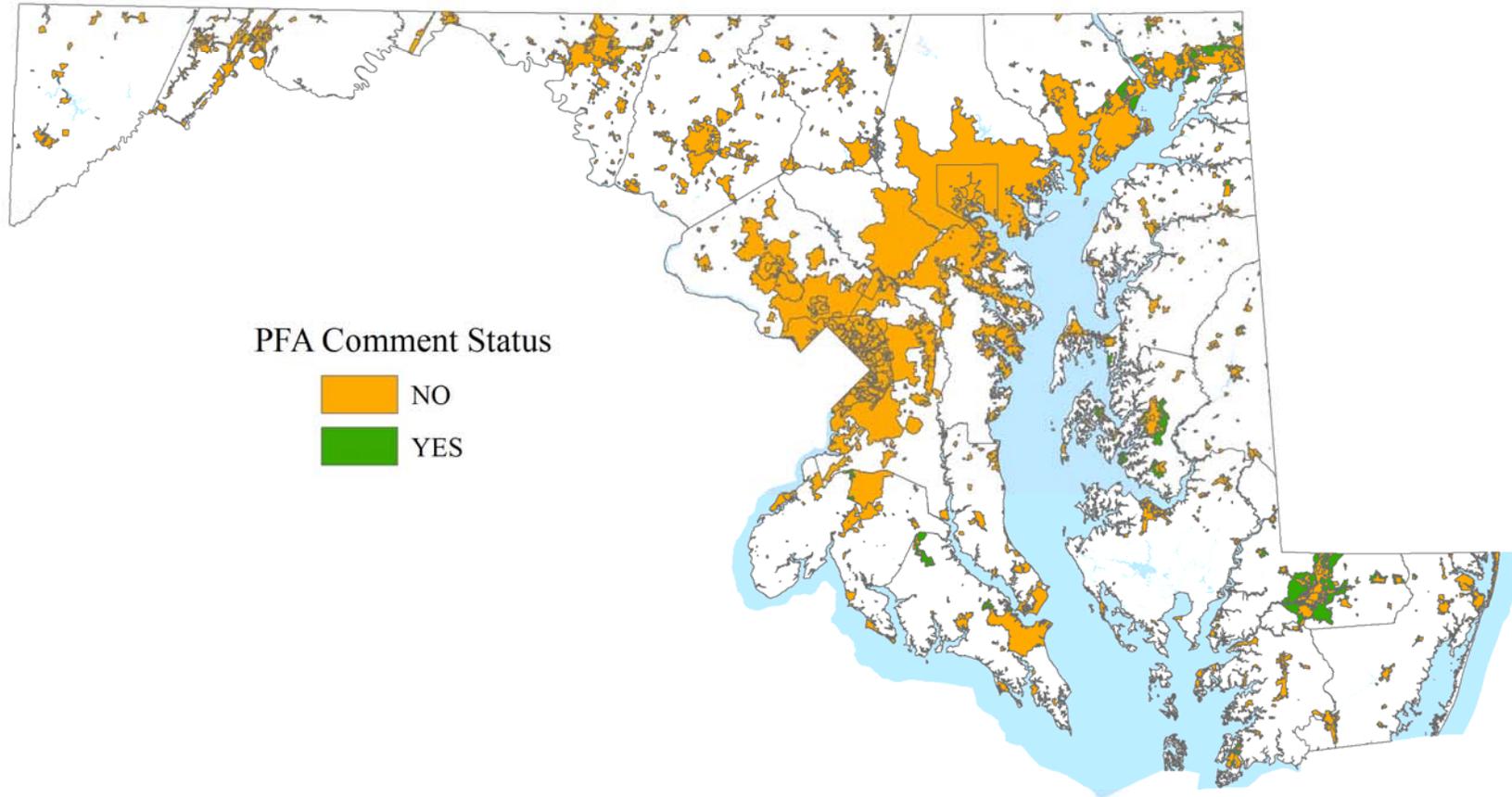


**Summary of Single-Family Residential  
Development Activity in Maryland  
Inside & Outside of Priority Funding Areas  
1940 - 2012**

# Universe of Parcel Development

- Single-family improved residential parcels
- Includes town homes and condos if not in multi-unit structures
- Parcels of 20–acres or less
- Consistent PFA boundary over 1940-2012 time period
- PFA “comment area” development added to outside PFA development
- Source: MDProperty View

## Maryland Priority Funding Areas (PFA) Boundaries



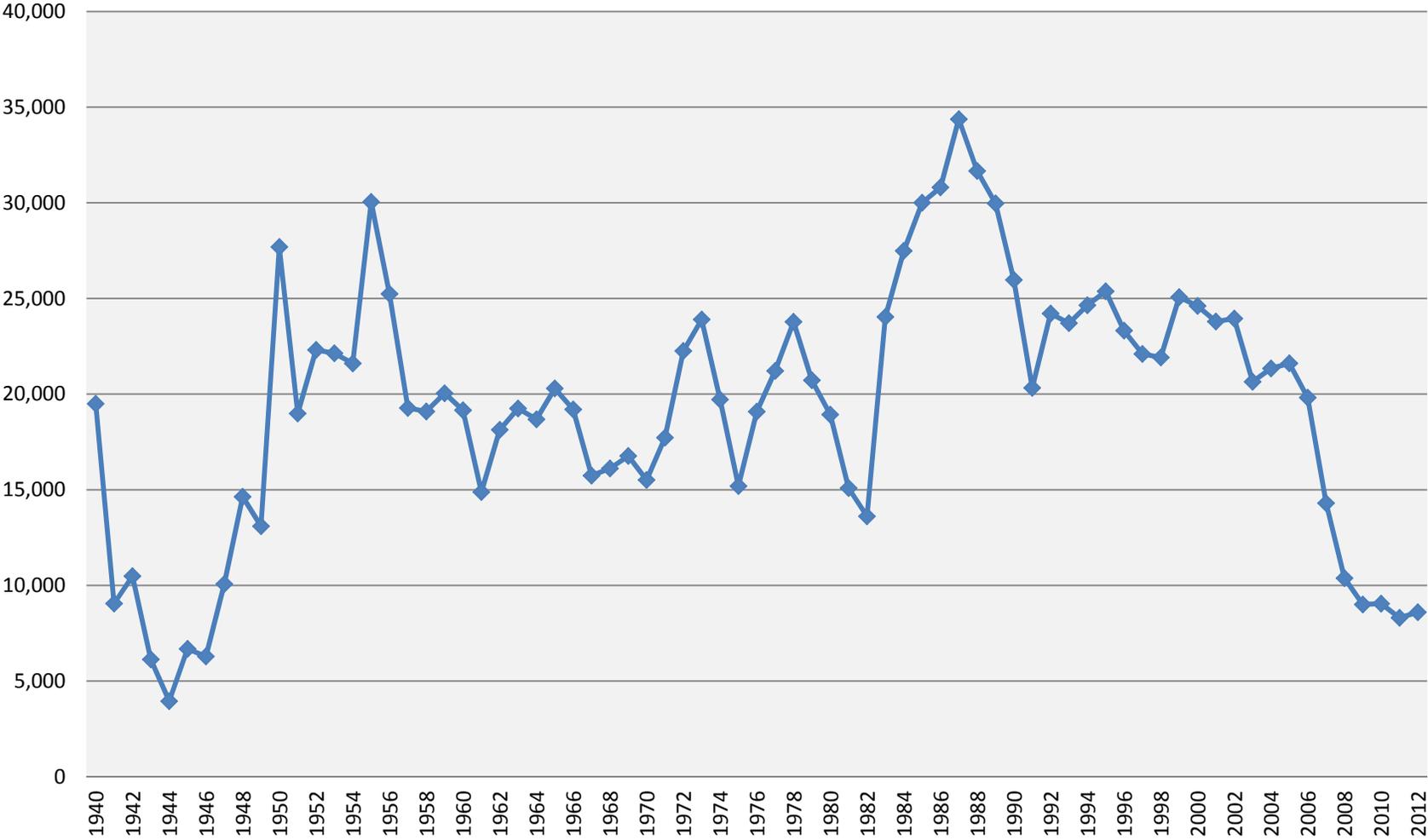
Maryland Priority Funding Areas as of 4/27/2015



Source: The Maryland Department of Planning, Planning Data Services

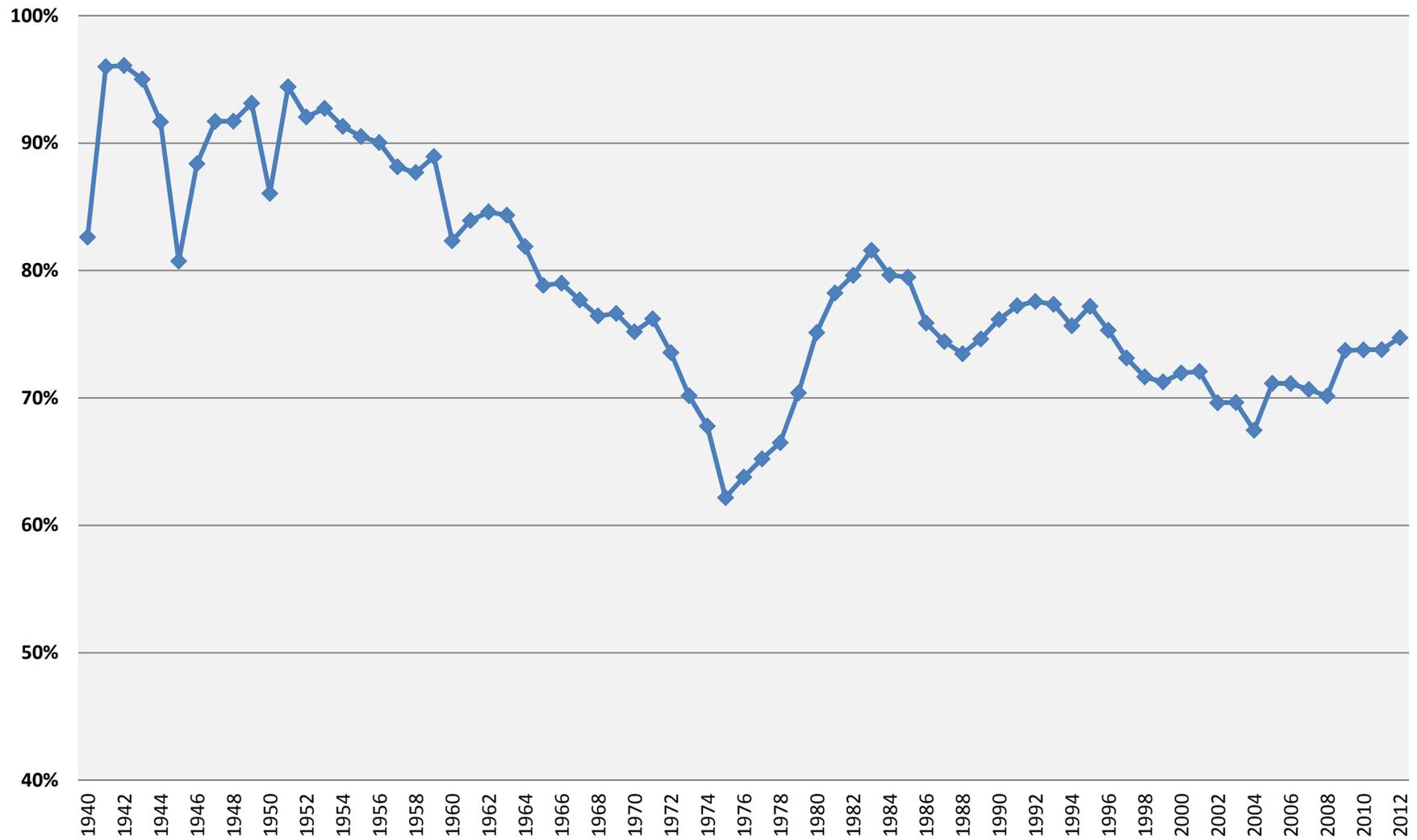
# I. Parcel and Acreage Development

# Improved Single-Family Residential Parcels in Maryland by Year Built, 1940 - 2012



Source: Maryland Department of Planning, Planning Data Services, from MD Property View

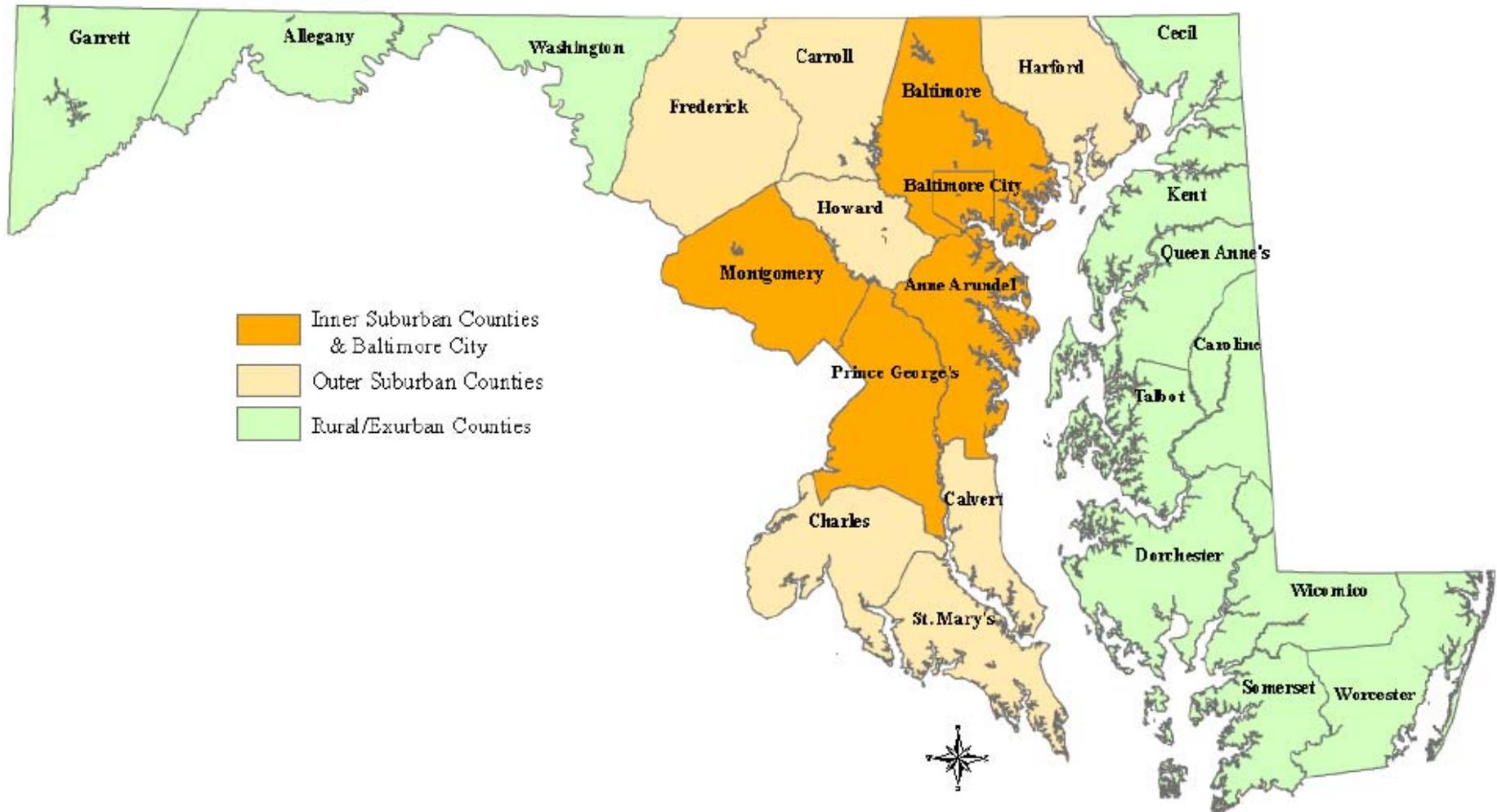
## Percent of Improved Single-Family Residential Parcels in Maryland Inside of PFAs, 1940 - 2012 \*



\* Excludes comment areas.

