map 3: Residential and Commercial Building Permits Issued in CY2025



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

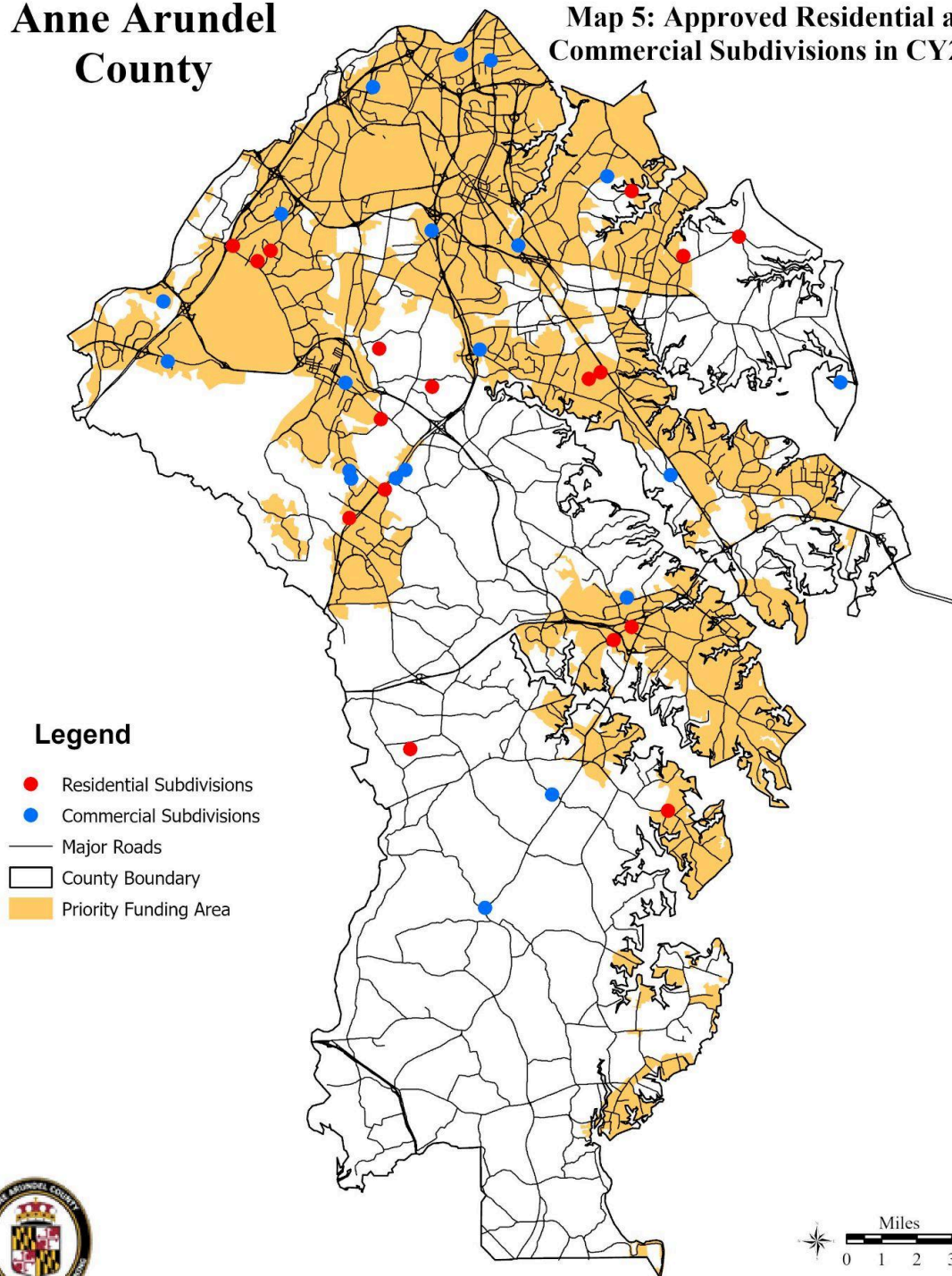
Anne Arundel County

Map 3: Heat Map of Residential Building Permits Issued in CY2025



Anne Arundel County

Map 5: Approved Residential and Commercial Subdivisions in CY2025



Produced by Research and GIS Section
Office of Planning and Zoning
Date: 4/8/2026