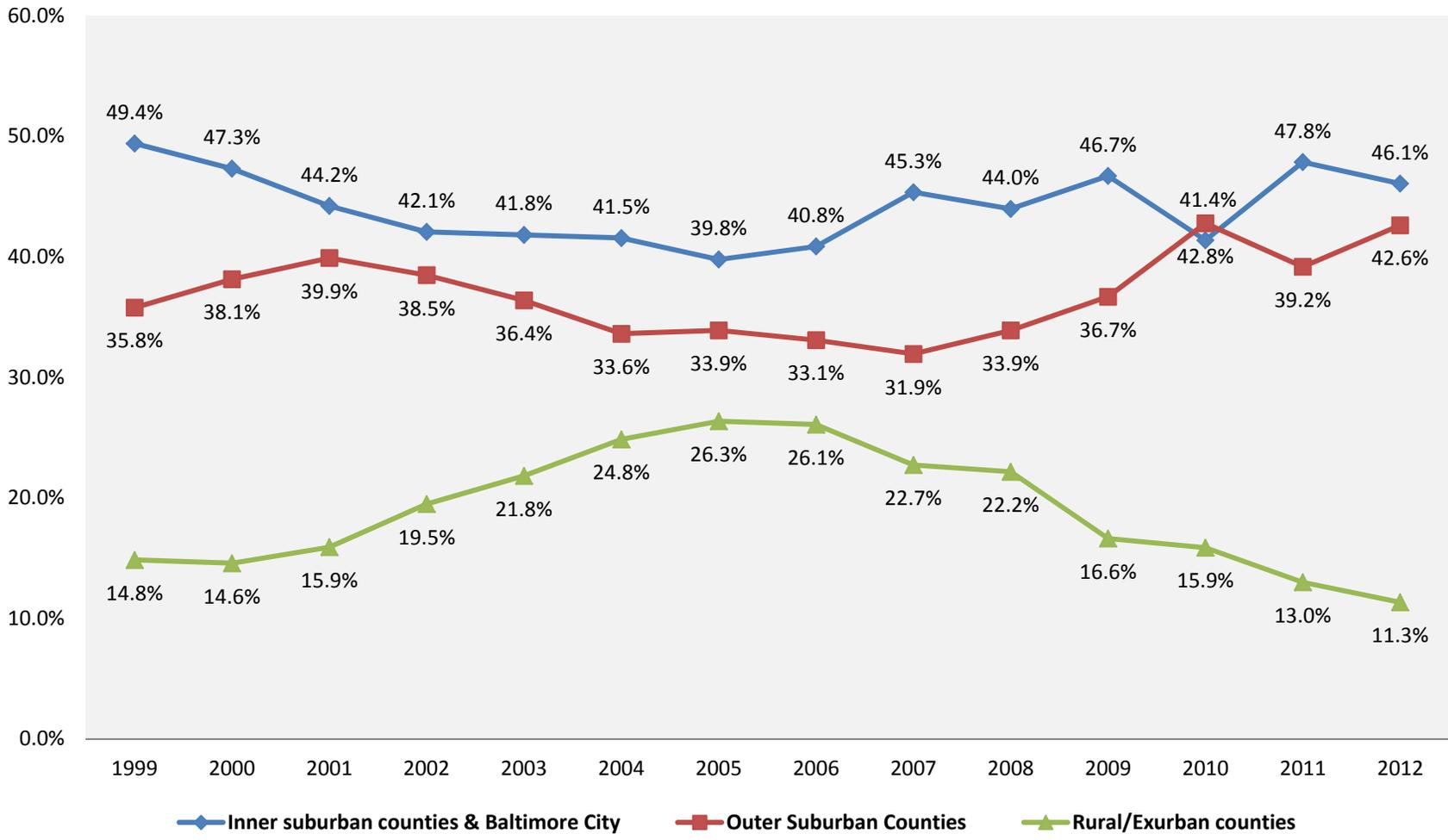
Source: Maryland Department of Planning, Planning Data Services from MD Property View

# Major Geographic Groupings for Maryland



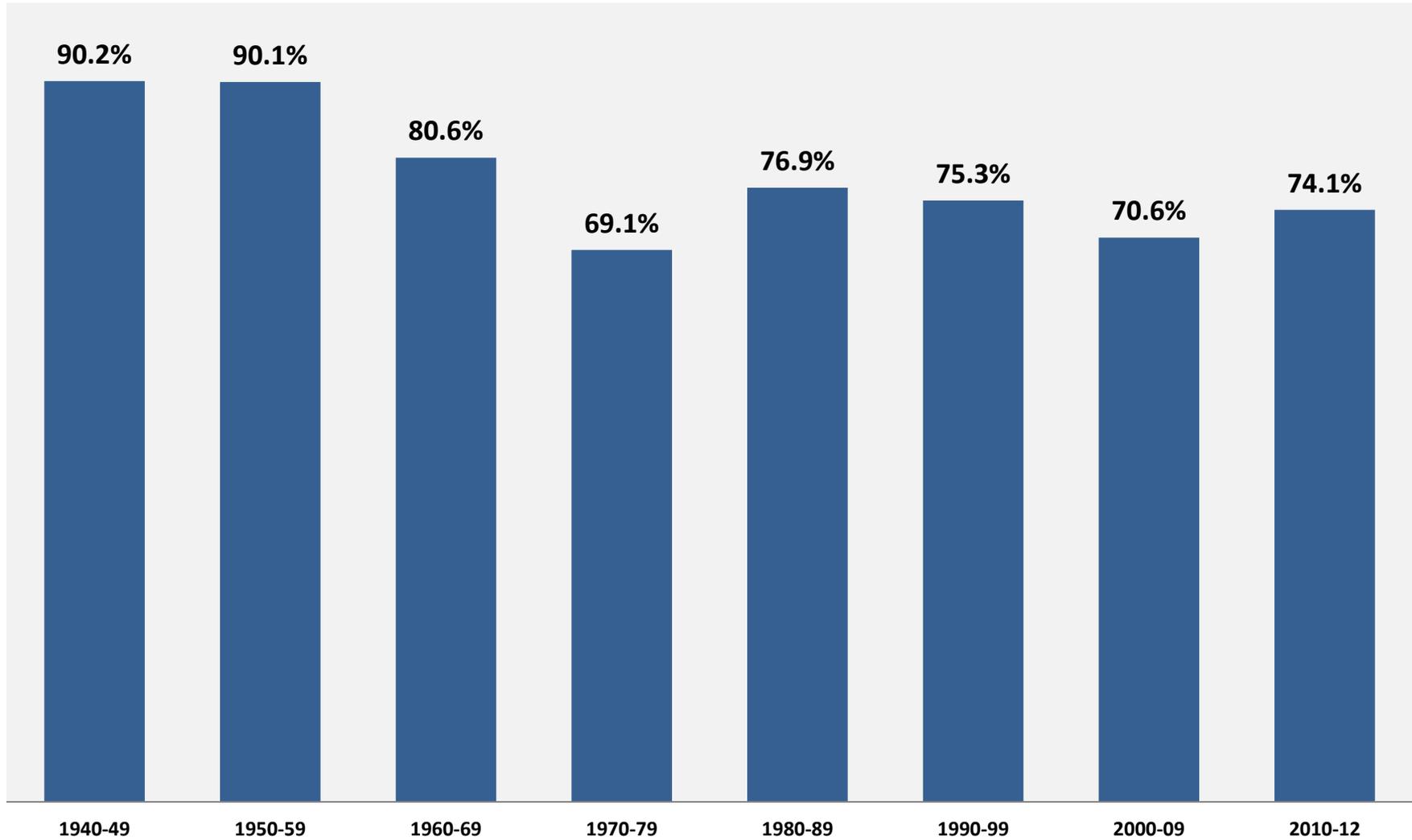
Map prepared by the Maryland Department of Planning

# Share of Statewide Improved Residential Parcel Development, 1999 to 2012



Source: Maryland Department of Planning, Planning Data Services from MD Property View

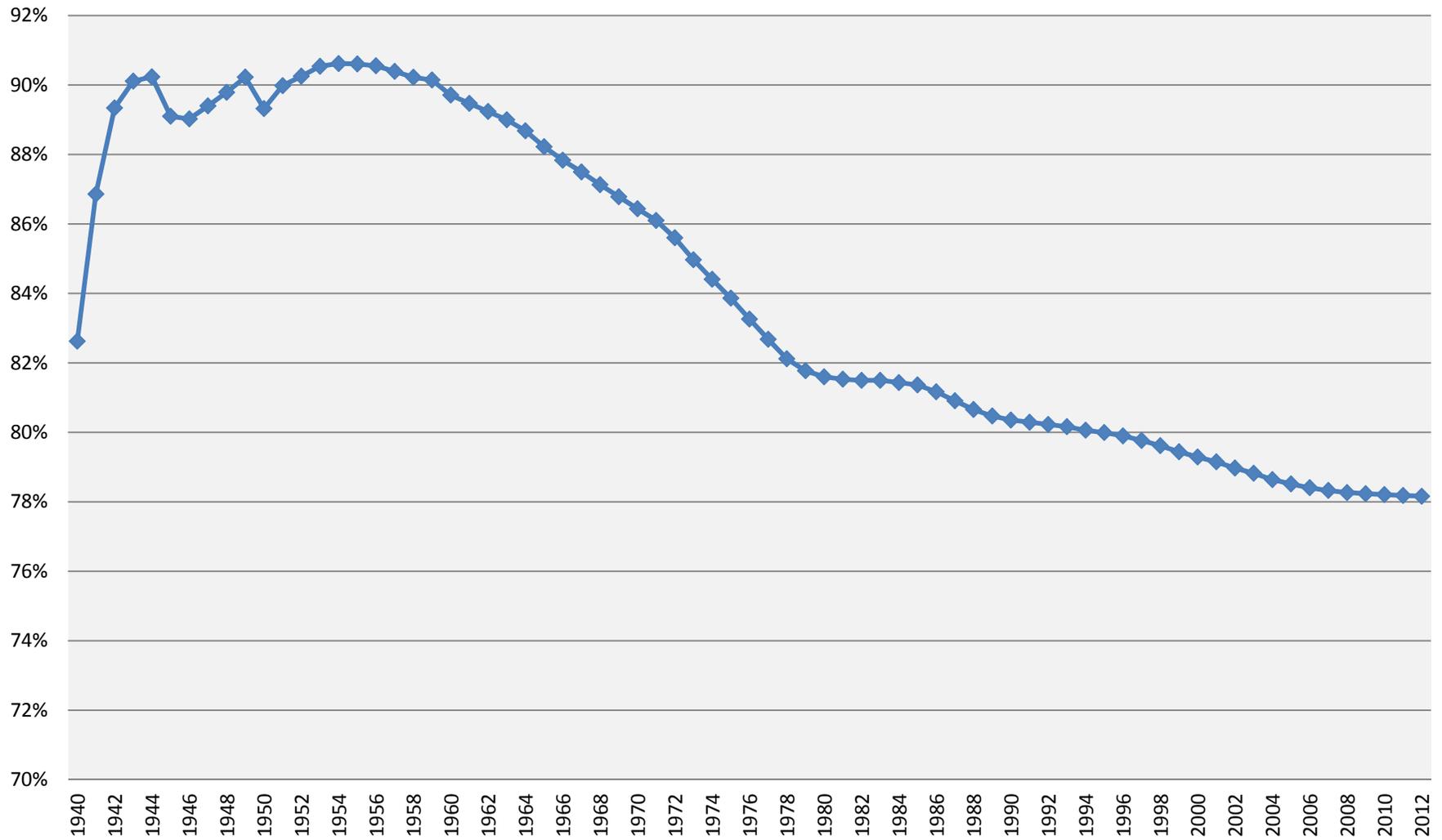
## Percent of Improved Single Family Residential Parcels in Maryland Inside of PFAs, by Decade \*



\* Excludes PFA Comment Areas

Source: Maryland Department of Planning, Planning Data Services from MD Property View

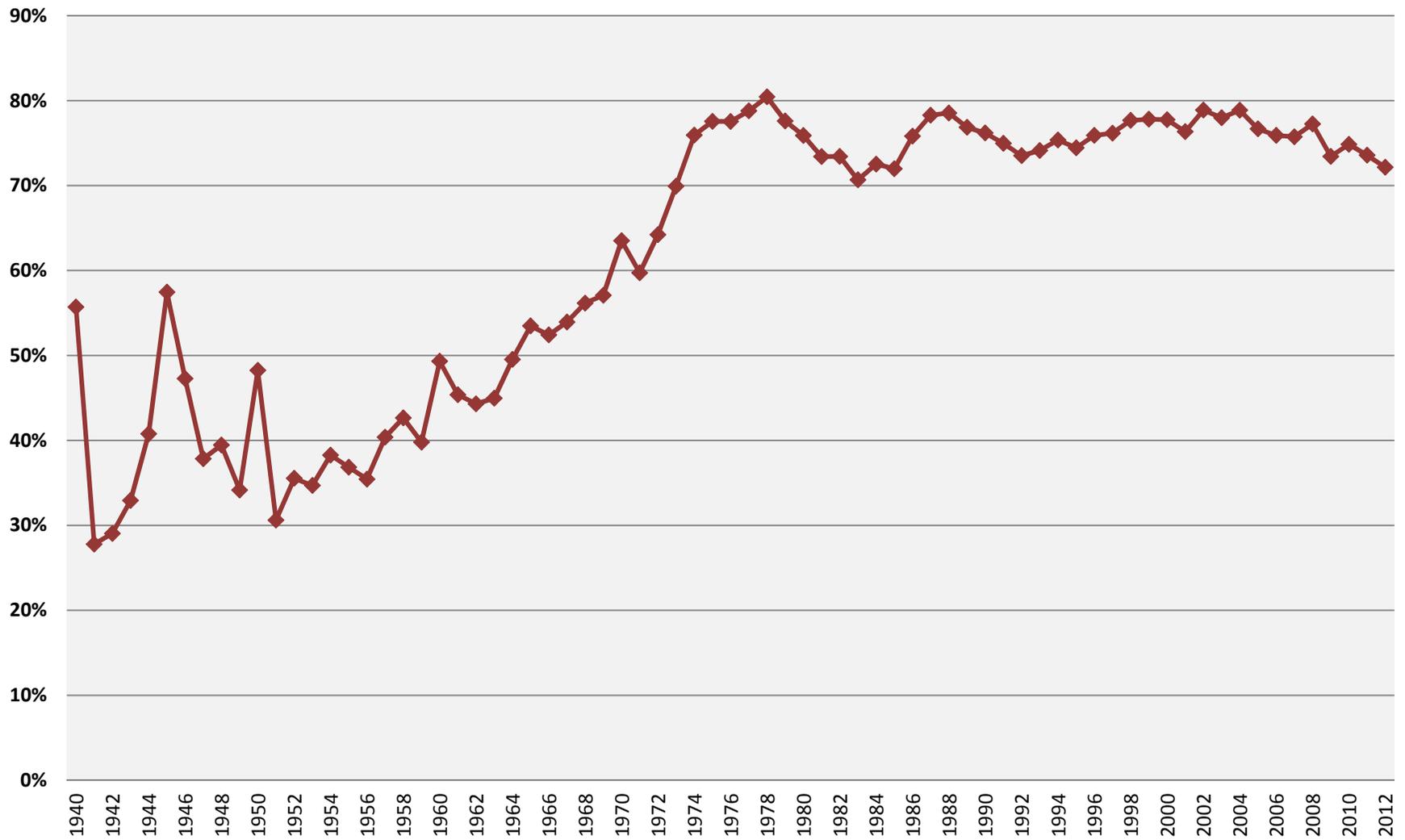
## Cumulative Percent of Improved Residential Parcels Inside of PFAs in Maryland, 1940 - 2012 \*



\* Excludes PFA Comment Areas

Source: Maryland Department of Planning, Planning Data Services from MD Property View