Anne Arundel County

Map 6: Protected Lands

Legend

- Major Roads
- County Boundary
- Easements Purchased in CY 25
- County Easement
- Rural Legacy
- State Easement
- Priority Funding Area



Produced by Research and GIS Section
Office of Planning and Zoning
Date: 4/8/2026

Anne Arundel County

Map 7: High School Service Areas Impacted by APFO

Legend

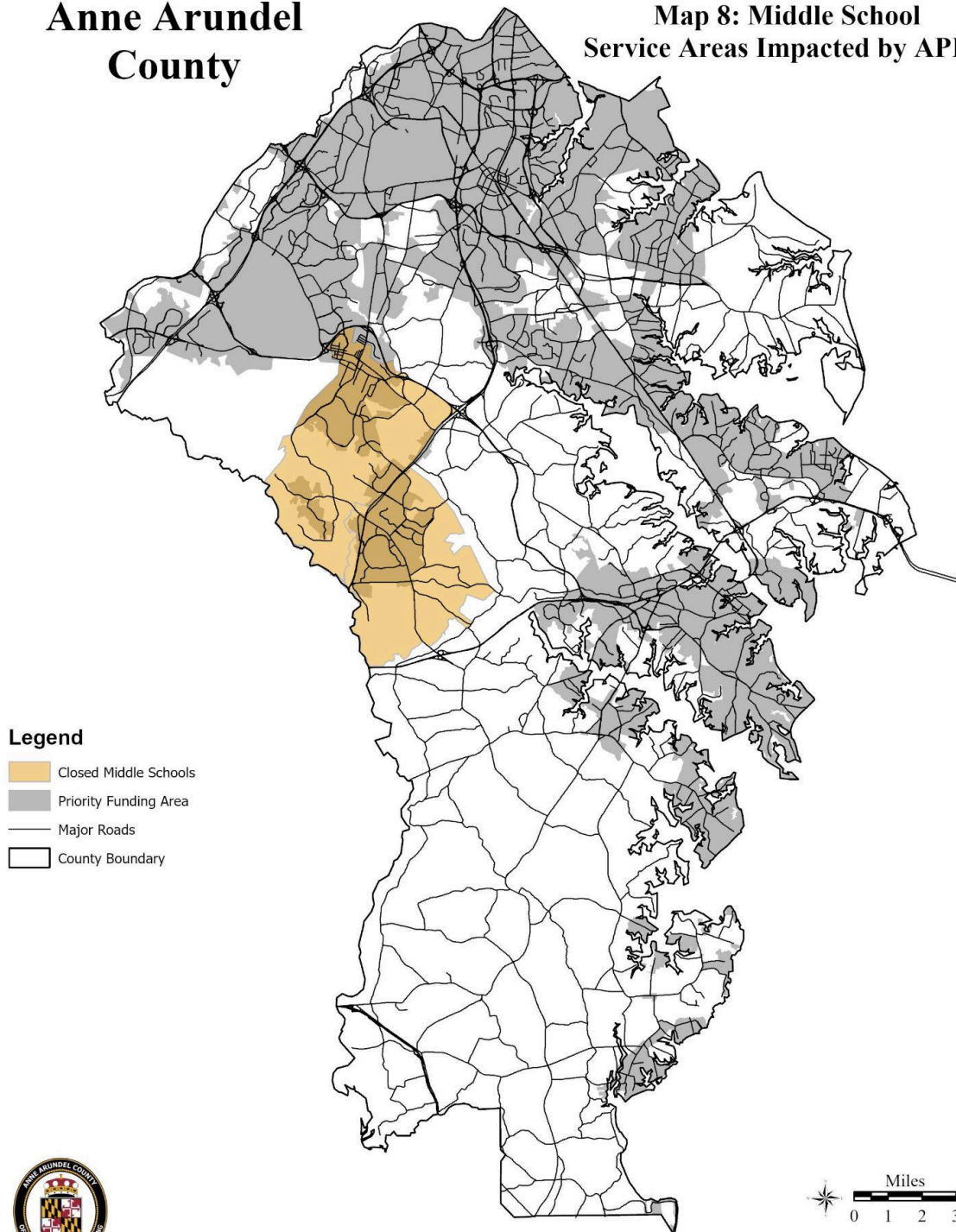
-  Closed High Schools
-  Priority Funding Area
-  Major Roads
-  County Boundary