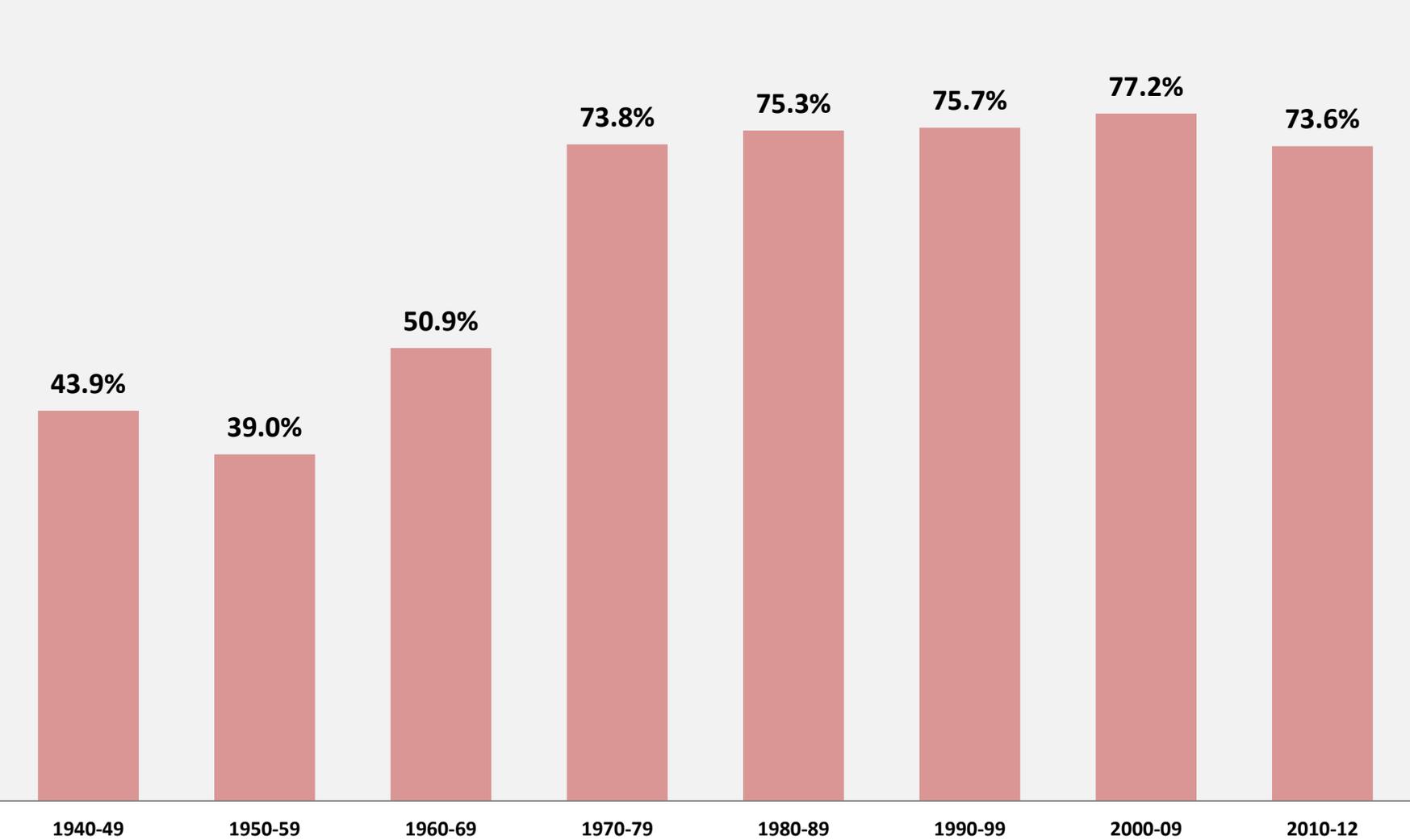
## Percent of Improved Single-Family Residential **Acres** in Maryland **Outside** of PFAs, 1940 - 2012 \*



\* Includes comment areas.

Source: Maryland Department of Planning, Planning Data Services from MD Property View

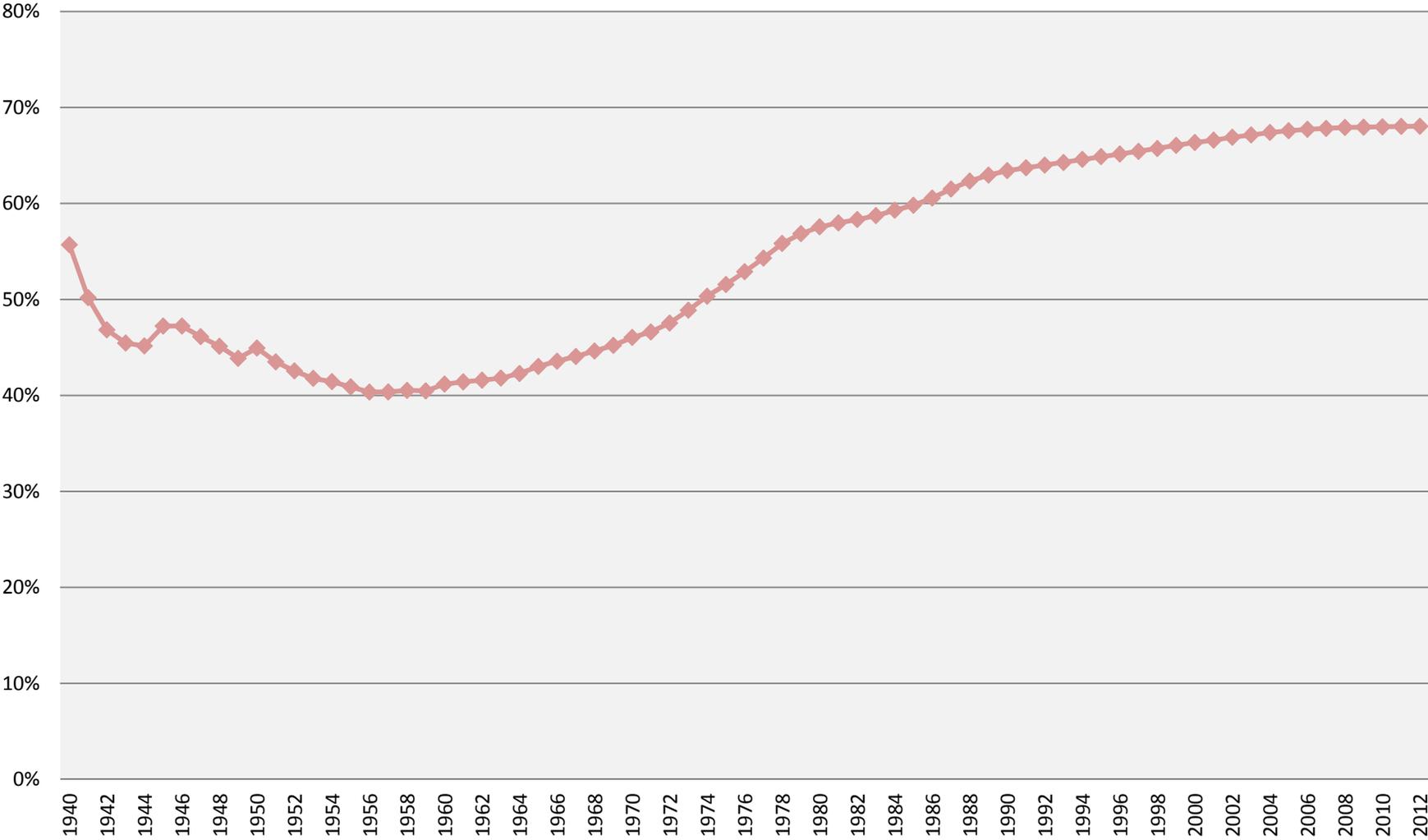
**Percent of Improved Single Family Residential Acres in Maryland **Outside** of PFAs, by Decade \***



\* Includes Comment Areas

Prepared by the Maryland Department of Planning, Planning Data Services, from MD Property View

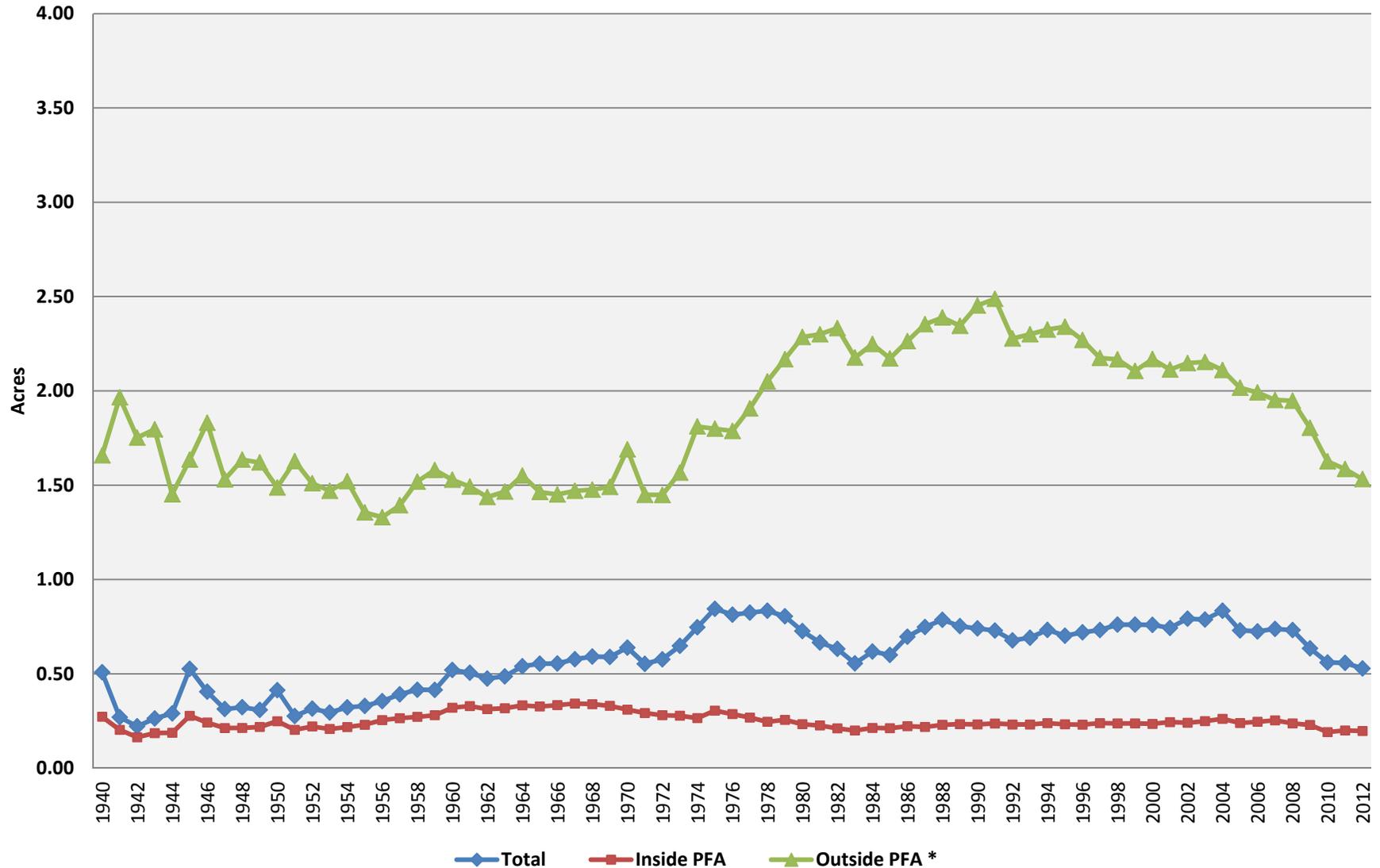
# Cumulative Percent of Improved Residential Acres Outside of PFAs in Maryland, 1940 - 2012 \*



\* Includes PFA Comment Areas

Source: Maryland Department of Planning, Planning Data Services from MD Property View

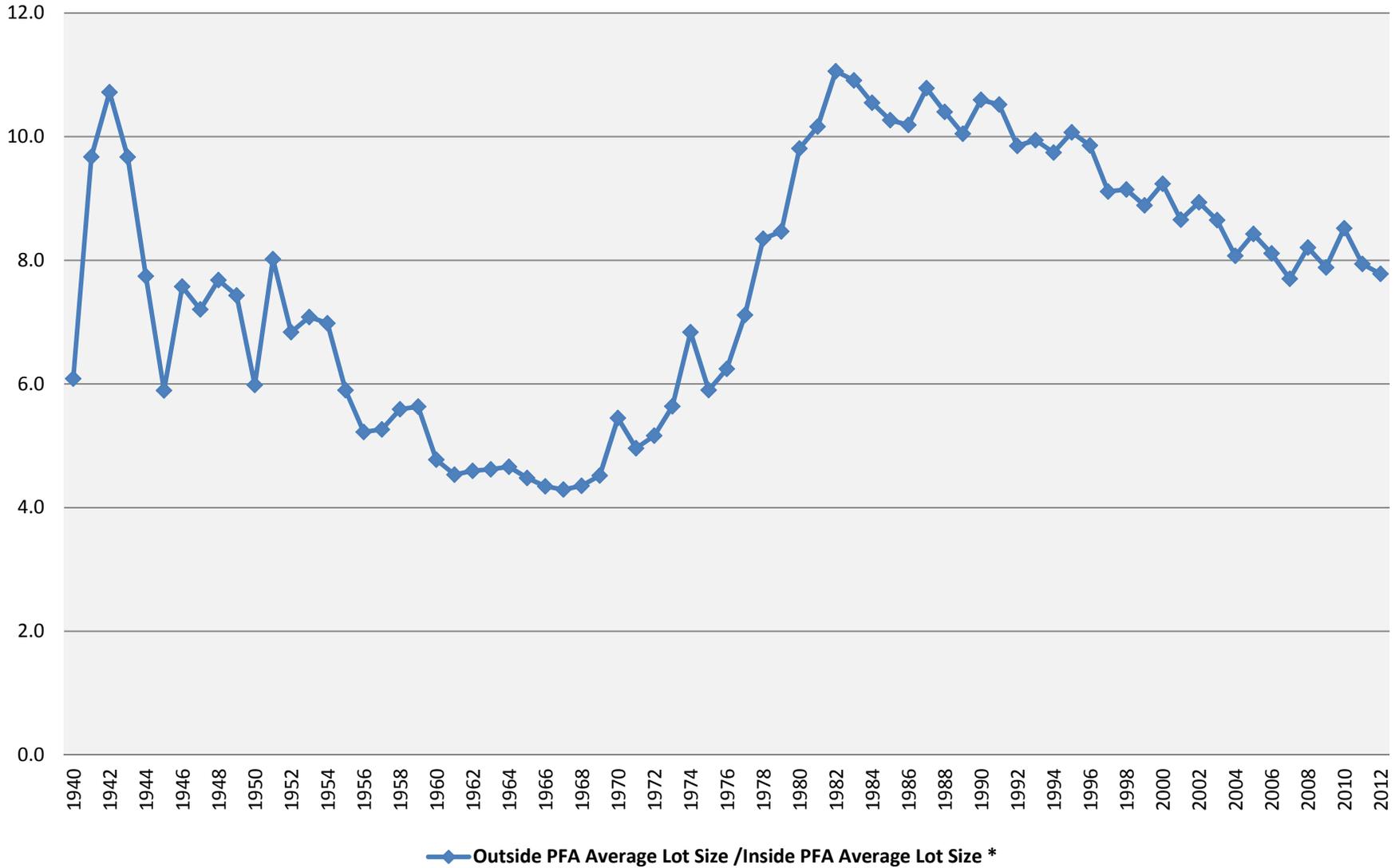
## Average Lot Size for Single-Family Improved Residential Parcels in Maryland, 1940 - 2012



\* Includes comment areas

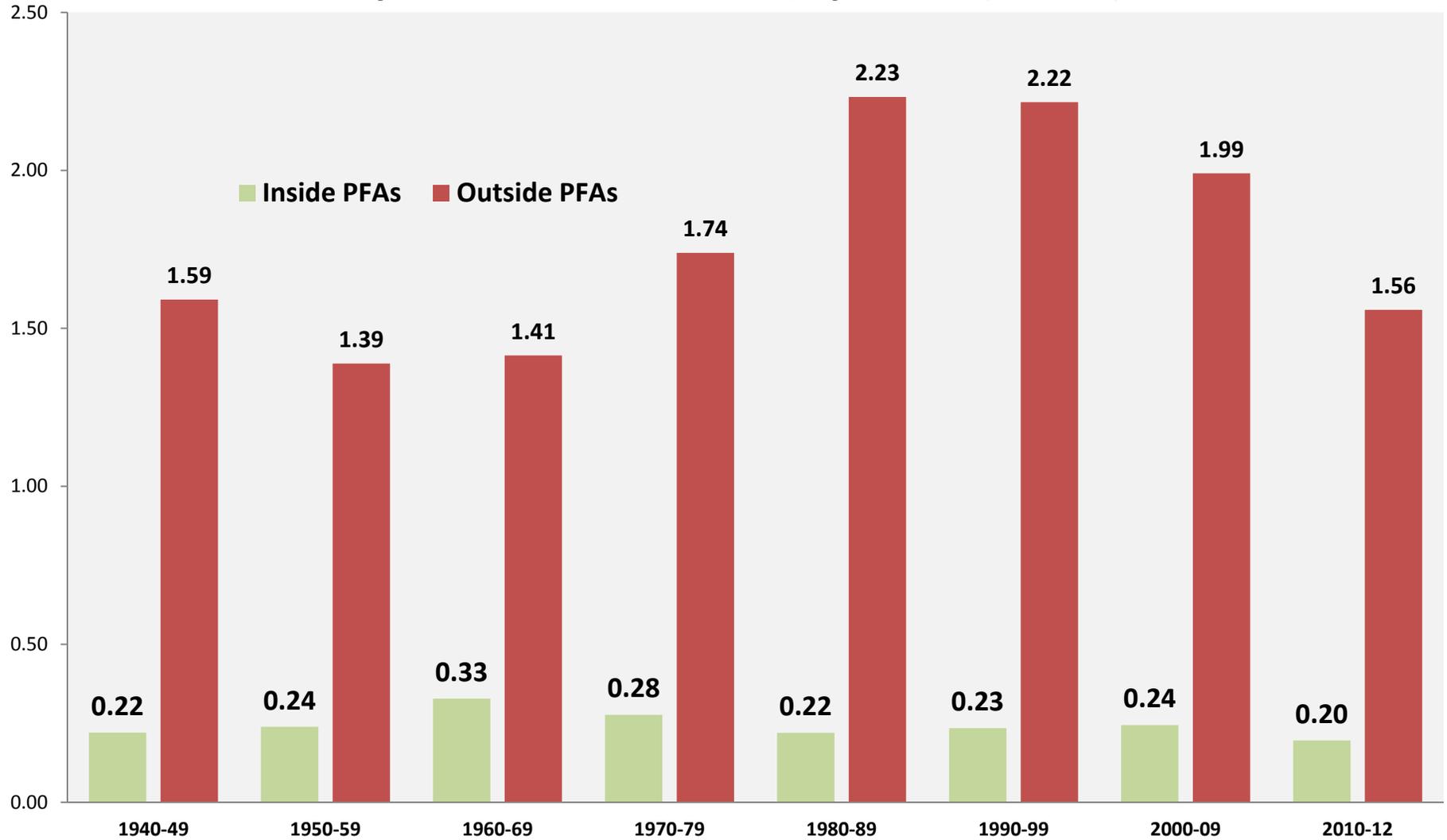
Source: Maryland Department of Planning, Planning Data Services, from MD Property View

## Ratio of Average Lot Size for Single Family Residential Parcels In and Out of PFAs for Maryland, 1940 to 2012



\* Outside PFA includes development in the Comment Areas  
 Source: Maryland Department of Planning, Planning Data Services, from MD Property View

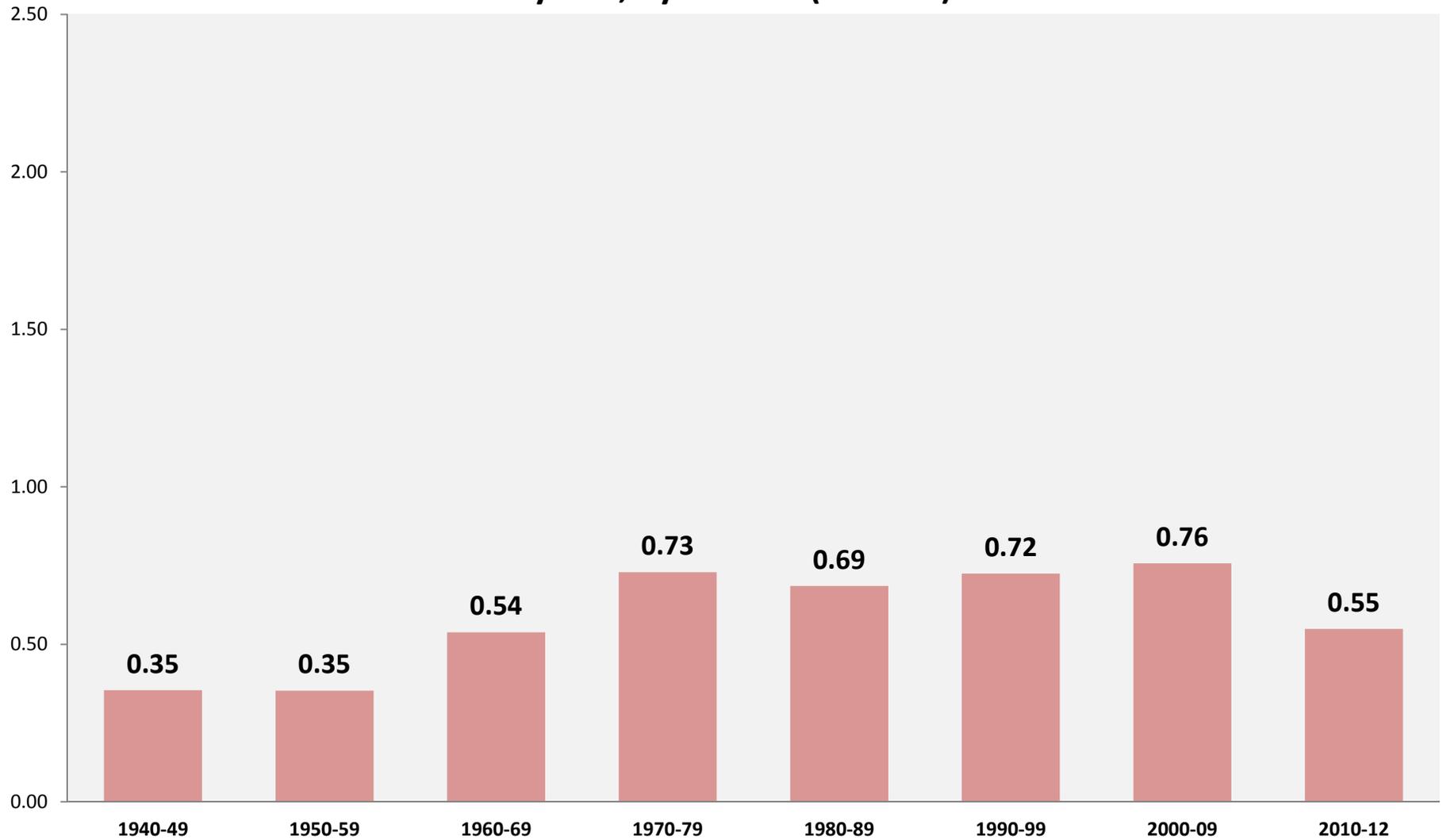
## Average Lot Size of Improved Single Family Residential Parcels in Maryland In & Outside of PFAs, by Decade (in acres)\*



\* Comment Areas are included in outside PFA data

Source: Maryland Department of Planning, Planning Data Services, from MD Property View

## Average Lot Size of Improved Single Family Residential Parcels in Maryland, by Decade (in acres) \*



\* Includes all areas

Prepared by the Maryland Department of Planning, Planning Data Services, from MD Property View

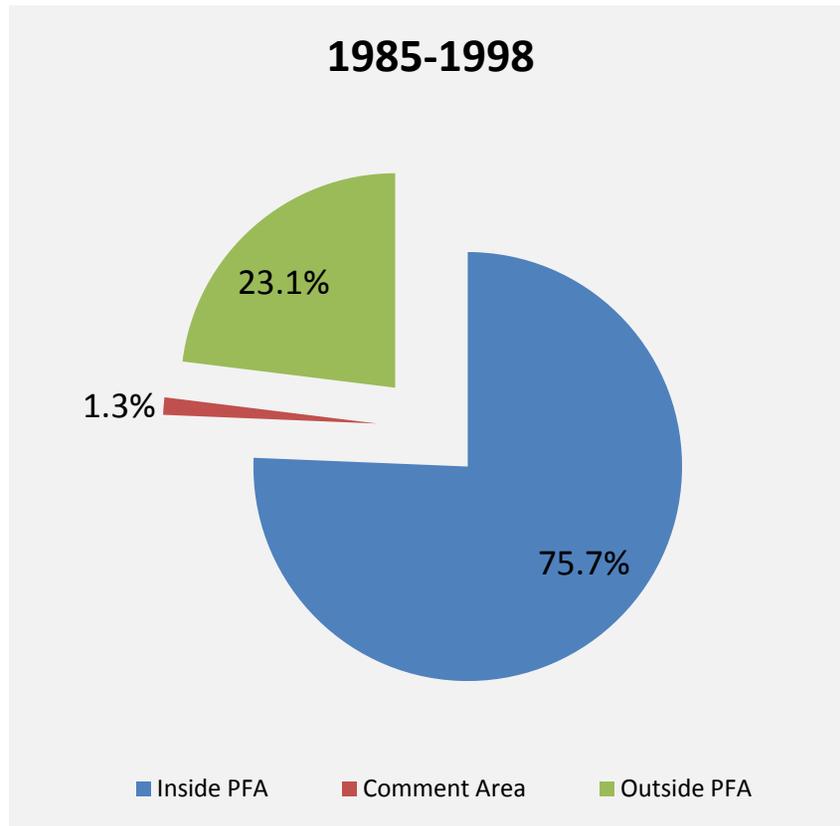
# Pre & Post Smart Growth Law Development

# Pre & Post Smart Growth Development

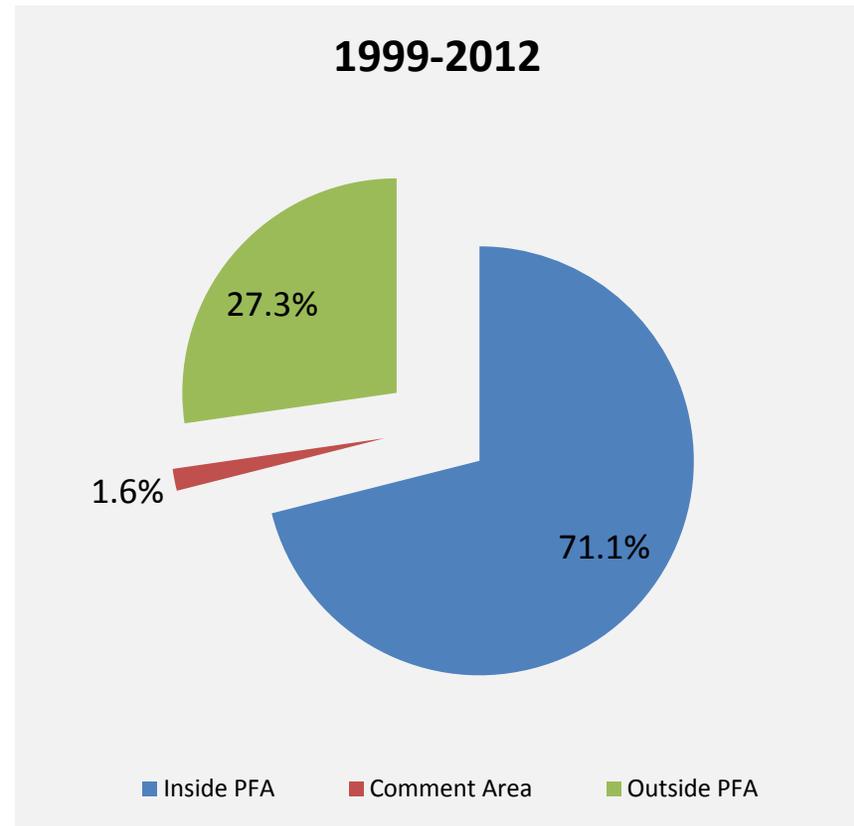
- 1997 Priority Funding Areas Act
  - Established PFAs
- PFA boundaries needed to be submitted by local governments by October 1, 1998
- Implementation of PFA criteria by beginning of 1999

# Improved Single Family Residential Parcels in Maryland

## Pre-Smart Growth Laws



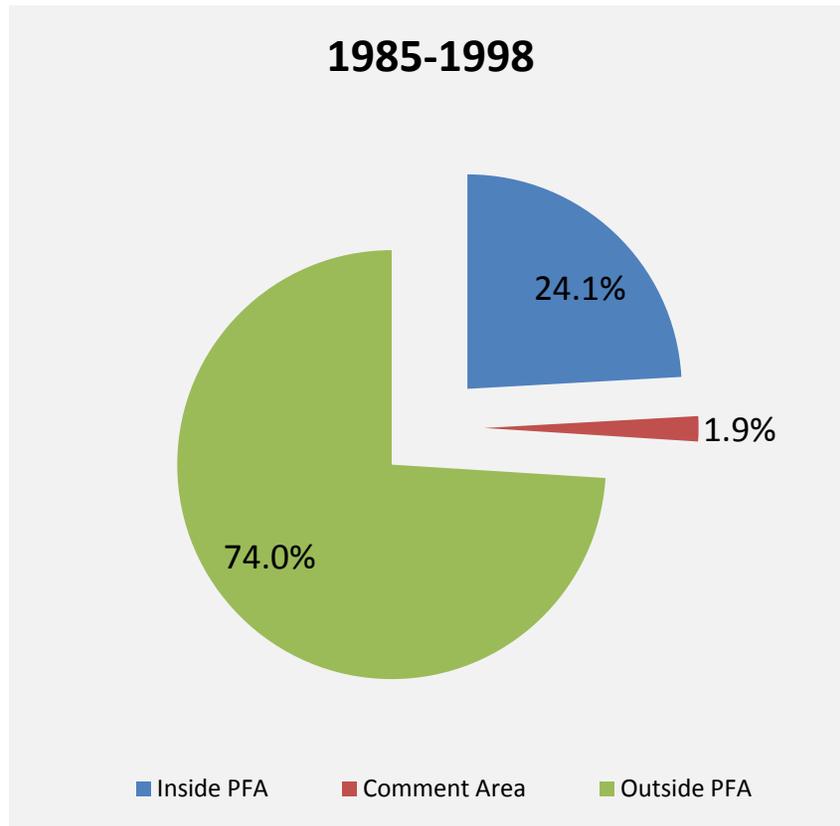
## Post Smart Growth Laws



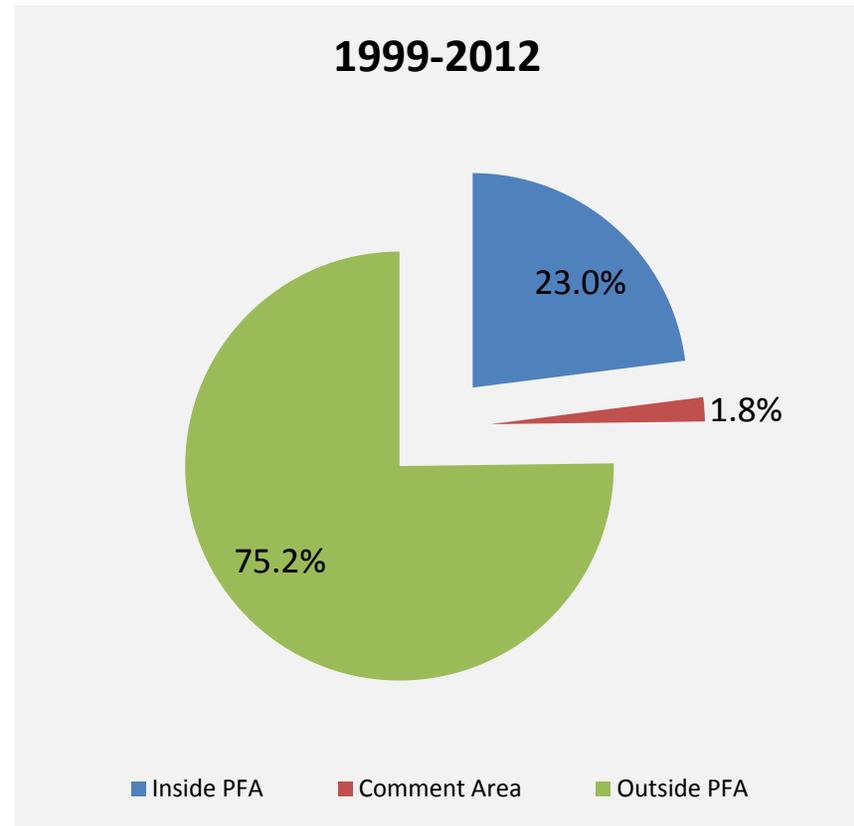
Source: Maryland Department of Planning, Planning Data Services, from MD Property View