Produced by Research and GIS Section
Office of Planning and Zoning
Date: 4/8/2026

Anne Arundel County

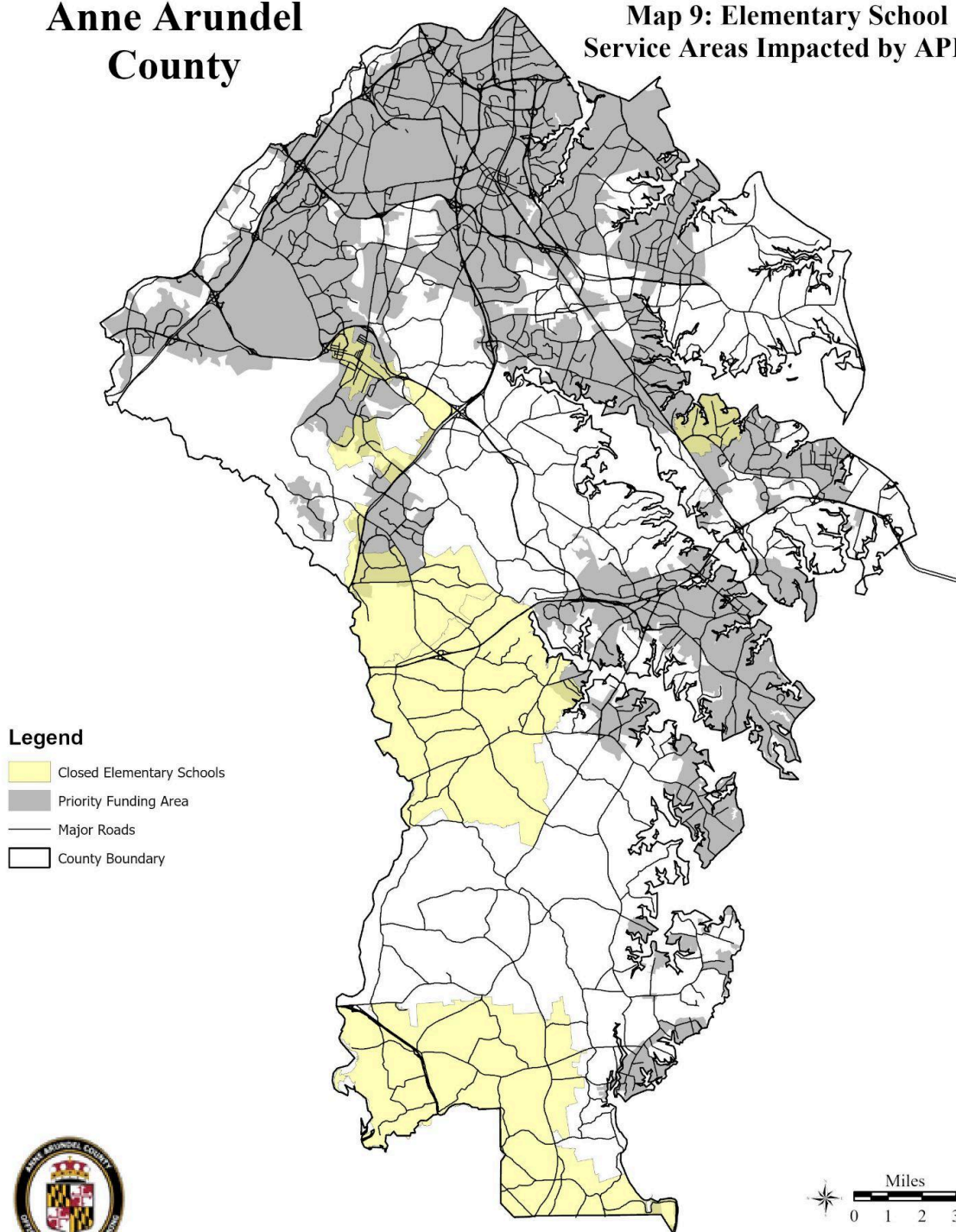
Map 8: Middle School Service Areas Impacted by APFO



Produced by Research and GIS Section
Office of Planning and Zoning
Date: 4/8/2026