# Improved Single Family Residential Acres in Maryland

## Pre-Smart Growth Laws

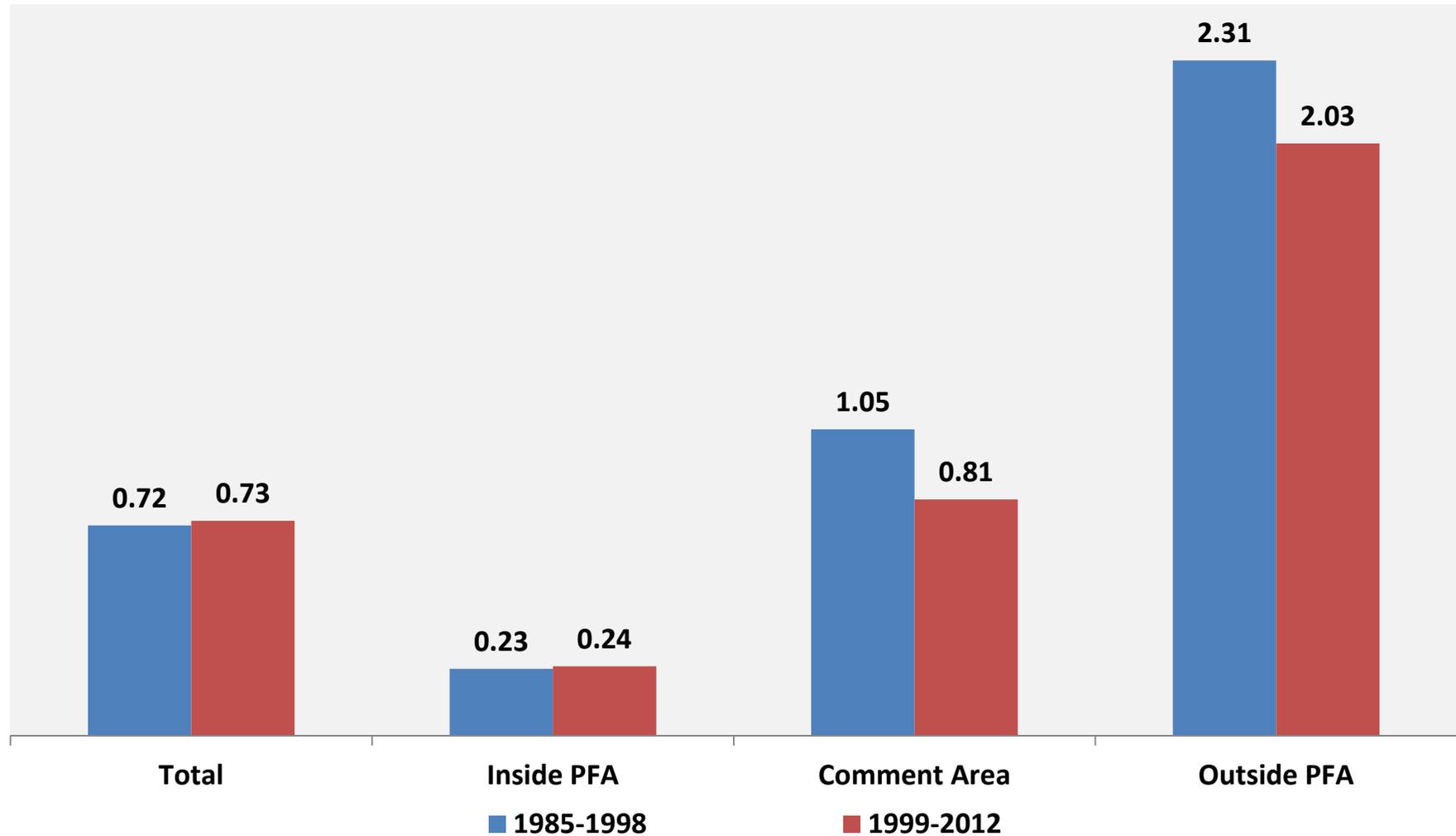


## Post Smart Growth Laws



Source: Maryland Department of Planning, Planning Data Services, from MD Property View

## Average Lot Size (Acres) in Maryland for Improved Single-Family Residential Parcels



Source: Maryland Department of Planning, Planning Data Services, from MD Property View

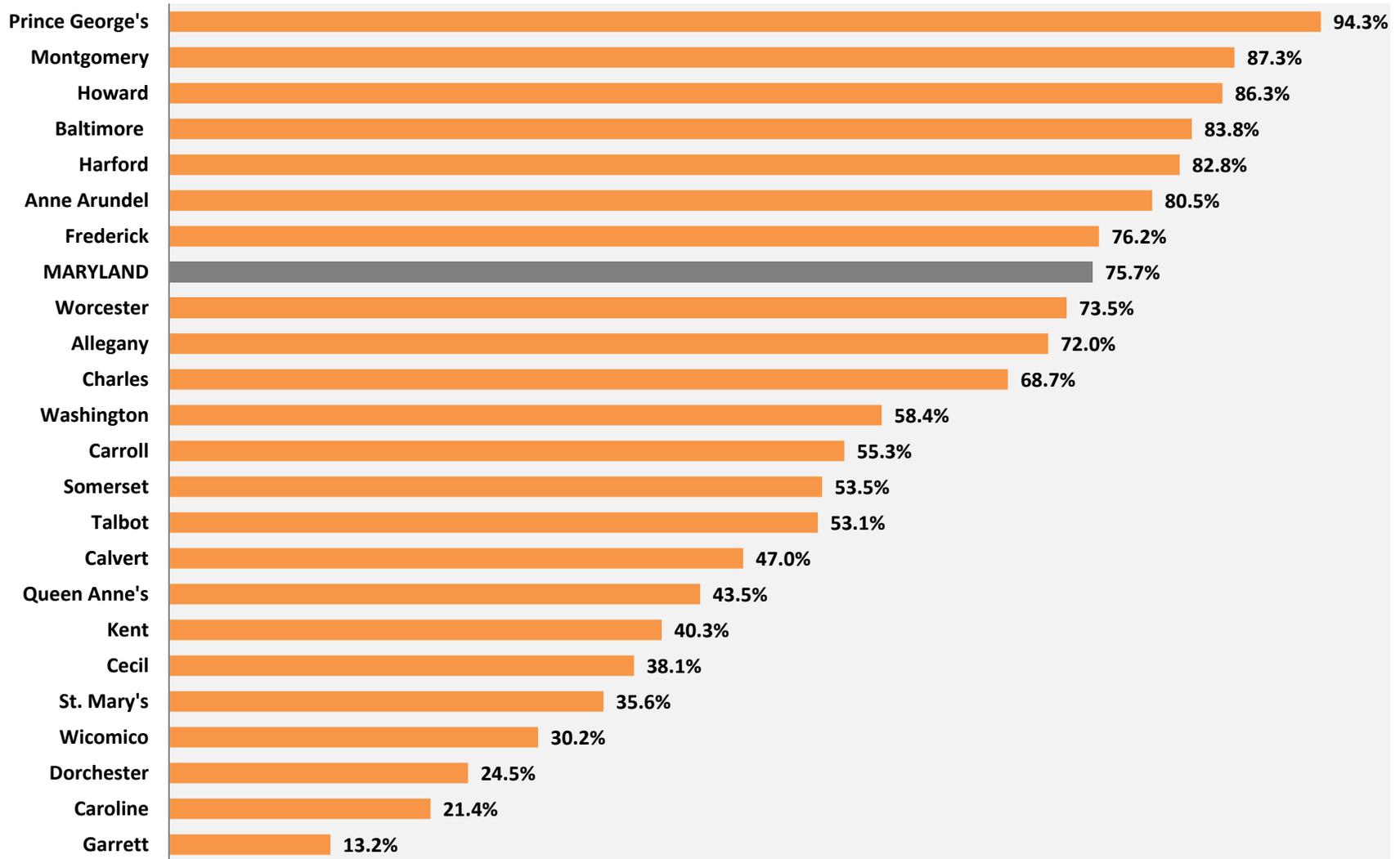
# **Jurisdictional Data**

**1985-1998 and 1999-2012**

# Parcels

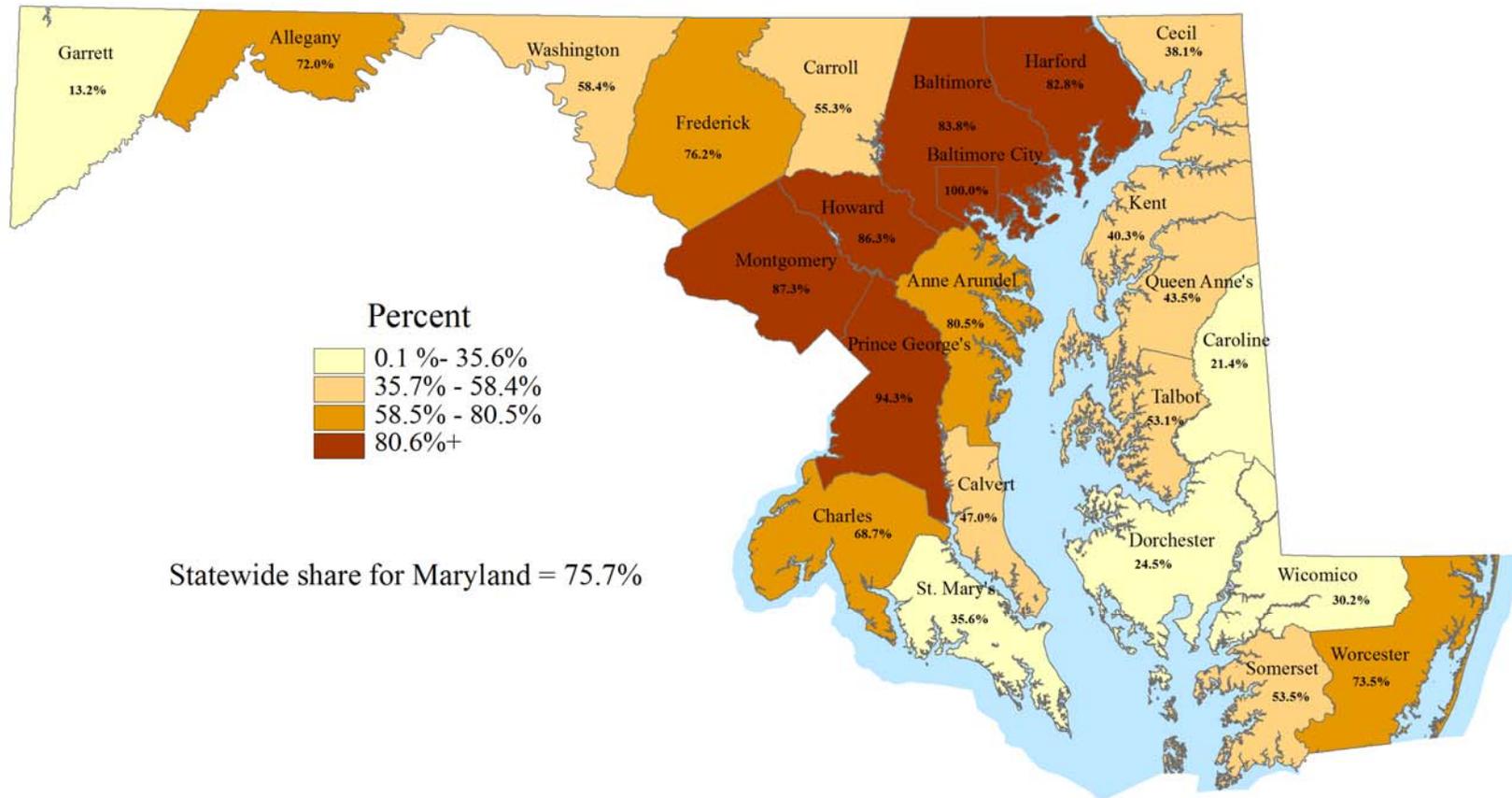
1985-1998 and 1999-2012

## Percent of Single-Family Improved Residential Parcels Inside PFAs for Maryland's Jurisdictions, 1985-1998 \*



\* Does not include comment areas. All of Baltimore City is a PFA, so is not shown separately but is included in Maryland totals.  
 Source: Maryland Department of Planning, Planning Data Services, from MD Property View

## Percent of Single Family Improved Residential Parcels Inside PFA 1985 - 1998\*

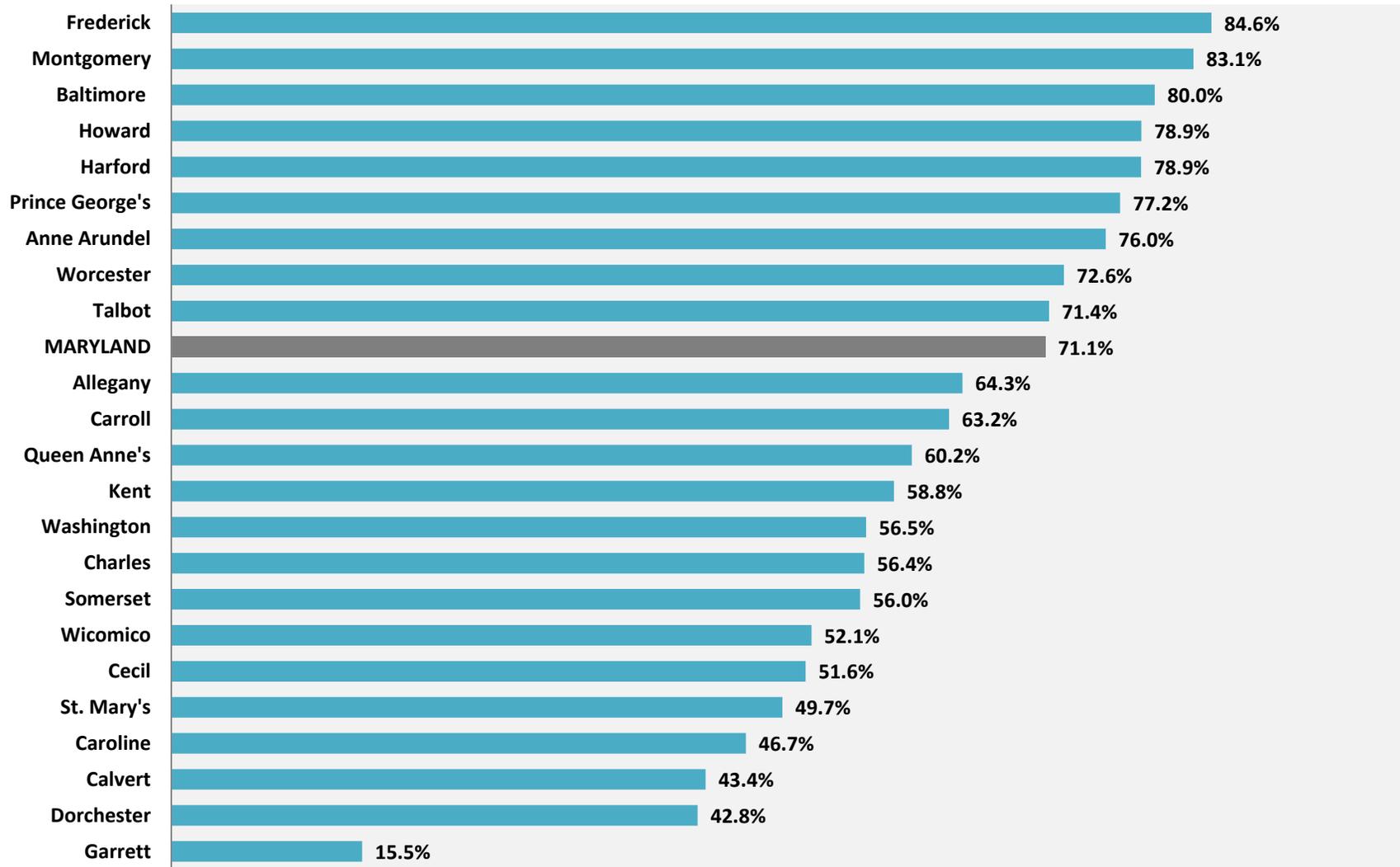


\* Does not include Comment Areas



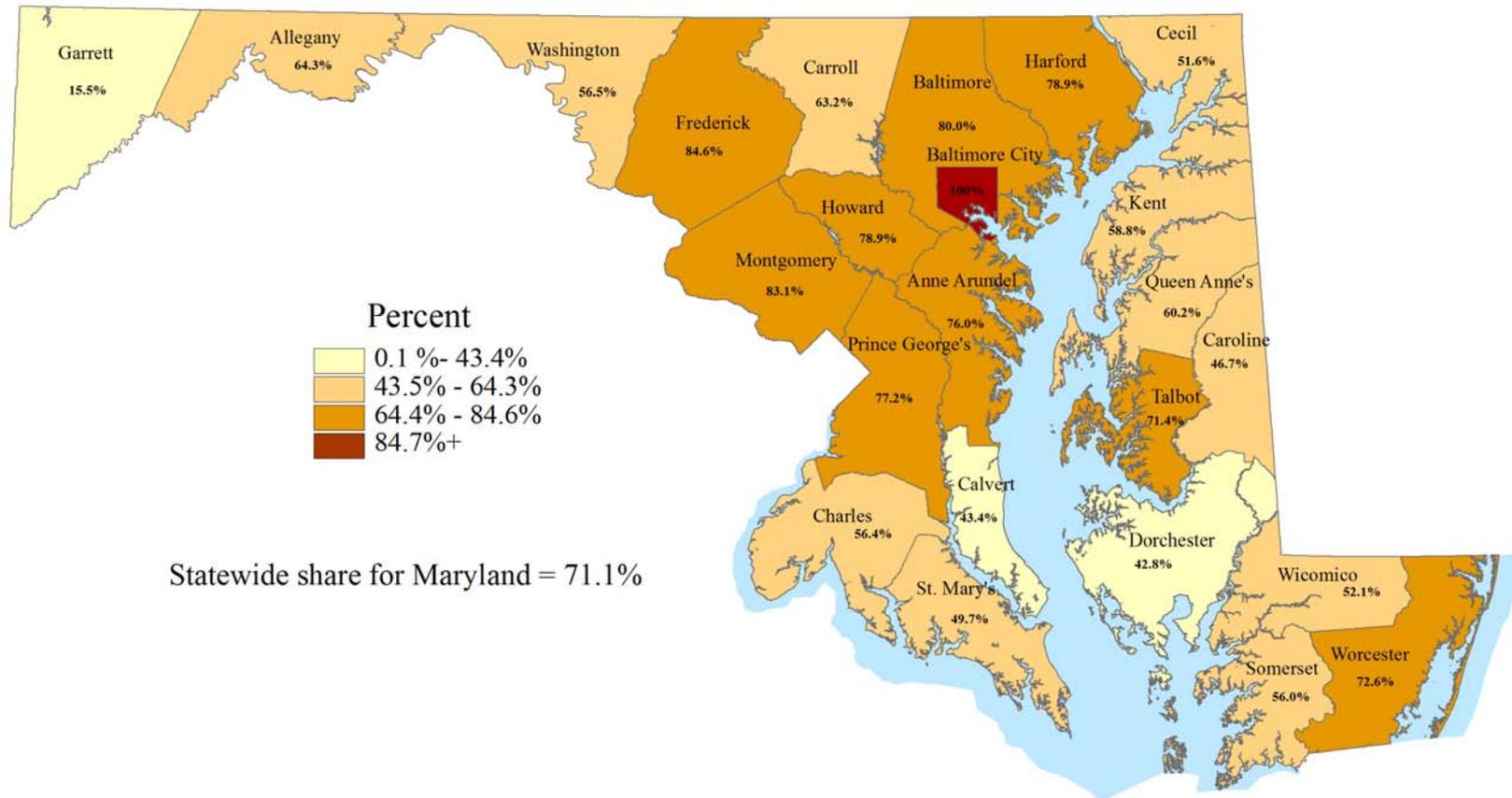
Source: The Maryland Department of Planning, Planning Data Services

## Percent of Single-Family Improved Residential Parcels Inside PFAs for Maryland's Jurisdictions, 1999-2012 \*



\* Does not include comment areas. All of Baltimore City is a PFA, so is not shown separately but is included in Maryland totals.  
 Source: Maryland Department of Planning, Planning Data Services, from MD Property View

## Percent of Single Family Improved Residential Parcels Inside PFA 1999 - 2012\*

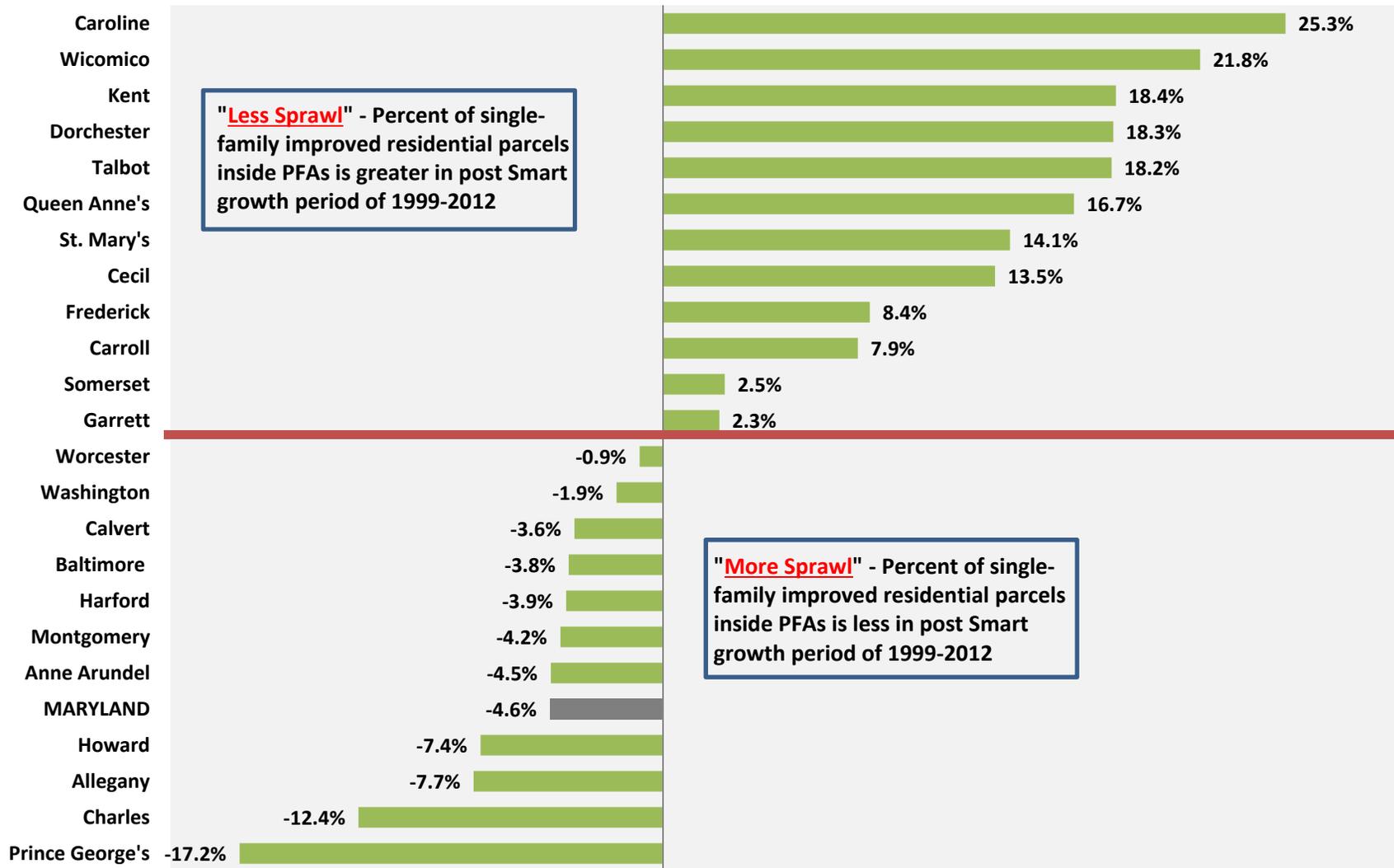


\* Does not include Comment Areas



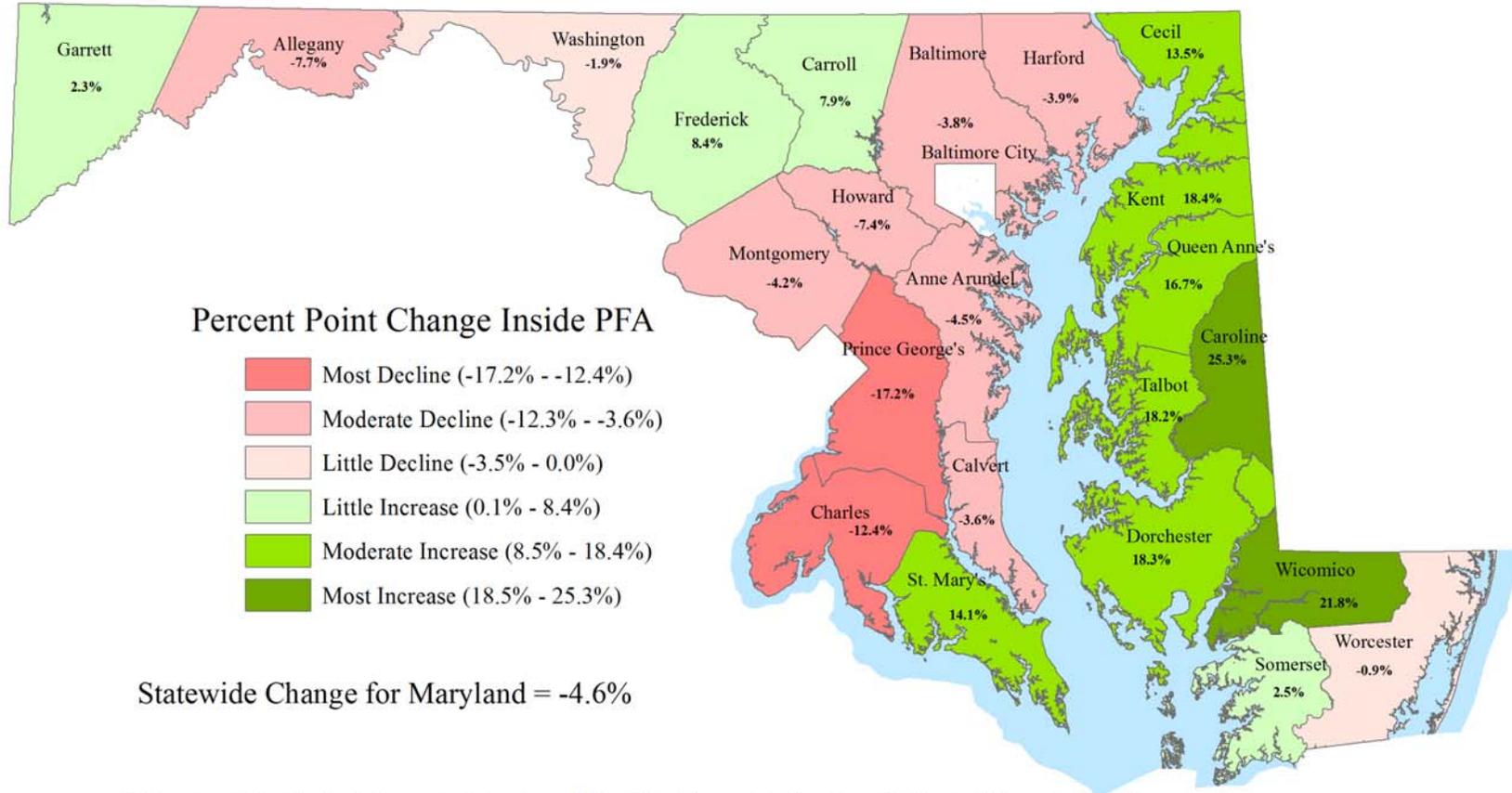
Source: The Maryland Department of Planning, Planning Data Services

## Percent Point Change in SF Improved Residential Parcels Developed Inside PFAs for Maryland's Jurisdictions, (1999-2012 Share minus 1985-1998 Share )\*



\* Does not include comment areas. All of Baltimore City is a PFA, so is not shown separately but is included in Maryland totals.  
 Source: Maryland Department of Planning, Planning Data Services, from MD Property View

## Percent Point Change in Single Family Improved Residential Parcels Developed Inside PFAs for Maryland's Jurisdictions, (1999-2012 Share minus 1985-1998 Share)\*



\* Does not include Comment Areas. All of Baltimore City is a PFA, so there is no change.

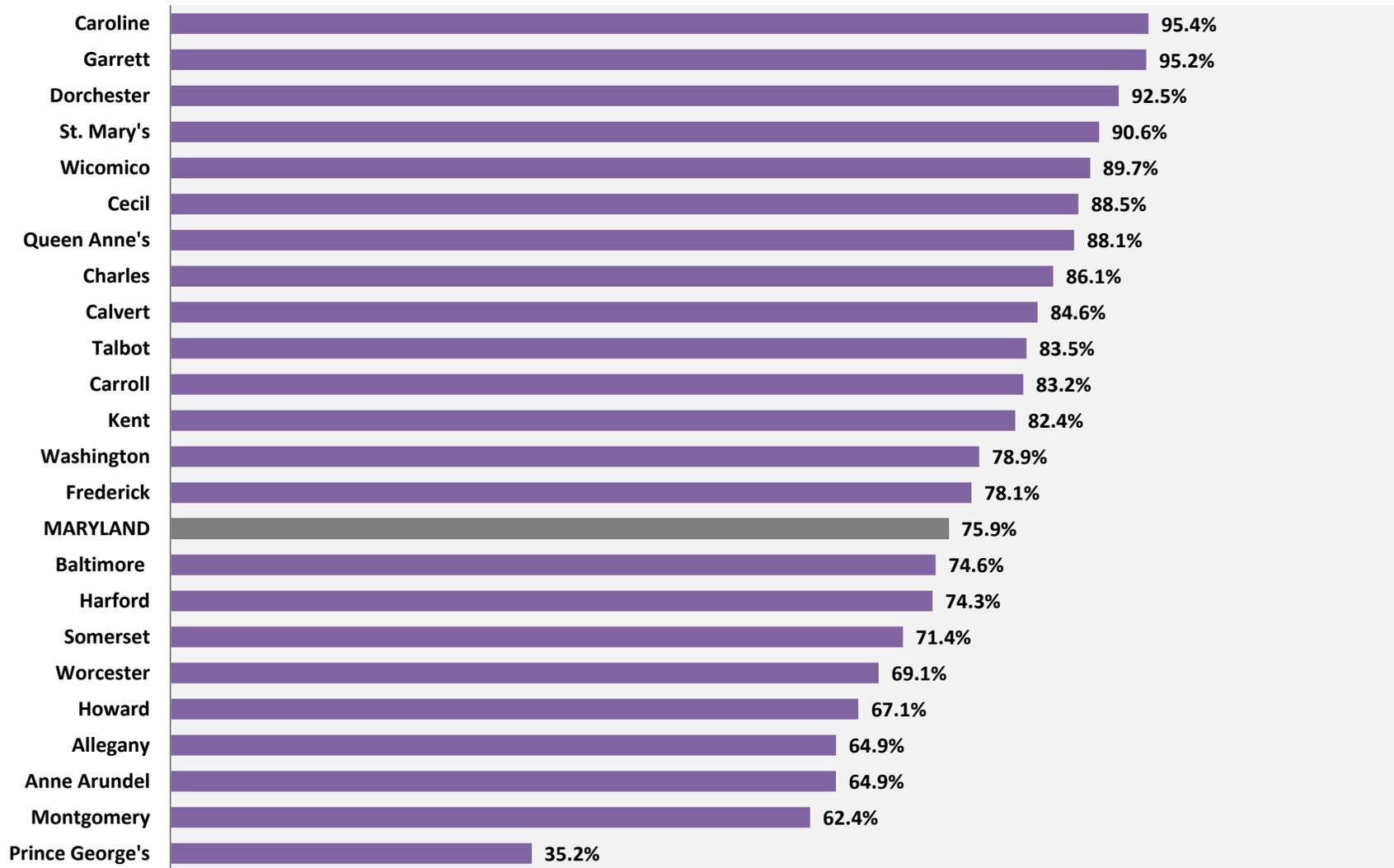
Represents the change in the percent of improved residential parcels between 1985 to 1998 and 1999 to 2012.