Anne Arundel County

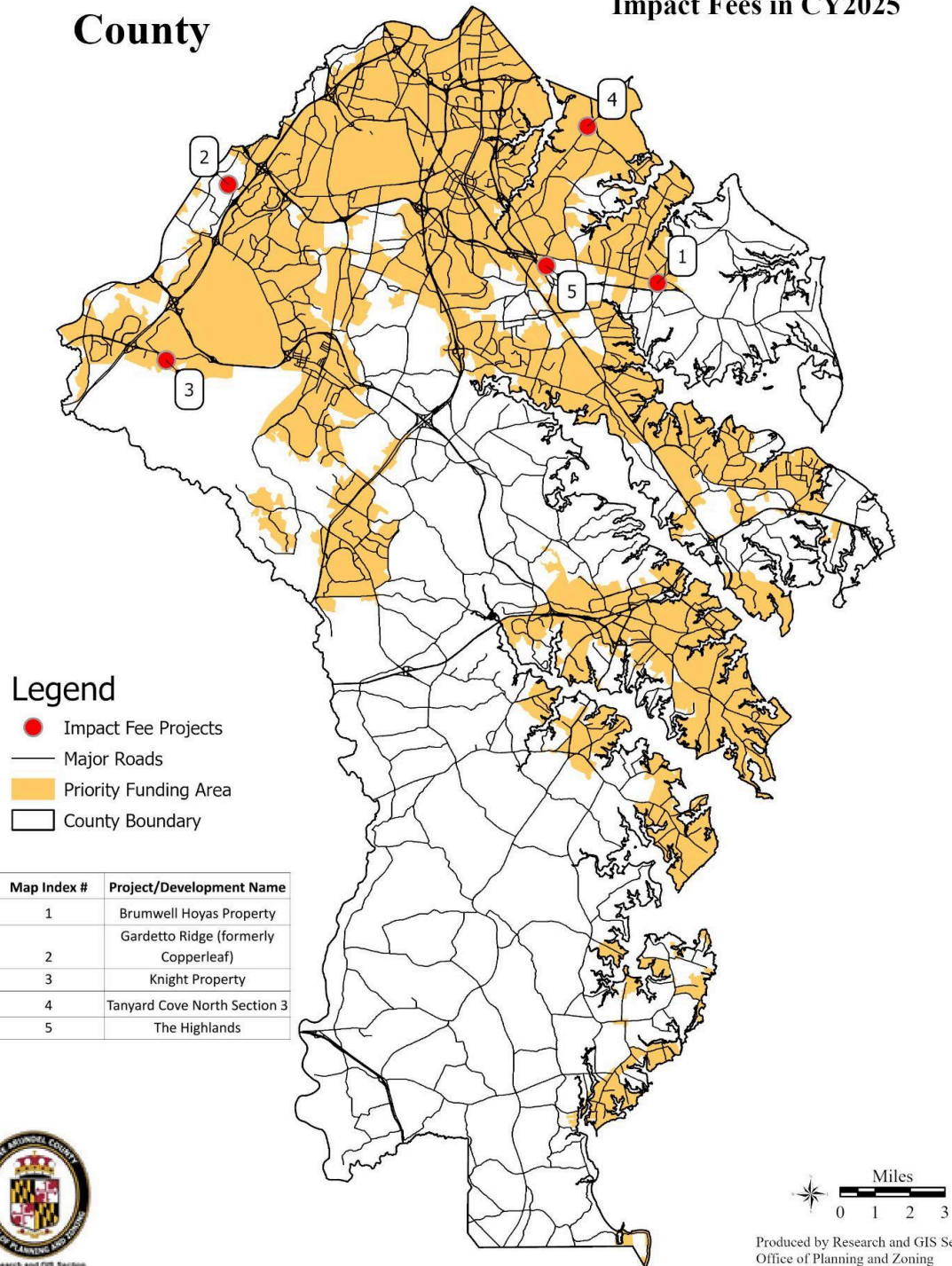
Map 9: Elementary School Service Areas Impacted by APFO



Produced by Research and GIS Section
Office of Planning and Zoning
Date: 4/8/2026

Anne Arundel County

Map 10: Development Projects Subject to Impact Fees in CY2025



Anne Arundel County

Map 11: Projects Using Impact Fee Funding in CY2025