Source: The Maryland Department of Planning, Planning Data Services

Acres

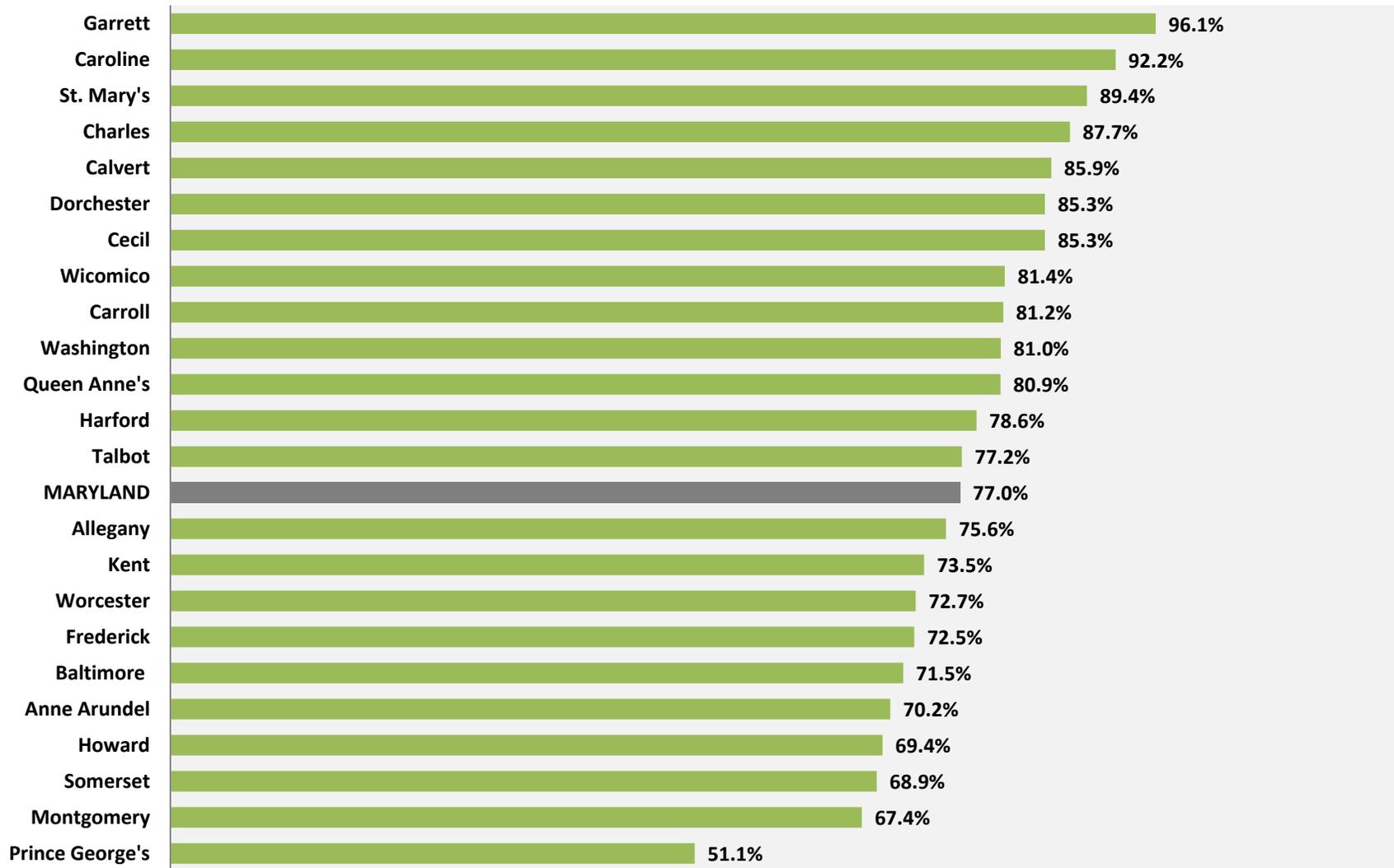
1985-1998 and 1999-2012

## Percent of Single-Family Improved Residential **Acres** Outside of PFAs for Maryland's Jurisdictions, 1985-1998 \*



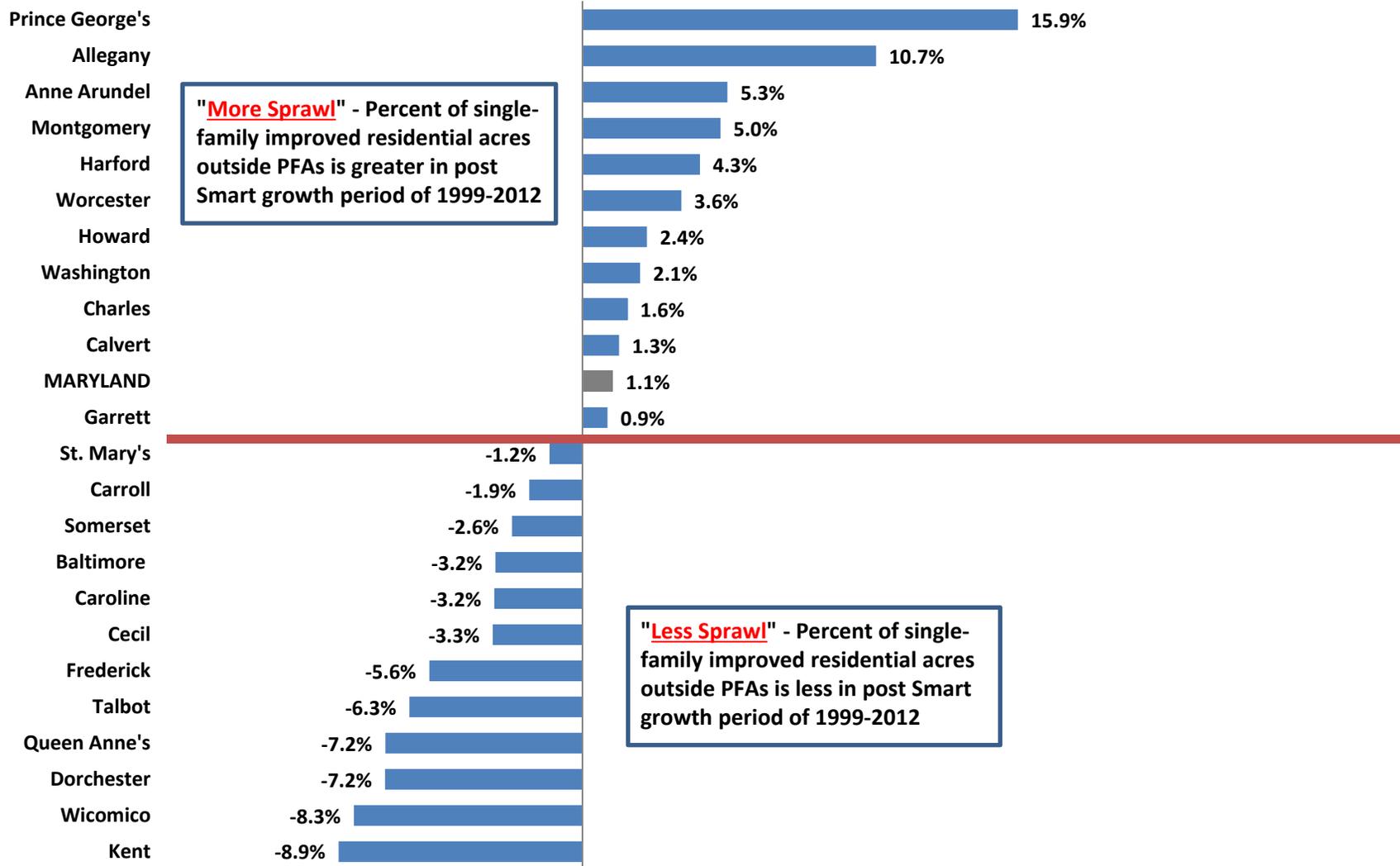
\* Includes comment areas. All of Baltimore City is a PFA, so is not shown here..

## Percent of Single-Family Improved Residential **Acres Outside** of PFAs for Maryland's Jurisdictions, 1999-2012 \*



\* Includes comment areas. All of Baltimore City is a PFA, so is not shown here..

## Percent Point Change in SF Improved Residential **Acres** Developed **Outside** PFAs for Maryland's Jurisdictions, (1999-2012 Share minus 1985-1998 Share )\*

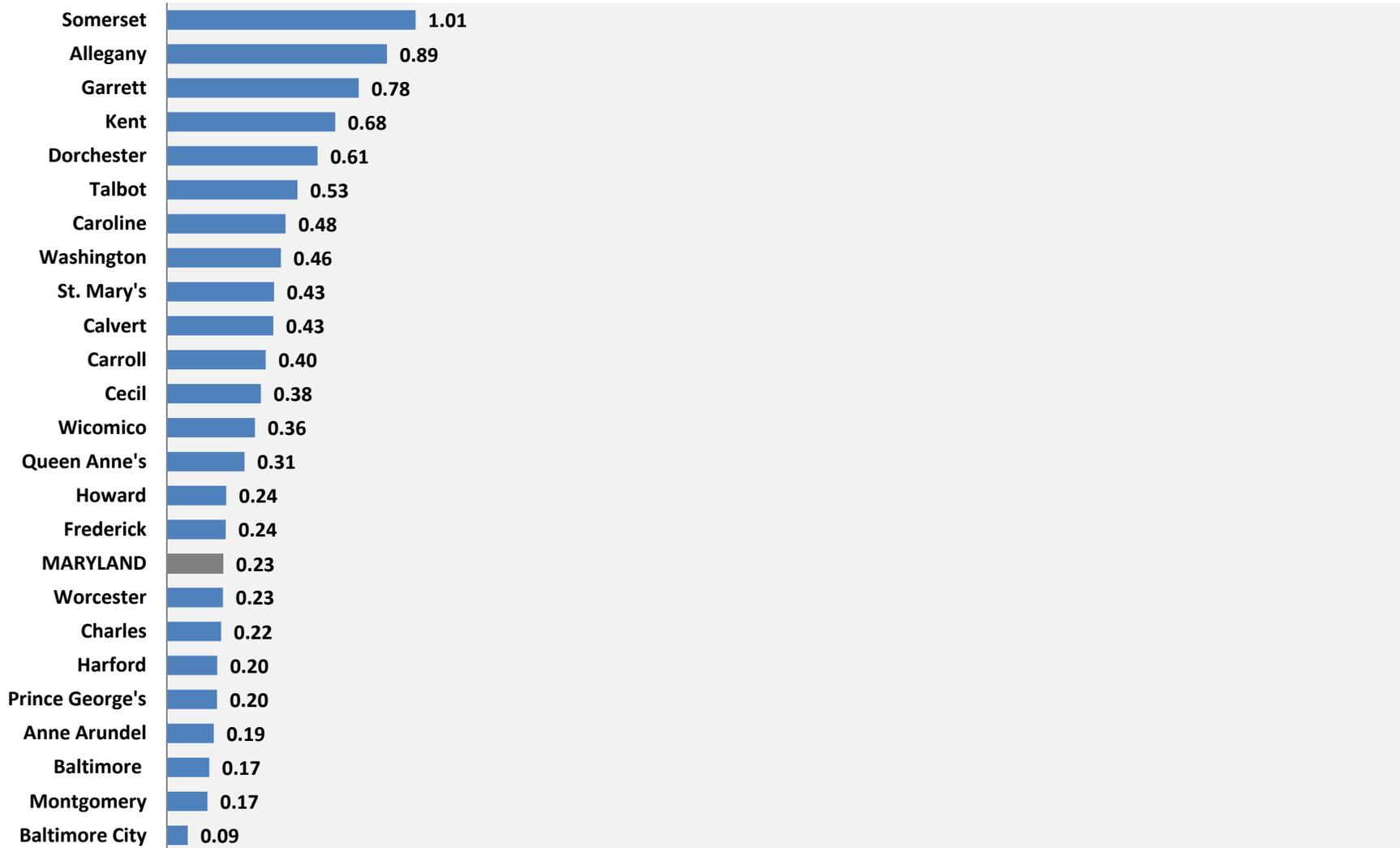


\* Includes comment areas. All of Baltimore City is a PFA, so is not shown separately.

# Average Lot Size

1985-1998 and 1999-2012

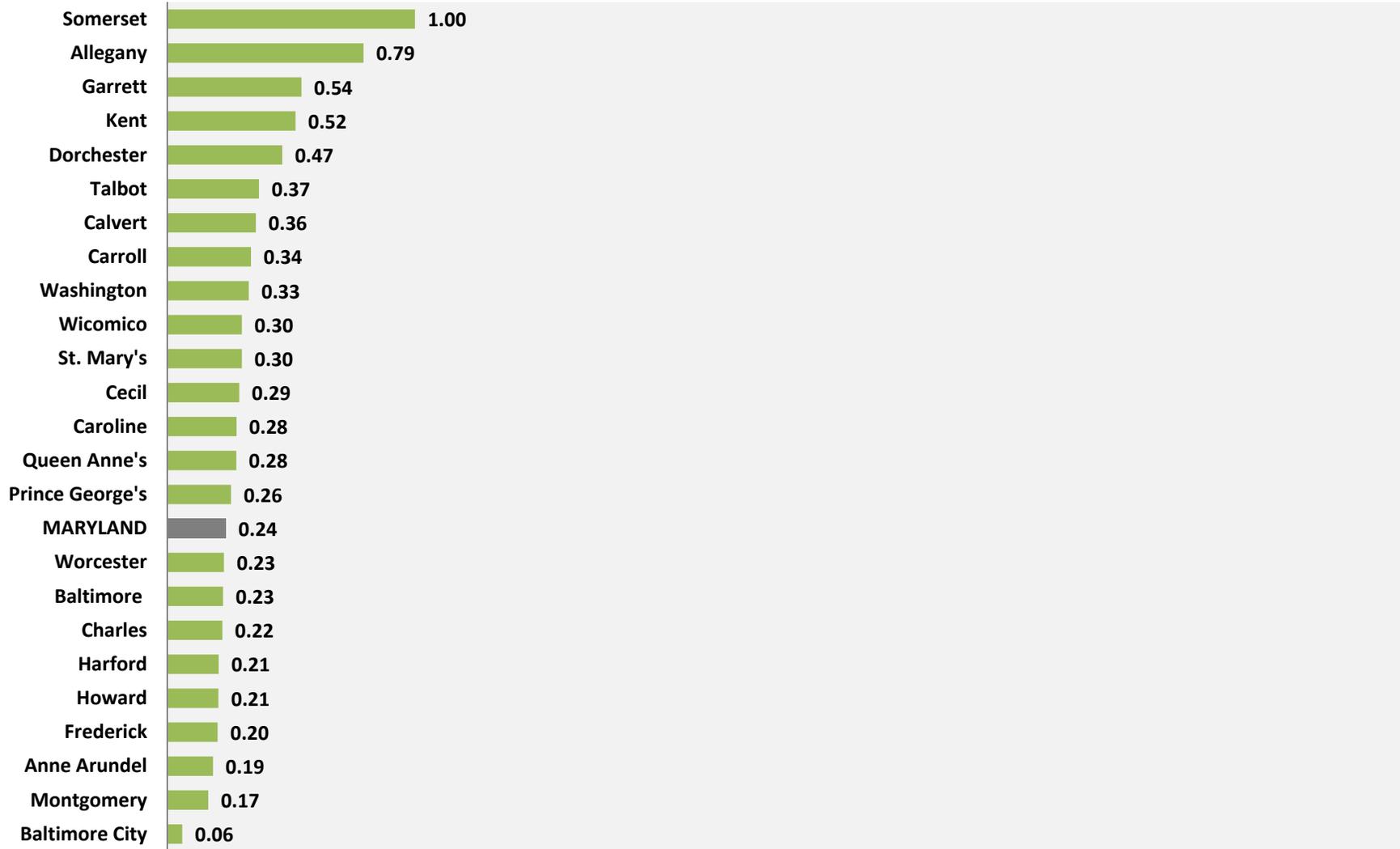
## Average Lot Size (acres) for Single-Family Improved Residential Parcels Inside PFAs for Maryland's Jurisdictions, 1985-1998 \*



\* Excludes comment areas

Source: Maryland Department of Planning, Planning Data Services, from MD Property View

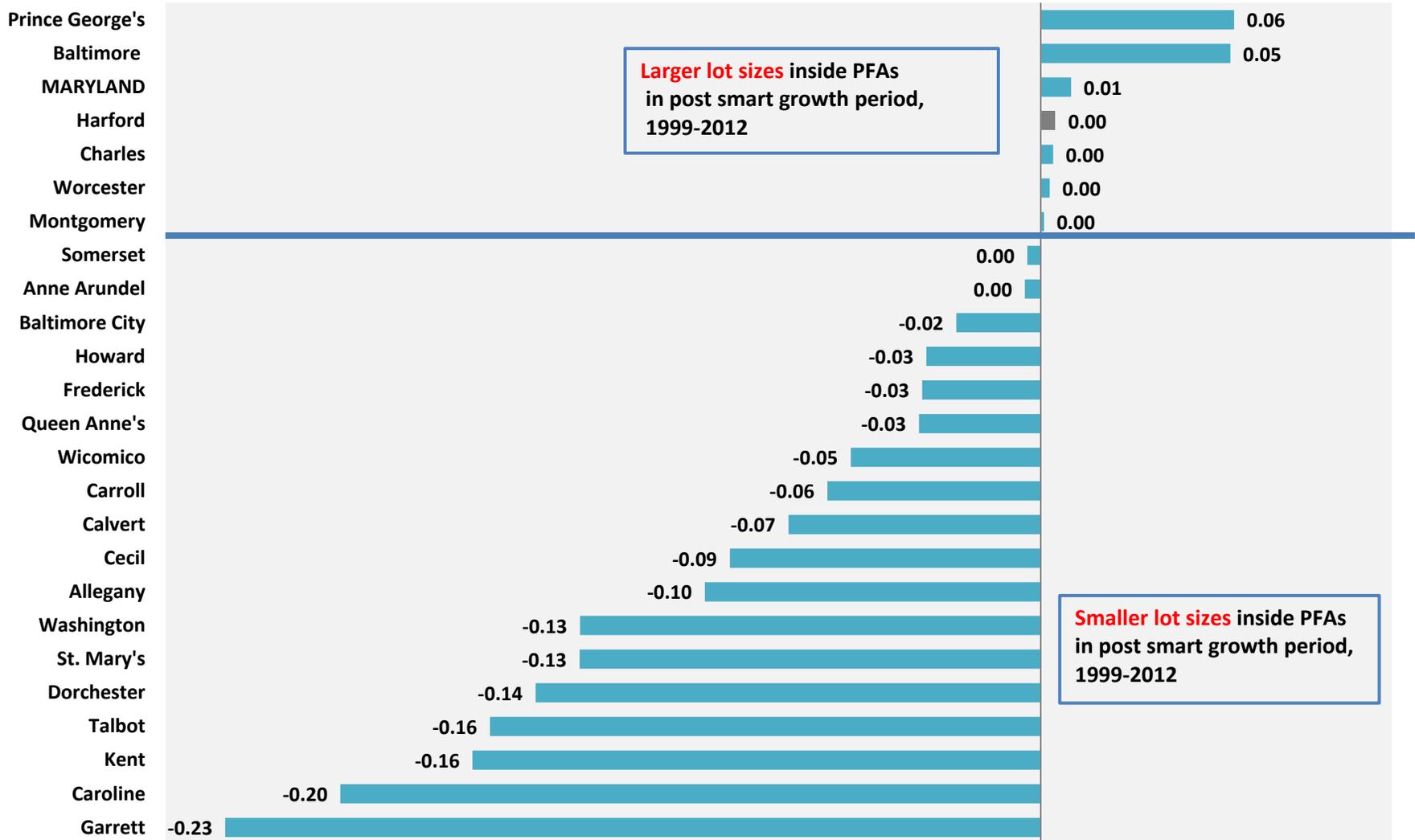
## Average Lot Size (acres) for Single-Family Improved Residential Parcels Inside PFAs for Maryland's Jurisdictions, 1999-2012 \*



\* Excludes comment areas

Source: Maryland Department of Planning, Planning Data Services, from MD Property View

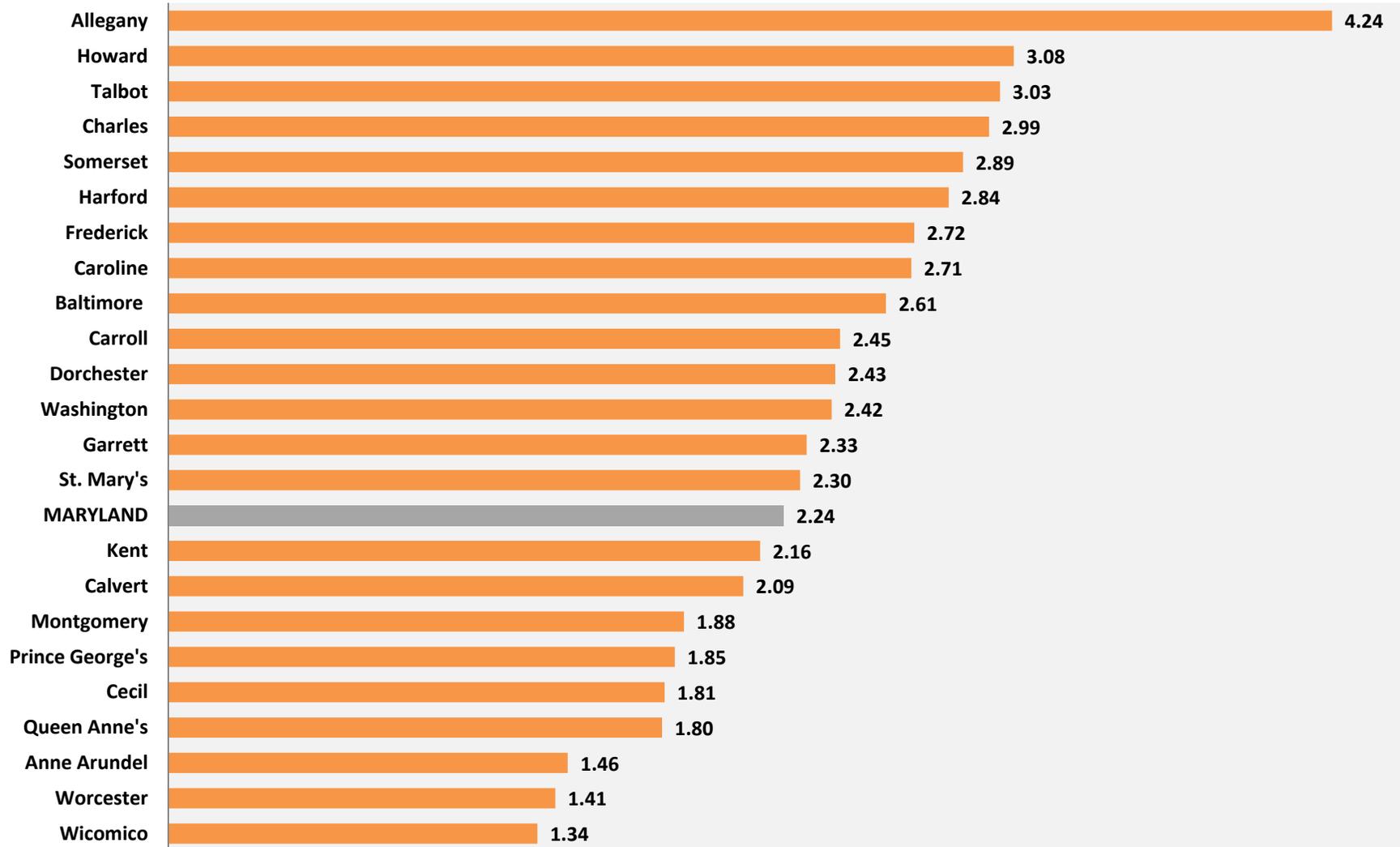
## Change in Avg Lot Size (acres) for SF Improved Residential Parcels Inside PFAs for Maryland's Jurisdictions, (1999-2012 Share minus 1985-1998 Share )\*



\* Excludes comment areas

Source: Maryland Department of Planning, Planning Data Services, from MD Property View

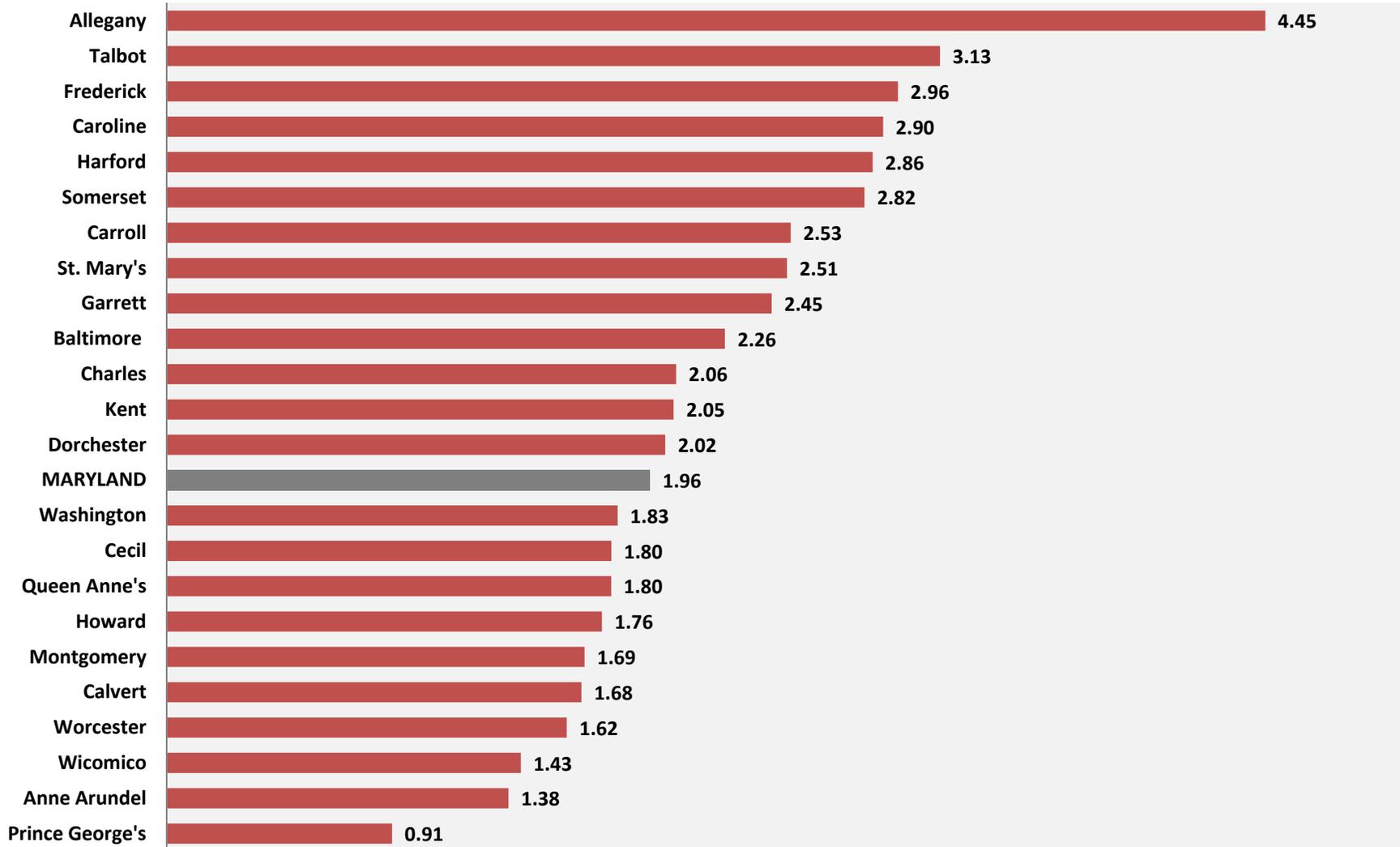
## Average Lot Size (acres) for Single-Family Improved Residential Parcels Outside of PFAs for Maryland's Jurisdictions, 1985-1998 \*



\* Includes comment areas. Note: all of Baltimore City is a PFA.

Source: Maryland Department of Planning, Planning Data Services, from MD Property View

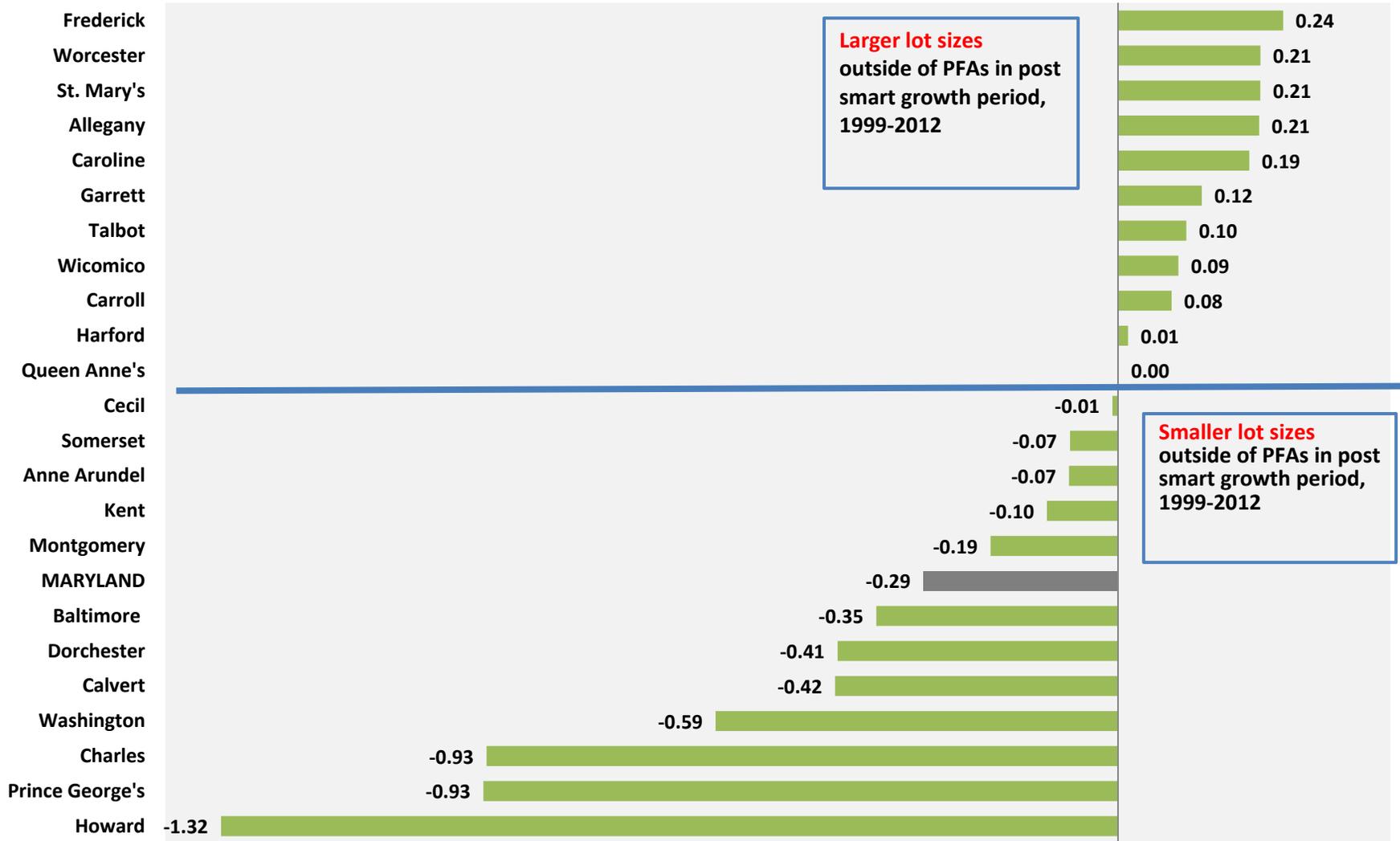
## Average Lot Size (acres) for Single-Family Improved Residential Parcels Outside of PFAs for Maryland's Jurisdictions, 1999-2012 \*



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## Change in Avg Lot Size (acres) for SF Improved Residential Parcels **Outside** of PFAs for Maryland's Jurisdictions, (1999-2012 Share minus 1985-1998 Share )\*



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